



## KERALA STATE ROAD TRANSPORT CORPORATION

TRANSPORT BHAVAN, FORT, THIRUVANANTHAPURAM-695 023

Telephone No: 0471-2471011, (Extn: 232)

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**TENDER No. S001-ES06/17/2026**

**Date: 13.03.2026**

### **NOTICE INVITING TENDER (NIT) E-Tender cum Auction**

**E-TENDER CUM AUCTIONS ARE INVITED FROM INTERESTED PARTIES FOR AWARDING LICENSE FOR THE DEVELOPMENT AND OPERATION OF AMENITY CENTRE WITH DORMITORY FACILITIES AT KSRTC THIRUVANANTHAPURAM CENTRAL BUS STATION FOR A PERIOD OF 5 YEARS EXTENDABLE FOR ANOTHER 2 YEARS ON YEARLY BASIS.**

a	Tender No. & Date	Tender No .S001-ES06/17/2026 EST dtd.- 13.03.2026
b	Tender Details	E-Tender Cum Auctions are Invited from Interested Parties for Awarding License for The Development and Operation of Amenity Centre With Dormitory Facilities at KSRTC Thiruvananthapuram Central Bus Station for a Period of 5 Years Extendable for Another 2 Years on Yearly Basis.
c	Place of Opening	Kerala State Road Transport Corporation, Transport Bhavan, Fort, Thiruvananthapuram.
d	Tender Form Fees (Non Refundable)	Rs.5,900/- (Rs. 5,000/-+ GST@ 18%) (Rupees Five Thousand Nine Hundred only)
e	Earnest Money Deposit. (EMD) EMD Exemption NOT allowed.	Rs. 2,00,000/- (Rupees Two Lakhs Only)
f	Mode of Payment of EMD & Cost of Tender	Online through SBI Internet Banking/NEFT through E-procurement portal. EMD & Tender Fee should be remitted as a single transaction. Split payment is not allowed.
g	Mode of Submission of Tender	Tender should be submitted online through e-GP website: <a href="http://www.etenders.kerala.gov.in">www.etenders.kerala.gov.in</a>
h	Contact address/ Telephone nos. for help in case of any doubt in Terms & conditions	Estate Officer, KSRTC Telephone No: 0471-2471011, (Extn : 232) Mob: +91 9188619384 e-mail: <a href="mailto:estate@kerala.gov.in">estate@kerala.gov.in</a>
i	Contact address/ Telephone nos. for help in case of any doubt in e-tendering process (Help desk)	Kerala State IT Mission, e-Government procurement PMU & Help desk, Saankethika, Near EPF Office, Vrindavan Gardens, Pattom, Thiruvananthapuram. - 004 Ph: 0471 - 2577088, 2577188; Toll free No.18002337315; e-mail: <a href="mailto:etendershelp@kerala.gov.in">etendershelp@kerala.gov.in</a> Website: <a href="http://www.etenders.kerala.gov.in">www.etenders.kerala.gov.in</a>
j	Tender inviting Authority	Chairman and Managing Director, Kerala State Road Transport Corporation, Transport Bhavan, East Fort, Thiruvananthapuram - 695023

## **1. Introduction**

Kerala State Road Transport Corporation (KSRTC) is the sole public transport undertaking in Kerala constituted under the provisions of the Road Transport Corporation Act, 1950. KSRTC invites e-tenders from eligible bidders for the development, operation, and maintenance of an Amenity Centre with Dormitory Facilities in approximately 2078 sq.ft vacant space available at the KSRTC Thiruvananthapuram Central Bus Station.

The objective of this project is to provide safe, affordable, and hygienic resting facilities for travelling passengers, thereby improving passenger convenience and enhancing KSRTC ridership and passenger retention.

