



## **COCHIN DEVASWOM BOARD**

Round North, Thrissur – 680 001

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No. R1. 15290/2014

Dated: 12/07/2024

### **TENDER NOTICE TO LEASE THE VARANASI INN OWNED BY THE COCHIN DEVASWOM BOARD UNDER THE TERMS OF LICENSE**

Competitive sealed tenders, in the prescribed form, are invited from interested persons and firms to run, under lease, the VARANASI INN, situated at Varanasi, Uttar Pradesh. owned by the Cochin Devaswom Board, subjected to the following conditions.

The tenders shall be submitted, along with a D.D. for Rs. 30,000/- drawn in favour of the Devaswom Commissioner, Cochin Devaswom Board, Trichur, as the earnest money Deposit. The tenders, submitted without the DD for the said amount shall not be accepted under any circumstances, The tender forms shall be filled up completely. The filled up tender forms shall be deposited in the Tender Box placed in the office of the Cochin Devaswom Board,

Round North, Thrissur on or before 22.07.2024 3.p.m. and the public auction will be held on the same day. Those who are interested, to participate the auction, shall remit a sum of Rs. 30,000/- as earnest money deposit, by way of DD or cash. The highest bidders name shall be called thrice in the auction and after that The tender box shall be opened and checked in the presence of the persons who have submitted tenders. And the tender shall be fixed to the highest bidder in auction/tender. The under signed is fully empowered to reject all the other tenders submitted by other person.

### **TERMS AND CONDITIONS**

- 1) The period of license, to run the Varanasi Inn, obtained by public auction, shall be limited from 03/08/2024 to 31/03/2027
- 2) The Earnest Money Deposit is limited to Rs. 30,000/-

- 3) Once the process of auction/Tender is completed and the highest bidder is selected, the EMD shall be returned to all other persons who participated in the auction. The Earnest Money Deposit made by the highest bidder shall be refunded to him only after the lease period is over or the EMD shall be adjusted towards the Security deposit.
- 4) It should be specifically made clear in the tender form, that the period of the License agreement, shall be from 03/08/2024 to 31/03/2027.
- 5) The person, who submitted the tender is bound to pay, in advance, the total tender amount/lease amount, for the Inn, for a period of one year within 15 days of the receipt of the order issued by the Devaswom Board and the subsequent tender amount/lease amount shall pay within 30 days before the end of each year and obtain the receipts and if he defaults more than 30 days, this agreement shall stand cancelled and

re tender will be held at the risk and cost of the tenderer who fail to obey the Tender rules.

- 6) Lease amount for 6 months shall be deposited by the bidder, as Security deposit before executing the license Agreement and the same amount shall be returned to him without interest, after the license period if there is no liability on his part.
- 7) The bidder shall execute a License Agreement in Stamp Paper under the provisions of the Kerala Stamp Act, at his own expenses and submit to the Board.
- 8) A part from the tender amount, the bidder shall be liable to pay GST as per Law and he shall pay the Electricity charges, water charges etc. of the said building. The bidder is liable to pay the building tax and land tax of the said building during the period of the license agreement and the same shall be refunded to him, or adjusted towards the rent of the said building.

- 9) The License Agreement shall be executed in the proforma recognized by the Cochin Devaswom Board. The bidder has no right to add any clause or omit any provisions in the agreement.
- 10) The bidder shall remit the License fees of the said building for one year, including the GST, within 15 days of the receipt of the order of the Board in Cochin Devaswom Board Office and execute the License Agreement in the stamp paper and receive the key of the Inn from the Board. If he fails to do so, the order issued by the Board shall stand cancelled. And if the bidder has failed to execute the Lease Agreement and to receive the keys, after remitting all the amounts, the amounts remitted by him, shall be forfeited, without any notice.

11)The bidder shall remove all the waste generated in the building at his own cost and without causing any inconvenience to the public, or other buildings, and the waste shall be removed without causing any damage to the said building. If he fails to do so, he is liable for all the damages sustained to the board. The waste disposal plants, as prescribed the local self Govt. Authority shall be installed by him at his own cost. The removal of the waste shall not be the responsibility of Board.

12)The bidder shall not transfer the possession or sub let the building to any body, and he shall not make any alterations or improvements to the said building without the previous sanction of the Board, such alteration or improvements shall be done only under the supervision of the officials of the Cochin Devaswom Board Maramath Wing. No alteration or improvements shall be done, which will affect the utility or the strength of the said building. If any such activities are done without the previous consent or permission of the Board, the License shall be terminated without any notice.

- 13) Six months prior notice shall be given for vacating the said building before the License period, otherwise proceedings shall be initiated to forfeit the security deposit. The bidder shall pay the electricity charges, water charges, license fee execute surrender of lease etc before vacating the building and all the receipt for such payment shall be produced before the Board. The bidder shall comply all the Rules and Regulations in relation to the local self Govt. authorities and he is bound to take all the license from such local authorities.
- 14) If the bidder fails to pay the license fee, all his property shall be attached as per the provisions of Kerala Revenue Recovery Act and interest at the rate of 12% shall be levied from him for the dues, till the same is realized.
- 15) If the bidder surrender the vacant possession of the building, without any valid reasons from the Board EMD shall be forfeited to the Board. Under any circumstances if the Board

fails to hand over the said building the bidder he is entitled to get refund of the EMD.

