

TOURISM DEVELOPMENT OFFICE, RANKI, KEONJHAR

No 516 /TDO(K)/Dt. 25.10.2025.

INVITATION OF QUOTATION CALL NOTICE.

It is for the notice of general public that, Gundichaghagi tourist spot under Ghatagaon Tahasil of Keonjhar district is scheduled to lease out to a suitable bidder on tender basis for a period of 3 years from Dt. 01.01.2026 to Dt. 31.12.2028 comprising of toilet complex, solar system (6KW), shopping complex (8 nos), picnic pindis (18 nos), parking yards (1 no), watch tower(1 no), pathways, stepping, railing, etc. with an off-set price of Rs.25,00,000/-(Rupees Twenty Five Lakhs) only per annum. Reputed interested bidders having GST No, ITR (last 2 years), Audit Report (last 2 years), work experiences, antecedent record, domicile certificate, Aadhar & pan card, Food Safety Standard Authority of India (FSSAI) certificate (if applicable) etc. may apply in prescribed format by way of dropping tender papers in the box kept in the Tourism Development Office, Ranki, Keonjhar from 10.00 am of 10.11.2025 to 05.00 pm of 30.11.2025 (in official working days only). Tender papers will be opened at 04.00 pm of 02.12.2025 in the Office Chamber of Addl. District Magistrate, Keonjhar in the presence of bidders / representatives.

Schedule of Tender	Date & time
• Publication of Quotation Call Notice-	08.11.2025
• Receiving of Quotation-	10.11.2025
• Last Date of Submission of Quotation-	30.11.2025 upto 05.00 pm
• Opening of Quotations-	02.12.2025 at 04.00 pm
• Notification of Selected Bidder-	04.12.2025 at 04.00 pm

Detailed Terms & Conditions of the Tender are given here under:-

1. Gundichaghagi tourism spot consisting of toilet complex, solar system(6KW), shopping complex(8 nos), picnic pindis(18 nos), parking yards(1 no), watch tower(1 no), pathways, stepping, railing, etc. will be leased out to an eligible bidder after following due selection process.
2. Leasable units will be modified, altered, cancelled "as & when" required without assigning any reason(s) thereof. The units indicated in this notice is only indicative. The actual units may be vary at the time of execution of the work.
3. Interested reputed bidders having GST No., Aadhar No., PAN No., last 2 years income tax return(ITR), work experience, last 2 years audit report by CA, antecedent record are eligible to apply in prescribed Format in sealed cover superscribing "Application of Tender in respect of Gundichaghagi Tourist Spot".

4. Infrastructures available at Gundichaghagi tourist spot are toilet complex, solar system (6KW), shopping complex(8 nos), picnic pindis(18 nos), parking yards(1 no), watch tower(1 no), pathways, stepping, railing, etc. will be leased-out to a highest bidder. Rs. 25.00 lakh (Rupees Twenty five Lakhs) only is kept as Off-set price per annum. Successful bidder will pay full tender amount for the entire assigned period before agreement at one time.
5. Reputed interested bidders are required to participate in the bidding process. Preference in the tender process will be given to the bidders in a consecutive order starting from the local Gramapanchayat, neighboring Gramapanchayats & District (Keonjhar only). For example, 1st preference will be given to the bidders of local Gramapanchayat (concerned) and so on in an ascending order till finding of a suitable bidder. If there is no suitable bidder available at Gramapanchayat level, other bidders in ascending order will be taken into consideration. Bidders should fulfill minimum offset price and other criterias as fixed by the tender committee.
6. Bidder will be selected on the highest quoted bidding rate basing on S.L. No-5. Comparatively quoting highest bidding price than the front ones does not warrant the right to be considered for the job. Rate quoted must be reasonable, acceptable & justified.
7. Only quoting highest bidding price by bidders does not confer the right for selection.
8. Lessee is not allowed to sub-lease full or part of items of tender to a third party for operation & maintenance except shops.
9. Non-Refundable Demand Draft of Rs.10,000 /- (Rupees Ten Thousands) only will be deposited during the submission of tender papers as Earnest Money Deposit (EMD).
10. In no circumstances, deposited tender money will be returned to the Lessee due to financial loss / cancellation or otherwise as occurred from natural calamities or any other reason(s).
11. Tender will be terminated fully or partially, curtailed the period of agreement if he/she violates the term & condition of agreement as fixed by the Tender Committee or situation demands so otherwise.
12. Tourist spot will be opened from 06.00 am to 06.00 pm daily in view of public interest. Tourist Spot will not be closed for the public view during the official allotted time except in exigency. No one will be debarred from entry into the spot.
13. The bidder should have own adequate man power / infras. for operation & maintenance. Further, bidder should have past experience in handling such a type of firms/ hospitality sector / agro-firms of having more than 50 man power so as to be taken into consideration



for selection process. Bidder must attach record to this effect.

