



**RFP to Operate, Maintain & Transfer  
(OMT), Mohwa Restaurant, Radhanagar  
Village, Swaraj Dweep**

**Corrigendum**

With reference to the RFP to Operate, Maintain and Transfer (OMT), Mohwa Restaurant, Radhanagar Village, Swaraj Dweep, the response to pre-bid queries and the addendum to bids invited have been hosted in the websites <https://eprocure.andaman.gov.in> and <https://aniidco.and.nic.in>

The last date for submission of online bids is 03.00 pm on 21.05.2024. The technical bids will be opened on the same day at 03.30 pm.

General Manager (Projects), ANIIDCO  
F. No. 1-1490/ANIIDCO/HNR/2019-20/249 Dt. 25.04.2024





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**ANDAMAN AND NICOBAR ISLANDS INTEGRATED DEVELOPMENT CORPORATION LTD**  
**(A Government undertaking)**  
**CIN: U74999AN1988SGC000028, GSTIN: 35AACCA4070B1ZB**

**Response to Pre Bid queries for the bids invited for Operate, Maintain and Transfer (OMT) of the Mohwa Restaurant located at Radhanagar, Swaraj Dweep, A & N Islands**

With reference to the bids invited for Operate, Maintain and Transfer (OMT) of the Mohwa Restaurant located at Radhanagar, Swaraj Dweep, A & N Islands and pre-bid meeting held on 08.02.2024, the response to pre bid queries are as under:

S.No.	Pre – bid query	Response
01	Is Mohwa a registered trademark? Will the lessees be allowed to change the name of the restaurant and operate under a different name or brand ?	Successful bidder will have to retain the name Mohwa while operating the Restaurant.
02	Please provide the copies of the following documents: a. Record of Rights (RoR) and sketch map of the land. b. Commercial conversion order c. Coastal Regulation Zone (CRZ) Clearance d. Approved building plan e. Building stability certificate f. Electrical certificate g. Power connection details including connected load available	a) ANIIDCO shall provide copies of relevant documents i.e. Record of Right, Building plan, Building stability certificate and electrical certificate to the successful bidder for obtaining fire clearance and bar license. The list of Documents to be submitted by the successful bidder for fire clearance is as per letter dated 16.03.24 from office of the Inspector Fire Brigade, Swaraj Dweep enclosed as <b>Annexure I</b> and list of documents to be submitted for bar license is as per letter dated 29.02.24 by assistant Commissioner, Excise enclosed as <b>Annexure II</b> b) Successful bidder to obtain power connection on payment of security deposit and charges as applicable and ANIIDCO shall facilitate for the same. Further, successful bidder will have to make own arrangement for backup power supply. Accordingly please refer clause 1.2.2 (g) of Section-II.
03	Will a commercial water connection be provided? If yes, a. What is the quantity if water supply per day ? b. Is there an overhead tank available? If so , please specify the capacity.	a) APWD will supply water from the existing connection on payment of charges as applicable. It is estimated that during Monsoon season portable water of 5000 Ltrs. can be supplied per day and during summer, 3000 Ltr. Water can be supplied at alternate day, that also depends upon availability at following Nallah source and after