## **2. Scope of the Contract**

The successful bidder shall:

- a. Design, develop, furnish, and operate an Amenity Centre with Dormitory facilities for passengers.
- b. Provide facilities such as:
  - i. The dormitory must have separate AC and Non AC rooms
  - ii. Dormitory beds (separate for men and women)
  - iii. Clean washrooms and bathing facilities
  - iv. Luggage storage facility
  - v. Drinking water facility
  - vi. Waiting lounge / rest area
  - vii. Charging points for electronic devices
  - viii. Security and surveillance system (CCTV)
- c. Maintain the facility in a clean, hygienic, and passenger-friendly condition.
- d. Operate the dormitory primarily for KSRTC passengers at affordable rates approved by KSRTC.
- e. Ensure 24-hour operation, if required by KSRTC.

## **3. Extent of Space**

1. The available space is approximately 2078 sq.ft located within the KSRTC Thiruvananthapuram Central Bus Station premises.
2. The space will be provided on license basis only and shall not confer any tenancy rights.

#### **4. Period of License**

1. The license period shall be 5 years from the date of execution of agreement.
2. The license may be extended for a further period of up to 2 years based on:
  - a. Performance of the licensee
  - b. Passenger feedback
  - c. Compliance with all terms and conditions
  - d. Mutual agreement.

#### **5. Rent Free Period**

- a. A rent-free period of up to 60 days may be granted for development and furnishing of the facility.
- b. The facility must be fully operational within the rent-free period and if the facility will not be made ready by the licensee, full license fee shall be applicable from the date of expiry of rent free period.

#### **6. Passenger Tariff**

- a. Dormitory tariff shall be reasonable and affordable.
- b. The tariff shall be approved by KSRTC before commencement.
- c. KSRTC reserves the right to revise the tariff in the interest of passengers.

#### **7. Operation and Maintenance**

The licensee shall:

- a. Maintain high standards of cleanliness and hygiene.
- b. Ensure adequate staffing and passenger assistance.
- c. Provide security and safety measures.
- d. Maintain registers and digital booking records if required.
- e. Give priority service to KSRTC passengers.

#### **8. Prohibited Activities**

The licensee shall not:

- a. Sub-lease or transfer the license.
- b. Use the space for any activity other than the approved amenity centre.
- c. Sell alcohol, tobacco, or prohibited substances.
- d. Conduct activities that affect bus operations or passenger movement.

#### **9. PRE QUALIFICATION CRITERIA**

The bidder shall satisfy the following conditions:

1. The bidder shall be:
  - A company / firm / LLP / individual with experience in hospitality, dormitory, hostel, hotel, or passenger amenity operations.
2. Experience requirement:
  - Minimum 2 years of experience in operating accommodation, dormitory, or similar facilities.
3. Financial capacity:
  - Minimum average annual turnover of Rs.50 lakh in the last three financial years.

## 10. **General Conditions of the contract**

- a. Only temporary, removable, and non-permanent structures shall be permitted.
- b. The design shall ensure maximum passenger comfort and efficient space utilization.
- c. All interior furnishing, partitions, dormitory beds, lockers, and equipment shall be provided by the successful bidder.
- d. Any structural modification shall require prior approval from KSRTC.
- e. All works shall comply with fire safety and local statutory regulations.
- f. Statutory Approvals:

The successful bidder shall obtain and maintain at their own cost:

  - Local body permissions if required
  - Fire & safety approvals
  - Health and sanitation approvals
  - Any other statutory approvals required for operation.

KSRTC shall only provide space and access.
- g. Separate hygienic Toilet Facility should be provided for Gents, Ladies & Disabled with distinct Sign boards.
- h. There must be proper waste and sewage disposal mechanism complying all the statutory requirements.
- i. The entire water and electricity charges for the licensed space shall be borne by the successful bidder and shall remit the same without any default and KSRTC shall not be responsible for any such default by the successful bidder.
- j. All statutory payments or any other levies or taxes shall be paid by the successful bidder and KSRTC shall not be responsible for any such default by the bidder.
- k. Any claim raised during the operation of the dormitory in any means shall be settled by the successful bidder and KSRTC shall not be responsible for any such claims.
- l. The entire operation of the dormitory including the deployment of manpower as per applicable laws shall be the responsibility of the successful Bidder.
- m. Bidders should remit the required Tender Form Fee and Earnest Money Deposit (EMD) in 'Online mode' through SBI/NEFT, as per 1(e) and I(f) of the Notice Inviting Tender. No exemption in the case of EMD and Tender form Fee. Bidders should ensure and convince themselves that the online payments made by them have been successfully transferred. KSRTC shall under no circumstances be responsible for failed transaction of the payments due to non-compliance of any online banking procedure and consequent rejection of tender.

