

# THE PLANTATION CORPORATION OF KERALA LTD

(An ISO 9001:2015 Certified Company under Government of Kerala)

Registered Office: KOTTAYAM-686 004

CIN:U01119KL1962SGC001997

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## FINANCIAL BID DOCUMENT

MD/F-304/

27.11.2025

### **Tender Conditions for the Operation and Management of Plantation Valley Farm Resort, Athirappilly – Submission of Financial Bid – Reg.**

Considering your technical bid, you are selected for participating in the Financial Bid which will be through e-tender-cum-e-auction. Should you be interested to participate in the financial bid, you are hereby requested to submit your best financial offer in the price bid (BOQ) available on the e-portal - <https://etenders.kerala.gov.in>

Please note the following general terms and conditions:

- 1) The successful bidder can operate the Resort for a period of 15 years from the date of signing the agreement with PCK Ltd.
- 2) The possibility of extending the project beyond 15 years on mutually agreed terms and conditions remains open.
- 3) The entire responsibility of maintaining and managing the entire affairs of the Resort, including paying all mandatory fees, taxes, insurance etc. will be vested with the selected party and PCK will have no liability in such matters.
- 4) The entire risk and cost of all activities connected with the running of the Resort and its auxiliary activities will be vested with the successful bidder and PCK will have no liability in such matters.
- 5) Sufficient insurance coverage should be taken by the selected party to cover the risk to lives of people working in the Resort and guests visiting the Resort as well as properties associated with the Resort.

- 6) The total amount of consideration that you wish to quote (total amount in Indian Rupees) for the entire 15 years shall be quoted in **the Price Bid/BOQ available** in the e-portal and the party offering the highest amount after completing the e-auction process will be normally selected.
- 7) Security Deposit (amounting to 10% of the total bid value) is to be remitted at the time of signing the agreement which will be refunded (without any interest) after adjusting any loss/liability within six months from the end of the agreement period. The mode of payment of security deposit (e.g. crediting the amount to PCK's account or submitting a bank guarantee etc.) can be negotiated at time of signing the agreement.
- 8) In case of any breach of contract by the party, the security deposit will be forfeited and a fresh tendering process will be initiated at the risk and cost of the party.
- 9) The total financial consideration (in Indian Rupees) for the entire 15 years of operation, shall be remitted at the beginning of each year as yearly payments as per the schedule given in the table below:

<b>Year</b>	<b>% of Total Bid</b>
1	6%
2	7%
3	7%
4	10%
5	10%
6	10%
7	20%
8	10%
9	5%
10	4%

11	3%
12	3%
13	2%
14	2%
15	1%

**Notes:**

- First three years payment (amounting to a total of 20% of the total bid amount) should be paid in advance along with a security amount (which can be negotiated before signing the agreement) at the time of signing the agreement.
- All annual payments are to be paid at the beginning of the year.

10) Starting date for making the payments to PCK will be counted from the date of signing the agreement between PCK and the selected party.

11) While operating the Plantation Valley Farm Resort as per the mutual agreement, the selected party can make improvements or additions to the fixed assets as the party deems fit for the better operations and for the convenience to customers. The following conditions are binding on the party in this respect:

- a) A written consent from PCK should be obtained before starting such works.
- b) Advance intimation should be given to PCK at least two weeks before starting the work.
- c) The successful bidder shall co-ordinate with PCK Ltd. for obtaining necessary sanctions for taking up such works from the local authority/ Government Departments
- d) Detailed schedule, design, technical specifications, estimations, etc. of the work shall be included in the above intimation to PCK.
- e) While giving the consent for the work, PCK may insist on their inspection or supervision during the work.
- f) No new constructions will be allowed without the consent of the PCK/FD.

- g) All developments made to the property will be the asset of PCK once the agreement is concluded and the selected party will have no rights or claims on the same.
- 12) The period of operation of the agreement is 15 years. At the end of this period the party will transfer the Resort and properties along with any assets created by the party back to PCK or the party can continue the project beyond 15 years, based on mutually agreed terms and conditions at the end of 15 years.
- 13) PCK reserves the right to visit, inspect and monitor the operations, collect any audit evidence, through its officials or representatives.
- 14) All or part of the operations of the Resort can be subject to Audit / Inspection by Government / Tax Authorities and the party has the obligation to provide details and such facilities that is warranted for this purpose.
- 15) Entering into agreement with the selected party will be subject to final clearance from the government.
- 16) A scanned copy of the tender conditions, duly signed on all pages as a token of acceptance of the terms and conditions, shall be uploaded in the technical cover of the e-tender.
- 17) The last date for submitting the financial bid through the e-portal is **05-12-2025 at 02:00 PM**. The financial bids will be opened at **2:00 PM on 06-12-2025** at the PCK Head Office, Kottayam. After opening the financial bids, the e-auction will be conducted on the same day at **4:00 PM**, as per the schedule published in the e-tender portal. The eligible bidders will receive the e-auction notification through email and SMS on the mobile number registered in the portal once the schedule is published. Bidder's representatives are welcome to be present at the opening of the e-tenders and after completion of the e-auction.

KOTTAYAM

Sd/-

Date:

MANAGING DIRECTOR