S.No.	Pre – bid query	Response
	c. Is there an underground storage sump available? If so, please specify the capacity.	<p>fulfilment of local residence requirement only. Any additional water requirement has to be arranged by the successful bidder at their own cost.</p> <p>b) An open area of 112.85 sq.mtr. on the rear side of the restaurant shall be provided to the successful bidder for utilities like prefabricated toilets, overhead/ water storage tank, ETP, etc. A layout map showing the open area for installation of utilities is enclosed as <b>Annexure III</b></p> <p>Please refer to Addendum of the clause 1.2.2 (a) of Section-II of RFP and clause 2.2 (a) of the Rent Agreement regarding scope of work.</p>
04	Is there an existing FOG (Fog, Oil and Grease) Tank and Effluent Treatment Plant (ETP) on the premises, which is mandatory for obtaining Consent to Operate (CTO)? Please provide details.	An open area of 112.85 sq.mtr. on the rear side of the restaurant shall be provided to the successful bidder for utilities like prefabricated toilets, overhead/ water storage tank, ETP, etc. A layout map showing the open area for installation of utilities is enclosed as <b>Annexure III</b>
05	If the FOG and ETP is not available, will the lessees be permitted to construct them?	Please refer to Addendum of the clause 1.2.2 (a) of Section-II of RFP and clause 2.2 (a) of the Rent Agreement regarding scope of work.
06	What extent of renovation is allowed for the property, and will prior approval from the Town & Country Planning Department be required?	Please refer to clause 1.2.2(b) of Section II of the RFP and clause 2.2 (b) & 25 of the Rent Agreement regarding renovation and maintenance of the building.
07	We recommend allowing about 100 sq. mtr. of outdoor area seating for guests.	<p>An open area of 208.44 sq.mtr. will be provided to the successful bidder for outdoor seating facility adjacent to the Restaurant as indicated in the proposed site layout enclosed as <b>Annexure III</b> . However, no construction of any building or shed shall be permitted except placing of outdoor furniture, outdoor umbrella subject to landscape plan approved by ANIIDCO</p> <p>Please refer to Addendum of the clause 1.2.2 (a) of Section-II of RFP and clause 2.2 (a) of the Rent Agreement regarding scope of work.</p>
08	Bar license for sale of alcoholic beverages should be included as part of the OMT contract.	Bar license for standalone bar for serving all alcoholic beverages for operation from 04:00 p.m. to 10:00 p.m. shall be granted as per the Excise Policy to the successful bidder on compliance of the documents as per letter dated 29.02.24 by Assistant Commissioner, Excise enclosed as <b>Annexure II</b> .
09	The premises should also be allowed to serve alcoholic beverages like Gin, vodka and cocktails made from them apart from Beer & Wine.	Please refer to Addendum of the clause 1.2.1 (b), 1.2.2 (c), 1.2.2 (j) of Section-II of RFP and clause 2.1 (b), 2.2 (c), 2.2 (j), of the Rent Agreement regarding scope of work.
10	We propose that the lease period should be minimum of 10 years, renewable for an additional 5 years.	The rent period will be 5 years and no change proposed in the RFP.

S.No.	Pre – bid query	Response
11	At Radhanagar, Swaraj Dweep the beach is open till 9.00 pm. We recommend allowing guest in the restaurant until 11.00 pm. Kindly confirm whether the restaurant will be permitted to operate till 11.00 pm?	<p>Bar license for standalone bar for serving all alcoholic beverages for operation from 04:00 p.m. to 10:00 p.m. shall be granted as per the Excise Policy to the successful bidder on compliance of the documents as per letter dated 29.02.24 by Assistant Commissioner, Excise enclosed as <b>Annexure II</b>.</p> <p>Please refer to Addendum of the clause 1.2.1 (b), 1.2.2 (c), 1.2.2 (j) of Section-II of RFP and clause 2.1 (b), 2.2 (c), 2.2 (j), of the Rent Agreement regarding scope of work.</p>
12	There are no toilets / restrooms in the Mohwa Restaurant, could you please specify which toilet will be allowed to be used by the guest of restaurant ?	<p>An open area of 112.85 sq.mtr. on the rear side of the restaurant shall be provided to the successful bidder for utilities like prefabricated toilets, overhead/ water storage tank, ETP, etc. A layout map showing the open area for installation of utilities is enclosed as <b>Annexure III</b>.</p> <p>Please refer to Addendum of the clause 1.2.2 (a) of Section-II of RFP and clause 2.2 (a) of the Rent Agreement regarding scope of work.</p>
13	As per Excise Policy, the standalone bar operation time is from 4.00 pm to 10.00 pm. We would request that the operating hours for Mohwa restaurant to be from 11.00 am to 11.00 pm, similar to the time granted to the hotels as per the excise policy.	<p>Bar license for standalone bar for serving all alcoholic beverages for operation from 04:00 p.m. to 10:00 p.m. shall be granted as per the Excise Policy to the successful bidder on compliance of the documents as per letter dated 29.02.24 by Assistant Commissioner, Excise enclosed as <b>Annexure II</b>.</p> <p>Please refer to Addendum of the clause 1.2.1 (b), 1.2.2 (c), 1.2.2 (j) of Section-II of RFP and clause 2.1 (b), 2.2 (c), 2.2 (j), of the Rent Agreement regarding scope of work.</p>
14	The kitchen at Mohwa Restaurant requires major renovation. We should be allowed to undertake major renovation in the kitchen area?	Please refer to clause 1.2.2(b) of Section II of the RFP and clause 2.2 (b) & 25 of the Rent Agreement regarding renovation and maintenance of the building.
15	A Lease deed is to be executed. Could you please provide information on the valuation of the land and the applicable stamp duty and registration fees that will be levied for the lease deed? And, who will bear the cost?	Stamp Duty for registration of the Rent Agreement to be paid as per the rules and A N Gazette Notification Order no. 277 dated 22.10.2019 or any other latest order by the successful bidder.
16	5% increase rent every year	Please refer clause 8 of the Rent Agreement Section IV regarding increase in rent annually by 5%.
17	What about renovation amount and would it be shared by ANIIDCO?	Please refer to clause 1.2.2(b) of Section II of the RFP and clause 25 of the Rent Agreement regarding renovation and maintenance of the building.
18	5 years contract period is less, increase 10-15 years	The rent period will be 5 years and no change proposed in the RFP.
19	One year bank guarantee or one year rent advance is not possible – kindly choose any one option.	Please refer to clause 6 and clause 8 of the Rent Agreement Section IV regarding security deposit and payment of rent.