- n. **The area of the proposed site is approximately 2078 sq.ft. The bidder should quote the license fee for one Month exclusive of taxes and levies.**
- o. Normally license will be awarded to the bidder who quotes the highest amount in e-tender and in the E-auction. The decision of the Chairman & Managing Director on all matters arising out of this Notice / Contract will be final, conclusive and legally binding on all parties concerned.
- p. The extension of the contract period will be applicable only on satisfactory performance and on successful completion of a period of one year and there will be an escalation of 10% of license fee per year, on compounding basis.
- q. Opening of E-Tender and E-Auction will be done at the time and date noted in the e- tender portal at the Office of the Chairman and Managing Director, KSRTC.
- r. The fabrication of the building/ temporary structures meeting all the standards shall be completed within 60 days from the date of provisional order from KSRTC.

## **11. MODE OF SUBMITTING TENDERS**

Tender documents shall be submitted through e-Tender.  
One for **Pre- Qualification Bid** and the other for **Price Bid**.

### **Documents to be uploaded along with Pre-Qualification Bid**

- a. General information about the Bidder (Annexure I).
- b. Annual Turnover Statement.(Annexure II)
- c. An affidavit as per format in Annexure– III (Anti-Blacklisting Affidavit No unsettled disputes/ unnecessary litigation ,and also are not defaulters in payment of licence fees or penalties or having any type of existing unpaid financial obligation) attested by NOTARY.
- d. Self attested copy of valid PAN Card, Aadhar Card of the bidder.
- e. Valid GST Certificate in the name of the entity participating in e-tender.
- f. Self attested copy of partnership deed by the all partners or authorised partner in case of Partnership firm.
- g. Self attested copy of Registration Certificate by the authorized signatory, in case of company.
- h. Signed copy of tender document, Corrigendum/addendum, if any, duly initialled/stamped on each page.
- i. Receipt of copy of tender form, EMD (e-payment).
- j. Proof of experience as mentioned in clause 5.2 above.

## 12. TENDER PROCESS:

The tender evaluation will be undertaken in four rounds.

**Round 1 - Opening of technical bid documents**

**Round 2 - Document evaluation.**

**Round 3 - Opening of Price Bid.**

**Round 4 -e-Auction**

**Round 1-** Opening of Pre-Qualification bid documents:- The documents uploaded shall be opened at the time and date mentioned.

**Round 2:** Document evaluation:- The terms and documents submitted as part of the bids shall be scrutinized by the Tender Inviting Authority. The Tender Inviting Authority may call for additional documents/clarifications through e-tender portal. The list of those who come out successfully of the evaluation of the documents as well as those rejected (with reasons for rejections) will be published on the website of KSRTC ([www.keralartc.com](http://www.keralartc.com)), and objections/remarks against the list will be invited. The objections/ remarks received before the date and time specified in the notice will be considered by the Tender Inviting Authority and the final list of successful bidders of round 2 will be published.

### **Round 3: Opening of PRICE BID**

1. The PRICE BID of those bidders, who satisfied all of the Prequalification Criteria, shall only be opened for further consideration. The PRICE BID of those bidders who do not satisfy even any one of the pre-qualification condition will not be opened.
2. Opening of e-Tender will be done at the time and date noted in the e-Tender portal at the Office of the Managing Director, KSRTC.
3. The bidders have the liberty to resubmit fresh tender/documents till the last date and time of submission of the e-tender.
4. Resubmission of offer will not be allowed after the time and date fixed for bid submission. The offer once made cannot be withdrawn or modified after the closing of e-tender under any circumstances. Withdrawal or modification of the offer once made in e-Tender will be resulted in the forfeiture of EMD remitted. In such cases the bidder will not have the right to claim the refund of EMD.
5. The Chairman and Managing Director KSRTC reserve the right to make any modifications or additions in this notice in the event if it is felt that it is in the public interest.