14. 10% of tender price will be enhanced at the end of each one year which will be deposited in the very 1st week (January) of starting of each subsequent year till completion of period.
15. The selection of eligible bidders will be decided by the tender committee chaired by Addl. District Magistrate, Keonjhar.
16. In no circumstances, quoted rates offered by the bidders will be changed at any stage.
17. Selected bidder will deposit Rs.2,00,000 /- (Rupees Two Lakhs) only as security money which will be returned after completion of tender period if permit so otherwise.
18. Lessee will only operate & maintain the spot "as & where is basis", no extra structures / works / facilities / man power / incentives etc. will be provided by the 1st Party i.e. Tender Committee.
19. Lessee will keep the spot under CCTV surveillance round the clock at his/her own cost.
20. Successful bidder will deposit full (tender) quoted price for the entire allotted period prior to issue of work order.
21. Lessee will not engage child labour for supporting works at the spot.
22. Lessee will engage local work force for auxiliary works in view of local participation.
23. Lessee has no right to damage the natural/ man-made properties or renovate any property without obtaining permission from the Tender Committee to the effect. Total amount (INR) as per applicable will be penalized from Lessee, if the structures fully / partially is affected by damage/ theft/ fire / negligence etc. during the tenure.
24. Running user's fee payments like electricity, drinking water, CCTV maintenance, signage, man power, security & sanitation, coloring of building, operation & maintenance & petty expenditures etc. will be totally borne by the Lessee for the entire allotted period.
25. In no circumstances, tender period will be extended beyond the allotted period fixed during the agreement.
26. Lessee will levy Rs. 20 /- from a 2 wheeler, Rs. 30/- from a 3 wheeler, Rs. 50/- from a 4 wheeler, Rs. 100/- from a bus / traveler/ city ride as parking fee. Further, he will levy Rs.100/- as user's fee of picnic pindis (group up to 20 persons), he will levy Rs.200/- as user's fee of picnic pindis (group of above 20 to 50 persons), Rs.300/- as user's fee of picnic pindis (group of above 50 persons). He will levy Rs.20/- for use of toilet (irrespective of urinal, toilet & bathing) in respect of Gundichaghagi tourist spot. Rs. 20/-

will be collected as Entry fee of the tourist spot per person of above 6 years.

27. Monthly rental of Rs.1000/- (Rupees One Thousand) only along with refundable security deposit of Rs. 10,000/- (Rupees Ten Thousand) only will be levied from vendors towards user's fee of each shop by the Lessee if the service provider wants to run the shop other than him (applicable to shop only).
28. In no circumstances, Lessee will collect user's fee more than the prescribed limit as fixed by the Tender Committee.
29. Quoted tender price in form of DD will be deposited in 5 days advance before starting of tender period / signing of agreement by the assigned bidder.
30. Sealed quotation should reach at the address mentioned above by the last date & time fixed. Quotations received after due date & time will not be considered. Quotations without sealed cover & postal delay will not be entertained.
31. Bidders should not have been black listed by any Govt. Offices, institution, firms etc. Undertaking is to be submitted by the bidders to this effect during submission of quotation. Any conditional quotation shall not be accepted.
32. Rate must be quoted clearly in Indian Rupees (INR). No over writing will be accepted. Insurance coverage of the spot, taxes like GST (if any) will be borne by the bidder by his own cost. Quoted price as offered by the assigned bidder will not be relaxed later on due to any reason.
33. Whatsoever may be approved and accepted by the Committee constituted will be valid for the entire period of the tender.
34. The Committee headed by Addl. District Magistrate, Keonjhar is empowered to give instructions / suggestions to the Lessee regarding operation & management of the spot and works to be taken up in future.
35. Lessee will keep the spot neat & clean round the clock. He will also ensure the spot as a plastic free zone & encourage the visitors to use (sal leaf) Khali to avoid pollution.
36. Lessee is to obtain prior permission for grounding of any type of activities other than granted items. No activities / congestion / celebration / will be allowed during the night time. No obstruction will be made for movement of the wild life during night. Use of liquor / smoking is totally prohibited. If he / she violets, tender will be cancelled forthwith.
37. Lessee has the responsibility & duty to ensure the spot as a safe zone for visitors specially women, children, senior citizen, PWD as well as to alert them time to time from the dangers of wildlife & water body etc.



38. Lessee will carry out sanitation activities on daily basis which is an important aspect in touristic point of view. Non-compliance of regular sanitation will lead to curtailment of tender period by 3 to 6 months than the normal period as well as forfeiture of security deposit or deems so otherwise. In case of no compliance of sanitation after warning, tender will be cancelled.
39. Lessee will hand over all inventories in the very last day of tender period i.e. by 02.00 pm of Dt. 31.12.2028 to the Asst. Director Tourism, Keonjhar / Sub-Collector, Keonjhar / BDO, Ghatagaon ; otherwise penalty will be imposed.
40. Hon'ble Ministers/ MP / MLAs / Collector & District Magistrate, Keonjhar / Addl. District Magistrate, Keonjhar/ Sub-Collector, Keonjhar / ADT, Keonjhar / Tahasildar, Keonjhar / Ghatagaon / Tourism Department Officials etc. have free access to the spot for inspection "as & when" required.
41. If any contentious issue arises in future, same will be decided in the court of Addl. District Magistrate, Keonjhar.