S.No.	Pre - bid query	Response
20	If possible Mohwa Restaurant adjoining area with kaccha fencing 100-150 sq. mtr for sitting?	An open area of 208.44 sq.mtr. will be provided to the successful bidder for outdoor seating facility adjacent to the Restaurant as indicated in the proposed site layout enclosed as <b>Annexure III</b> . However, no construction of any building or shed shall be permitted except placing of outdoor furniture, outdoor umbrella or prefabricated flooring deck.  Please refer to Addendum of the clause 1.2.2 (a) of Section-II of RFP and clause 2.2 (a) of the Rent Agreement regarding scope of work.
21	What about off season rent from May to August?	Please refer to clause 8 of the Rent Agreement Section IV regarding payment of rent.
22	Access to the beach at Radhanagar gets closed at 06.00 pm, would it be open for the guests when the restaurant is operational?	Bar license for standalone bar for serving all alcoholic beverages for operation from 04:00 p.m. to 10:00 p.m. shall be granted as per the Excise Policy to the successful bidder on compliance of the documents as per letter dated 29.02.24 by Assistant Commissioner, Excise enclosed as <b>Annexure II</b> .  Please refer to Addendum of the clause 1.2.1 (b), 1.2.2 (c), 1.2.2 (j) of Section-II of RFP and clause 2.1 (b), 2.2 (c), 2.2 (j), of the Rent Agreement regarding scope of work.
23	What will be the Bar timing?	
24	Soft licence for serving beer, wine and others provided by you or we've to apply for the same. If we apply for the license then it will take time for the license 6-8 months and what about the rent, would it be applied from the day one or when the license gets issued to us?	

The last date for submission of online bids and submission of original EMD and cost of the tender as per Section 1 of the RFP document is extended to 03.00 pm on 21.05.2024. The technical bids will be opened on the same day at 03.30 pm.

  
25/4/24

Sr. Manager (Projects) i/c

F. No. 1-1490/ANIIDCO/HNR/2019-20/249

Dated: 25.04.2024

M/1100/2023-IFB-SWDP(Fire)-POLICE\_AN

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## OFFICE OF THE INSPECTOR FIRE BRIGADE

निरीक्षक अग्निशमन का कार्यालय

SWARAJ DWEEP/स्वराज द्वीप

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To,

✓ The Sr Manager (Projects),  
ANIIDCO,  
Port Blair.

**SUB :Report of fire audit of Mohwa Restaurant at Radhanagar,  
Swaraj Dweep.**

Sir,

As per the direction, the Mohwa Restaurant was inspected and the following fire fighting arrangements and safety requirements are to be adopted for running the Restaurant-

1. Approved building plan of the building is required.
2. 01 CO2 (4.5kg) extinguisher to be provided in both floors.
3. 01 ABC(6kg) extinguisher to be provided in both floors.
4. Emergency lights in the both floors till assembly point as per requirement for evacuation.
5. Centralized detection system with MCP and alarms incorporated to be provided in the building.
6. The bamboo chattai and other combustible material in the building to be treated with fire retardant solution to reduce the intensity and fast spread of fire.
7. 04 nos. fire bucket to be provided at ground floor.
8. Exit signages, way to assembly point and fire/evacuation plan to be provided as per the building requirement.
9. 01 nos. hose reel hose with water pressure maintained at 3.5 bar having water tank capacity of at least 5000ltrs, to be provided as per norms as the distance from the fire station is more than 10km approximately.
10. If bar is proposed, then a separate room made of non-combustible material is to be made available to store the liquor as per petroleum rules.
11. Trained staffs should be available to operate the equipment, to maintain the equipment, to maintain relevant registers, etc.