**Round 4 :** e-Auction:- The bidders shall seek the assistance of Kerala State IT Mission, e- Government procurement PMU & Help desk, Saankethika, Near EPF Office, Vrindavan Gardens, Pattom, Thiruvananthapuram 695004. Help Desk No. Ph: 0471-2577088, 2577188; Toll free No. 18002337315; e-mail: [etendershelp@kerala.gov.in](mailto:etendershelp@kerala.gov.in); Website: [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in) and make himself conversant with procedure of E-Auction related with e-Tender. KSRTC shall under no circumstance be responsible for any failed e Auction transactions cum procedures.

### **13. GENERAL INSTRUCTIONS TO BIDDERS**

- a) Tender shall be submitted in English Language only.
- b) Firms who are not blacklisted by KSRTC or by Govt. of Kerala can participate in the tender.
- c) In case of NEFT, remittance should be made only to the 22 digit beneficiary account number as seen in the remittance form which is available in the e-portal while submitting tender.
- d) **ON LINE PAYMENTS**:- The bidders shall seek clarification from **Kerala State IT Mission, e-Government procurement PMU & Help desk, Saankethika, Near EPF Office, Vrindavan Gardens, Pattom, Thiruvananthapuram 695004. Help Desk No. Ph: 0471 - 2577088, 2577188; Toll free No.18002337315;** e-mail:[etendershelp@kerala.gov.in](mailto:etendershelp@kerala.gov.in);Website:[www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in)and make himself conversant with procedure for online payment of the Tender Fee and EMD. KSRTC shall under no circumstance be responsible for failed transactions due to non compliance of the above procedure.
- e) The bids will be opened online through the e-GP website [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in) at the KSRTC, Transport Bhavan, Fort, Thiruvananthapuram. If the e-Tender opening date happens to be a holiday or non-working day due to any valid reason, the Tender opening process will be done on the next working day at the same time and place specified. Any change in the opening date/time/venue due to other reasons shall be informed by way of Corrigendum published in the e-GP website.
- f) **DIGITAL SIGNATURE CERTIFICATE**:- Bidders will have to procure legally valid Digital Certificate as per Information Technology Act, 2000 for digitally signing their electronic bids. Bidders can procure the same from any of the license certifying authority of India. For obtaining Digital Signature Certificate and help on e-tendering process, please contact **Kerala State IT Mission, e-Government procurement PMU & Help desk, Saankethika, Near EPF Office, Vrindavan Gardens, Pattom, Thiruvananthapuram - 695004. Help Desk No. Ph: 0471 - 2577088, 2577188; Toll free No.18002337315;** e-mail:[etendershelp@kerala.gov.in](mailto:etendershelp@kerala.gov.in) Website: [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in) on all government working days from 9.30 A.M to 5.00 P.M.
- g) Bidders are advised to note the Tender ID and Tender No. & Date for future reference.
- h) All uploaded scanned documents should contain the signature and the office seal of the bidders and should be digitally signed while uploading in e-tender portal. Documents uploaded without digitally signing shall entitle rejection of the Tender.
- i) The digitally signed Tender document and other specified documents shall be submitted online through the e-GP website [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in) well in advance before the last date and time. No submission shall be allowed after the last date mentioned.
- j) Bidders are advised to go through all conditions of the Notice Inviting Tender and the Tender documents carefully and to comply them to avoid rejection of their tender.

- k) Furnishing of any false information / fabricated document would lead to rejection of the tender at any stage.
- l) The bidder shall bear all costs associated with the preparation and submission of its bid and Kerala State Road Transport Corporation, Thiruvananthapuram, hereinafter referred to as "Tender Inviting Authority", will in no case be responsible or liable for these costs, regardless of the conduct or outcome of the bidding process.
- m) Conditional tenders will be summarily rejected.