The bidder shall not do any act which will affect reputation of the Board, and if he does so, this tender shall stand cancelled and Re-tender will be held by the Board for which he is liable to pay the damage.

16) During the period of this Agreement, if any damage is sustained to the building, due to any act done, by the bidder, the same shall be deducted from the security deposit and if the security deposit is not sufficient to meet the damage, his both movable and immovable property shall be liable for the same.

17) Rooms in the Varanasi Inn, shall not be given to any persons continuously, more than 10 days.

18) All the cases and other disputes in relation to this Agreement shall have to be tried by the courts having jurisdiction at Thrissur.



Those who are prepared to abide by all the above terms and conditions, are required to submit the tender. Copy of the identity card shall be submitted along with the tender. The undersigned reserve full right and power every right to stop the auction, to adjourn the auction or to declare void any auction, if it is found against the interest of the Board. All the tenders shall be submitted in the Proforma attached herewith the tender notice.

Further information can be had from the Office of the Cochin Devaswom Board on working hours in all office days.

Place : Thrissur  
Date: 12/07/2024



Secretary  
COCHIN DEVASWOM BOARD  
Thrissur



**TENDER FORM TO LEASE THE VARANASI INN OWNED BY THE  
COCHIN DEVASWOM BOARD UNDER THE TERMS OF LICENSE**

1. Name :  
2. Address :

PHOTO

3. Name of father :  
4. Mobile No. :  
5. Nation :  
6. State :  
7. District :  
8. Taluk :  
9. Village :  
10. Aadhaar Card No. :  
(Copy to be attached)  
11. Details of the room to be allotted:  
a) Building No. :  
b) Rate for Sq.Ft :  
12. Period of Agreement : 3 years.  
(Put the \_/ mark)

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- 2) The Earnest Money Deposit is limited to Rs. 30,000/-
- 3) Once the process of auction/Tender is completed and the highest bidder is selected, the EMD shall be returned to all other persons who participated in the auction. The Earnest Money Deposit made by the highest bidder shall be refunded to him only after the lease period is over or the EMD shall be adjusted towards the Security deposit.
- 4) It should be specifically made clear in the tender form, that the period of the License agreement, shall be from 03/08/2024 to 31/03/2027.
- 5) The person, who submitted the tender is bound to pay, in advance, the total tender amount/lease amount, for the Inn,

for a period of one year within 15 days of the receipt of the order issued by the Devaswom Board and the subsequent tender amount/lease amount shall pay within 30 days before the end of each year and obtain the receipts and if he defaults more than 30 days, this agreement shall stand cancelled and re tender will be held at the risk and cost of the tenderer who fail to obey the Tender rules.

- 6) Lease amount for 6 months shall be deposited by the bidder, as Security deposit before executing the license Agreement and the same amount shall be returned to him without interest, after the license period if there is no liability on his part.
- 7) The bidder shall execute a License Agreement in Stamp Paper under the provisions of the Kerala Stamp Act, at his own expenses and submit to the Board.
- 8) A part from the tender amount, the bidder shall be liable to pay GST as per Law and he shall pay the Electricity charges, water

charges etc of the said building. The bidder is liable to pay the building tax and land tax of the said building during the period of the license agreement and the same shall be refunded to him, or adjusted towards the rent of the said building.

9) The License Agreement shall be executed in the proforma recognized by the Cochin Devaswom Board. The bidder has no right to add any clause or omit any provisions in the agreement.

10) The bidder shall remit the License fees of the said building for one year, including the GST, within 15 days of the receipt of the order of the Board in Cochin Devaswom Board Office and execute the License Agreement in the stamp paper and receive the key of the Inn from the Board. If he fails to do so, the order issued by the Board shall stand cancelled. And if the bidder has failed to execute the Lease Agreement and to receive the keys,

after remitting all the amounts, the amounts remitted by him, shall be forfeited, without any notice.

11) The bidder shall remove all the waste generated in the building at his own cost and without causing any inconvenience to the public, or other buildings, and the waste shall be removed without causing any damage to the said building. If he fails to do so, he is liable for all the damages sustained to the board. The waste disposal plants, as prescribed by the local self Govt. Authority shall be installed by him at his own cost. The removal of the waste shall not be the responsibility of Board.

12) The bidder shall not transfer the possession or sub let the building to anybody, and he shall not make any alterations or improvements to the said building without the previous sanction of the Board, such alteration or improvements shall be done only under the supervision of the officials of the Cochin Devaswom Board Maramath Wing. No alteration or

improvements shall be done, which will affect the utility or the strength of the said building. If any such activities are done without the previous consent or permission of the Board, the License shall be terminated without any notice.

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14) If the bidder fails to pay the license fee, all his property shall be attached as per the provisions of Kerala Revenue Recovery Act

and interest at the rate of 12% shall be levied from him for the dues, till the same is realized.

15) If the bidder surrenders the vacant possession of the building, without any valid reasons from the Board EMD shall be forfeited to the Board. Under any circumstances if the Board fails to hand over the said building the bidder he is entitled to get refund of the EMD.

The bidder shall not do any act which will affect reputation of the Board, and if he does so, this tender shall stand cancelled and Re-tender will be held by the Board for which he is liable to pay the damage.

16) During the period of this Agreement, if any damage is sustained to the building, due to any act done, by the bidder, the same shall be deducted from the security deposit and if the security deposit is not sufficient to meet the damage, his both movable and immovable property shall be liable for the same.



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I agree the above mentioned conditions.

Signature :