Special terms & conditions:-

1. The participating bidder must quote the rate in the prescribed Format provided at Annexure-I.
2. Undertaking in the prescribed Format at Annexure-II pertaining to antecedent / sanitation / / compliance of terms & conditions / relinquishment / hospitality / willingness for penalty towards damage to be submitted by the participant during submission of quotation.
3. Payment shall be made at the time of agreement in shape of D/D in one time.
4. All payments will be made in favour of Asst. Director, Tourism, Keonjhar payable at Keonjhar district head quarter.


 Addl. District Magistrate,
 Keonjhar-cum-Chairman, Tender Committee

Memo No. 517 / TDO(K)/ Date 25.10.2025

Copy to Office Notice Board, Tourism Development Office, Ranki, Keonjhar/ Addl. District Magistrate, Keonjhar / Sub-Collector, Keonjhar / Anadapur / Champua/ all Tahsildars / all Block Development Officers of Keonjhar district / concerned GP Notice Board for wide publicity of the same & information of the general public.


 Addl. District Magistrate,
 Keonjhar-cum-Chairman, Tender Committee

Memo No. 518 /TDO(K)/ Date 25.10.2025

Copy forwarded to DeGM, Keonjhar for information & necessary action with a request to upload above quotation in the district portal of Keonjhar for wide publicity.


Addl. District Magistrate,
Keonjhar-cum-Chairman, Tender Committee

Memo No. 519 /TDO(K)/ Date 25.10.2025

Copy to all members of Tender Committee of Gundichaghagi for information & necessary action.

Copy to PA to Collector, Keonjhar for kind information of Collector, Keonjhar.


Addl. District Magistrate,
Keonjhar-cum-Chairman, Tender Committee

TECHNICAL BID

Self-attested photocopies of following documents to be submitted

- | | |
|--|---------------------------|
| 1. GST Registration Certificate | : Attached / Not Attached |
| 2. Last 2 year ITR | : Attached / Not Attached |
| 3. Last 2 year Audit Report | : Attached / Not Attached |
| 4. PAN No. | : Attached / Not Attached |
| 5. Aadhar No. | : Attached / Not Attached |
| 6. Residence Certificate | : Attached / Not Attached |
| 7. Work Experience | : Attached / Not Attached |
| 8. Antecedent Report | : Attached / Not Attached |
| 9. FSSAI (Optional) | : Attached / Not Attached |
| 10. Non-Refundable DD No. (Rs. 10,000 /-) | : Attached / Not Attached |
| 11. Undertakings in Firm Letter Head
(Annexure - III, Annexure - IV & Annexure - V) | : Attached / Not Attached |

N.B:- Both the Technical Bid & Financial Bid should be submitted in separate envelopes inside a single outer envelop superscribing "Tender for Gundichaghagi Tourist Spot" addressing Asst. Director Tourism, Keonjhar.



FINANCIAL BID

Name & Address of the firm/ agency/
individual :

Name of the Proprietor of the Firm :

Contact details of the Proprietor :

Details of Residence :

Aadhar No :

PAN No :

WhatsApp Mobile No :

Email ID :

Tender Price offered per Year :
(Offset Price Rs. 25,00,000 /- per Year)

- All Taxes should be included in the rates quoted above.
- The rates must be quoted inclusive of all the charges like freight, insurance, materials, installation, signage, CCTVs, labour, maintenance etc. as well as the applicable taxes like GST.
- Certified that all the terms & conditions of this quotation vide Notice No. 516/ TDO(K)/Dt. 25.10.2025 are accepted by me/ us in letter & spirit. The information as furnished are true to the best of my knowledge & belief. If any information found incorrect / suppressed, I shall be solely responsible and liable as per court of law.

Authorized Signatory
(With full name, designation & stamp)



UNDERTAKING
(ON FIRM LETTERHEAD)

This is to certify that M/s _____
address _____
has not ever been blacklisted from any Govt. Office / Institution/ School/ Board/ University/
Organization / Government Agency etc. for any reason at any point of time and no legal case /
proceeding is pending against the Agency as on date.

Date:

Place:

Authorized Signatory
(With full name, designation & stamp)

Annexure- IV

UNDERTAKING
(ON FIRM LETTERHEAD)

This is to certify that I / M/s _____

Address _____

relinquish all the movable & immovable properties / inventories associated with Gundichaghagi Tourist Spot at 02.00 pm of Dt. 31.12.2028 to the Asst. Director Tourism, Keonjhar / Sub- Collector, Keonjhar/ BDO, Ghatagaon as per Notice No. 516/ TDO(K)/Dt. 25.10.2025.

Date:

Place:

Authorized Signatory
(With full name, designation & stamp)

Annexure- V

UNDERTAKING

(ON FIRM LETTERHEAD)

I / M/s _____

Address _____

do undertake that I shall always extend cordial behavior to all visitors irrespective of caste, religion, creed, sex who are visiting Gundichaghagi Tourist Spot, Keonjhar. I shall also give top priority to the safety & security of the visitors. Besides, I shall keep the premises neat & clean around the clock.

Date:

Place:

Authorized Signatory
(With full name, designation & stamp)