For information please,

**Signed by John Edwin  
Fernandez  
Date: 16-03-2024 22:33:48  
Reason: Approved**



F.No. 7-439/LS/2014/Vol-III/1207  
उपायुक्त का कार्यालय  
**OFFICE OF THE DEPUTY COMMISSIONER**  
दक्षिण अंडमान जिला  
**DISTRICT OF SOUTH ANDAMAN**  
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Port Blair, dated the 27<sup>th</sup> Feb. 2024

To

The General Manager (Projects)  
ANIIDCO Ltd., Vikash Bhavan,  
Port Blair


Sub- Response to pre bid queries regarding outsourcing of Mohwa  
Restaurant - regarding

Sir,

This is with reference to your letter vide F.No.1-  
1490/ANIIDCO/HNR/2019-20/3804 dated 12<sup>th</sup> February 2024 on the  
subject cited above, the requisite information pertaining to excise department  
are enclosed herewith.


Yours faithfully

Encl: As above

  
Assistant Commissioner (Excise)  
South Andaman District

Copy to :

1. the PA to DC(SA) for kind information of Deputy Commissioner(South Andaman) please.

  
Assistant Commissioner (Excise)  
South Andaman District

**Pre-bid queries for OMT of Mohwa Restaurant, Radhanagar, Swaraj Dweep**

S.No.	Pre - bid query	Department	Response
<b>Hoteliers Association of A&amp;N Islands</b>			
02	<p>Please provide the copies of the following documents:</p> <ol style="list-style-type: none"> <li>Record of Rights (RoR) and sketch map of the land.</li> <li>Commercial conversion order</li> <li>Coastal Regulation Zone (CRZ) Clearance</li> <li>Approved building plan</li> <li>Building stability certificate</li> <li>Electrical certificate</li> <li>Power connection details including connected load available</li> </ol>	<p>Tourism Department /Excise Department to confirm the documents required for obtaining Bar License.</p>	<ol style="list-style-type: none"> <li>Affidavit as per the latest guidelines dated 18.11.2008 issued by the A&amp;N Administration and its amended order No. 2586 dated 13.07.2010</li> <li>Approved building plan by concerned gram panchayat/ PBMC</li> <li>Experience Certificate</li> <li>Fire clearance certificate from CFO</li> <li>Fire insurance of the building</li> <li>Food license in form 'C'</li> <li>Land Commercial Order</li> <li>Recent Record of right of land (ROR)</li> <li>Proof of identity of Applicant</li> <li>Land Sketch Map</li> <li>NOC from PBMC/Gram Panchayat (No Due Certificate)</li> <li>NOC of the recorded tenant of the land</li> <li>PAN Card of Applicant</li> <li>Partnership deed, if applicable</li> <li>Incorporation Certificate/Memorandum of Association, if applicable</li> <li>Photograph of Applicant</li> <li>Photograph of the Bar</li> <li>Photograph of the building</li> <li>Photograph of the kitchen</li> <li>Photograph of the restaurant</li> <li>POS Machine / Cashless transaction receipt</li> <li>Proof of age of Applicant</li> <li>Proof of residence of applicant</li> <li>Hygiene Certificate.</li> <li>Recent IT Return of applicant</li> <li>VAT registration certificate</li> <li>Rent Agreement / Lease Deed</li> <li>Report from Tehsildar and CID</li> </ol>



S.No.	Pre - bid query	Department	Response
08	Bar license for sale of alcoholic beverages should be included as part of the OMT contract.	ANIIDCO/Excise Department	NOC will be issued by Excise Department to the applicant for grant of Bar License subject to fulfilment of all conditions as per Excise Regulations, Rules, Policy and directions from time to time.
09	The premises should also be allowed to serve alcoholic beverages like Gin, vodka and cocktails made from them apart from Beer & Wine.	ANIIDCO/Excise Department	Yes, as per the excise policy enforce.
	As per Excise Policy, the standalone bar operation time is from 4.00 pm to 10.00 pm. We would request that the operating hours for Mohwa restaurant to be from 11.00 am to 11.00 pm, similar to the time granted to the hotels as per the excise policy.	Excise Department	Timing will be as per the Excise Policy.