### **TENDER INVITING AUTHORITY**

**I/We hereby accept all the above terms and conditions in its entirety.**

Signature of bidder:

Name of bidder:

Address of bidder:

Mobile No. of bidder:



# KERALA STATE ROAD TRANSPORT CORPORATION

## Appendix-I

**S001-ES06/17/2026-EST**

**Date: 13.03.2026**

**E-TENDER CUM AUCTIONS ARE INVITED FROM INTERESTED PARTIES FOR AWARDING LICENSE FOR THE DEVELOPMENT AND OPERATION OF AMENITY CENTRE WITH DORMITORY FACILITIES AT KSRTC THIRUVANANTHAPURAM CENTRAL BUS STATION FOR A PERIOD OF 5 YEARS EXTENDABLE FOR ANOTHER 2 YEARS ON YEARLY BASIS.**

- 1 The Tender Form containing the tender conditions can be downloaded from the e-Tender site. The cost of tender form shall be paid through e payment. Cost of tender form is not refundable under any circumstances.
- 2 The area of the proposed site is approximately 2078 sq.ft.
- 3 The bidder should quote the license fee for one Month exclusive of taxes and levies.**
- 4 The extension of the contract period will be applicable only on satisfactory performance and on successful completion of a period of one year and there will be an escalation of 10% of license fee per year, on compounding basis.
- 5 The licence will be confirmed to the Party who quotes the highest License Fee in the Tender.
- 6 The Corporation shall normally accept the highest offer in the e-tender cum auction but the Corporation reserves the right to accept or reject any of the tenders without assigning any reason whatsoever, if such a step is deemed necessary to safeguard the interest of the Corporation.
- 7 The "H-1" Bidder will be selected as the Successful Bidder after the approval from the Competent Authority and henceforth he will be issued a "Provisional Confirmation Order" by the Tender Inviting authority and communicated to the Successful Bidder by email.
- 8 The bidder should specify in the tender the experience he possesses and the extent of the present business in the relevant field.
- 9 The Earnest Money of Rs.2,00,000/- should be remitted through e-payment along with e-tender.
- 10 If any bidder withdraws his tender on or after the specified/prescribed time for opening Tender, the EMD shall be forfeited forthwith. Withdrawal of tender by the successful bidder will entail forfeiture of EMD without further notice.

Moreover, the difference in amount between the highest bidder and the second highest bidder will also be realised from the successful bidder invoking provisions of Kerala Revenue Recovery Act, 1968 as the case may be. The loss sustained due to the withdrawal of successful bidder will be realised from the bidder on any manner Corporation may think fit.

- 11 The successful bidder shall deposit an amount as detailed in Appendix-II as interest free Security Deposit within 30 days from the date of receipt of the provisional confirmation order. The amount shall be paid to the Account of the Financial Advisor & Chief Accounts Officer, KSRTC.
- 12 The amount remitted as Security Deposit will be released to the party after the satisfactory completion of contract period without interest. In the event of failure on the part of the licensee to remit the instalments in the manner specified herein, interest @18% per annum for the defaulted days for each monthly instalment shall be realised (i.e. interest will be calculated from the 1st day of the respective month). The security amount will be refunded to the licensee after the expiry of the licence period and after the successful completion of the contract period and upon clearance of taxes, if any, statutory levies etc., if any, due to Government or local bodies, as well as after deducting liability if any. Default of any monthly instalment beyond thirty days shall not be allowed under any circumstances and the Corporation reserves the right to cancel the contract in such cases, without prior notice. The licensee is liable to compensate the Corporation the loss, if any, so sustained.
- 13 The successful bidder shall be required to execute an Agreement (Licence Deed) in stamped paper worth Rs.500/- (Rs. Five Hundred only) within 30 days from the date of provisional confirmation order as per the draft prescribed by the Corporation embodying the conditions specified herein and such other terms and conditions as may be decided from time to time if found necessary.
- 14 The electoral ID card & Aadhar card number of the licensee and witnesses has to be entered in the agreement and it's self attested copy should be made part of Agreement.
- 15 TERMINATION CALUSE:
  - a. KSRTC reserves the right to terminate the license:
    - For violation of tender conditions
    - For non-payment of license fee
    - For poor maintenance or passenger complaints
    - For public interest or operational requirements.
  - b. A minimum 30 days notice may be issued before termination unless there is serious violation.
  - c. In the case of failure of the successful bidder to fulfil the conditions herein stated, before the commencement of the contract or to remit the payment of the monthly instalments on the due dates or to abide by the terms and

conditions of the agreement, the Chairman & Managing Director will have the right to cancel the contract and to award the contract to another contractor or to carry out the work by the Corporation as Corporation deems it fit and any amount paid by the licensee to the Corporation will be forfeited. Besides the licensee shall be liable for any loss caused to the Corporation by reason of cancelling the contract. The amount due to the Corporation shall be realised under provisions of Revenue Recovery Act as arrears of land revenue or under the provisions of law in force from any amount due to the licensee on any account or in any other manner as the Corporation may deem fit.

- d. In case of Repudiation/termination the Licensee shall return the property in good, clean, and suitable for further use (except for normal wear and tear) within Fifteen days of Repudiation/Termination Notice. In the event of Non-Compliance, the Licensor shall be entitled to enter the premises and remove the property at the expenses incurred shall be recovered from the security deposit. If the liability exceeds the security deposit, the balance amount shall be realised through Revenue Recovery proceedings under the provisions of Revenue Recovery Act 1968.
- 16 No representation for the reduction of rates once accepted will be entertained under any circumstances.
- 17 The Corporation shall have the power to cancel the contract entered into with the licensee with one-month notice, if it considers that such cancellation is necessary in the interest of the Corporation / general public. The licensee shall abide by such decision of the corporation.
- 18 The licensee shall be liable to pay taxes or any other amount levied by the Government, local or other authorities from time to time. The licensee shall remit GST if any, along with each payment. If the licensee fails to remit these statutory levies /taxes, the particular amount with interest, penalty imposed by Government / local bodies (i.e. taxes and levies etc.) will be realised from the amount remitted by the licensee towards security deposit. If such liability exceeds the Security Deposit, it will be realised under the provision of Kerala Revenue Recovery Act, 1968 or any other law then in force in respect of present as well as future claims.
- 19 If the licensee retracts from the fulfilment of the contract without valid reason, he shall be liable to compensate the loss, if any, sustained to Corporation on account of this. The loss so sustained will be realised from the defaulter invoking provisions of Revenue Recovery act, 1968 or by invoking provisions of any other law.
- 20 The licensee shall not have any right to continue beyond the date of expiry of contract.
- 21 Fire & Rescue norms shall be applicable for the functioning of the Establishment. Stability of the construction shall not be the responsibility of KSRTC. The licensee should make sure that the Dormitory and other constructions are according to the standard norms as per Govt directions. Also the licensee should

ensure that one room of the Dormitory may be reserved for the staff of KSRTC with a 50% discount in rent on production of proper identification documents from KSRTC.

22 Separate hygienic Toilet Facility should be provided for Gents, Ladies & Disabled with distinct Sign boards. There must be proper waste and sewage disposal.

23 The licensee shall procure separate electricity connection at his own cost for the operation / maintenance of the Restaurant.

24 Indemnifying Clause:

The licensee shall indemnify and keep indemnified the licensor, holding the licensor harmless against any loss, claims, damages, costs and expenses which made or commenced against the Licensor for any act contrary to the provisions of this agreement or due to any laws or resulting from the breach of any agreement. Also the licensee shall always indemnify the licensor from any damages due to any mishaps for which the licensee shall have an insurance provision taken from a valid reputed Insurance Company with IRDA registration covering All-Risk Insurance, General Liability Insurance, Professional Liability Insurance Builder's Risk Insurance etc.

25 Safety Measures and Standards:

The licensee should make all arrangements to ensure safety of the Business Establishment and its premises during its Construction as well as Operation adhering to standard Safety measures demanded by the Govt or local Bodies thereof from time to time. The licensee should also ensure that Regular Fire Inspections are conducted to ensure safety and that there are Emergency Exits with proper signage and Emergency Contact Information, Fire fighting Equipments and First Aid. Safety Barriers including safety railings and handrails, especially on ramps, stairs, and areas with uneven surfaces should be Installed In addition to this there should be proper Traffic Management.

26 The Chairman & Managing Director, KSRTC has the right to accept or reject any tender without assigning reasons, modify tender conditions if necessary, inspect the facility at any time, impose penalty/fine, if any, for the violation of any of the conditions mentioned herein.

27 The licensee shall obtain necessary permit from the concerned Corporation/ Municipality/Panchayath for the operation of the Amenity Centre With Dormitory, and should start functioning within a period of 60 days.

28 The date of execution of agreement and date of functioning of the restaurant should be same. If the successful bidder fails to execute the agreement as instructed in the provisional confirmation order, the Corporation will be at the liberty to confirm the tender in favour of the second highest bidder, if it deems fit and loss on account of this (i.e. difference between the highest and second highest bid amount) will be realised from the defaulted bidder by invoking provision of Kerala Revenue Recovery Act or any other law then in force.

- 29 If the license fails to begin functioning of the dormitory on or before Ninetieth day, however KSRTC shall consider the starting of license period from Ninetieth day itself. However if the bidder starts functioning earlier the period of license will be considered from that date.
- 30 Force Majeure: Neither KSRTC nor Licensee shall be liable for any inability to fulfil their commitments and obligations hereunder occasioned in whole or in part by Force Majeure, any of the following events resulting in material adverse effect, shall constitute force majeure events:
- a) Earthquake, Flood, Inundation, Landslide, Storm, Tempest, Hurricane, Cyclone, Lighting, Thunder or other extreme atmospheric Disturbances
  - b) Fire caused by reasons not attributable to the Licensor. Acts of terrorism.
  - c) War, hostilities (whether war be declared or not), invasion, act of foreign enemy, rebellion, riots, weapon conflict or military action or civil war.
  - d) Strikes or boycotts, other than those involving the Licensor, its contractors, or their employees, agents etc, and
  - e) Any other similar things beyond the control of the parties.
- 31 The decision of the Managing Director on all matters arising out of the agreement will be final, conclusive and legally binding on all parties concerned. The Chairman & Managing Director reserves the right to cancel the quotation without showing any reason.
- 32 Disputes if any, arising out of this agreement shall be settled within the jurisdiction of Civil Courts at Thiruvananthapuram.

### **TENDER INVITING AUTHORITY**

Place: Transport Bhavan, Fort, Thiruvananthapuram  
Date: 13.03.2026

**I/We hereby accept all the above terms and conditions in its entirety.**

Signature of bidder:

Name of bidder:

Address of bidder:

Mobile No. of bidder:

## **Appendix - II**

<b>MODE OF PAYMENT FOR SUCCESSFUL BIDDER FOR THE PERIOD OF FIVE YEARS EXTENDABLE FOR ANOTHER TWO YEARS WITH HIKE OF 10% ON YEARLY BASIS</b>		
1	EMD – Rs. 2,00,000/-	To be included with e-Tender
2	Three months License Fee as Security Deposit exclusive of EMD	On or before 30th day of date of receiving Temporary Confirmation
3	1st Year - First 6 Months License fee + 18 % GST	On or before 30th day of date of receiving Temporary Confirmation
3	Balance 6 Months License fee +18% GST	In the first half on or before 5th of every month.
4	From 2nd Year onwards - 10% hike every year. First 6 Months License fee + 18% GST	Before Commencement of license period from 2nd Year and consecutive years
4	Balance 6 Months License fee + 18% GST	In the first half on or before 5th of every month from 2nd Year onwards.
5	18% Penal interest for all delayed payment	To be calculated from the 1st day of default month

### **TENDER INVITING AUTHORITY**

Place: Transport Bhavan, Fort Thiruvananthapuram

Date : 13.03.2026

## **ANNEXURE I**

(Proforma of Certificate be furnished along with Technical Bid)

### **KERALA STATE ROAD TRANSPORT CORPORATION**

#### **GENERAL INFORMATION ABOUT THE BIDDER**

1	Name of the Bidder Registered address of the firm with GSTIN					
	State		District			
	Telephone No.		Mobile			
	Email		Website			
<b>Contact Person Details</b>						
2	Name		Designation			
	Telephone No.		Mobile No.			
<b>Communication Address</b>						
3	Address					
	State		District			
	Telephone No.		Mobile			
	Email		Website			
<b>Type of the Firm ( Please ✓ relevant box)</b>						
4	Private Ltd.		Public Ltd.		Proprietorship	
	Partnership		Society		Others, specify	
	Registration No. & Date of Registration.					
<b>Nature of Business</b>						
5	DEVELOPMENT AND OPERATION OF AMENITY CENTRE WITH DORMITORY FACILITIES AT KSRTC THIRUVANANTHAPURAM CENTRAL BUS STATION					

<b>Key personnel Detail (Chairman, CEO, Directors, Managing Partners etc.)</b>			
6	in case of Directors, DIN Nos. are required		
	Name		Designation
	Name		Designation
<b>Bank Details</b>			
7	Bank Account No.		IFSC Code
	Bank Name & Address		Branch Name
	Tel No		Email ID
8	Whether any criminal case was registered against the company or any of its promoters in the past?		Yes / No
9	Whether any unsettled dispute/litigation pending with KSRTC		
10	Any default in payment of license fee and violations of terms and conditions in earlier business with KSRTC.		
11	Whether blacklisted by the Central Govt/any State Govt/State Transport undertaking.		
12	GST No.		
13	Other relevant Information provided *		

**I/We hereby certify that all the above information provided is true, complete and correct to the best of my/our knowledge and belief.**

**Name & Signature of Bidder**

Date:

Office Seal

**Annexure-II**

(Proforma of Certificate be furnished along with Technical Bid)

**ANNUAL TURN OVER STATEMENT**

The Annual Turnover of M/s \_\_\_\_\_ for the past Three years are given below and certified that the statement is true and correct.

<b>Sl. No.</b>	<b>Year</b>	<b>Turnover in Crores (Rs)</b>
1	2022- 2023	
2	2023 - 2024	
3	2024 - 2025	
<b>Total</b>		
<b>Average Turnover per year</b>		

Date:

Signature of Auditor  
(Name in Capital)

Seal:

**Annexure - III**

(Proforma of Certificate be furnished along with Pre Qualification Bid)

**AFFIDAVIT**

**Format for Affidavit certifying that Entity/  
Promoter(s)/Director(s)/Partners of Entity are not blacklisted**

I, M/s. .... (Name of the firm), having registered office at ..... hereby certify and confirm that we or any of our promoter(s) /director(s) are not barred by Department of Transport, Govt. of Kerala/ or any other entity of Government of Kerala or blacklisted by any state government or central government / department / organization in India from participating in Tender/s, either individually or as member of a Consortium as on the ..... (Last date of submission of tender).

I, M/s..... (Name of the firm) also hereby confirm that we or any of our promoter(s) /director(s) is not having any unsettled disputes/ unnecessary litigation with existing or previous contracts with KSRTC and also are not defaulters in payment of licence fees or penalties or having any type of existing unpaid financial obligation with KSRTC.

We further confirm that we are aware that, our bid for the captioned tender would be liable for rejection in case any material misrepresentation is made or discovered at any stage of the Bidding Process or thereafter during the contract period.

Dated this .....Day of ....., 20.....

Signature, Name &  
Address of the Bidder