S.No.	Pre - bid query	Department	Response
<b>Anju Coco Resto</b>			
08	What will be the Bar timing?	Excise Department	As per Excise Policy
09	Soft licence for serving beer, wine and others provided by you or we've to apply for the same. If we apply for the license then it will take time for the license 6-8 months and what about the rent, would it be applied from the day one or when the license gets issued to us?	Excise Department	There is no provision for soft License.

  
 Assistant Commissioner (Excise)  
 Office of the Deputy Commissioner (SA)  
 Port Blair





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ANDAMAN AND NICOBAR ISLANDS INTEGRATED DEVELOPMENT CORPORATION LTD

(A Government undertaking)

CIN: U74999AN1988SGC000028, GSTIN: 35AACCA4070B1ZB

Addendum to the bids invited for Operate, Maintain and Transfer (OMT) of the Mohwa Restaurant located at Radhanagar, Swaraj Dweep, A & N Islands

Sl. No	Clause No.	Existing Clause	Amendment
<b>RFP</b>			
1.	Clause 1.2.1	<p><b>1.2 Scope of Work</b></p> <p>1.2.1 The scope of work shall consist of:</p> <p>a. Renovate and maintain the Mohwa Restaurant.</p> <p>b. Operation of Mohwa Restaurant and bar having license to sell soft liquor like beer/ wine/RTD for a period of 05 years.</p> <p>c. Deploy trained manpower for operation of Mohwa Restaurant.</p> <p>d. Compliance of all applicable laws, registration of Mohwa Restaurant etc.</p> <p>e. Handing over of the Mohwa Restaurant building to ANIIDCO in good working condition, on completion of the rent period.</p>	<p><b>1.2 Scope of Work</b></p> <p>1.2.1 The scope of work shall consist of:</p> <p>a. Renovate, maintain and operate the Restaurant.</p> <p>b. Operation of Mohwa Restaurant and bar having license for standalone bar for serving all alcoholic beverages for operation from 04:00 p.m. to 10:00 p.m as per Excise Policy for a period of 05 years.</p> <p>c. Deploy trained manpower for operation of Mohwa Restaurant.</p> <p>d. Compliance of all applicable laws, registration of Mohwa Restaurant etc.</p> <p>e. Handing over of the Mohwa Restaurant building to ANIIDCO in good working condition, on completion of the rent period.</p>
2.	Clause 1.2.2	<p>a. The successful bidder shall be permitted to use the Mohwa restaurant building as per site map enclosed as <b>Annexure – I</b> subject to the general control of the ANIIDCO/ Directorate of Tourism, A&amp;N Administration.</p>	<p>a. The successful bidder shall be permitted to use the Mohwa restaurant building and a total open area measuring 321.29 sq. mtrs as per enclosed layout map subject to the general control of the ANIIDCO/ Directorate of Tourism, A&amp;N Administration. Open area consisting of 112.85 sq. mtr shall be provided to the successful bidder for utilities like prefabricated</p>

Sl. No	Clause No.	Existing Clause	Amendment
		<p>b. The successful bidder shall be allowed to utilize the Mohwa Restaurant and carryout renovation and maintenance of the building, subject to prior intimation to ANIIDCO and Directorate of Tourism but shall not be permitted to carry out any additional construction or modification of the building including structural changes. Any renovation expenses will be the sole responsibility and liability of the bidder and ANIIDCO will not bear any responsibility for any cost including for any part of the renovation costs as re-imbursement or payment to the bidders.</p> <p>c. The building shall be utilized only for operation of cafe, restaurant and sale of soft liquor like beer/wine/RTD and not for any other liquor.</p> <p>d. All the operating expenses, cost of raw material, maintenance charges, annual maintenance charges, utility charges, taxes and cesses, etc. shall be borne by the successful Bidder.</p>	<p>toilets, overhead/ water storage tank, ETP, etc. and open area of 208.44 sq. mtr will be provided to the successful bidder for outdoor seating. However, no construction of any building or shed shall be permitted except placing of outdoor furniture &amp; outdoor umbrella subject to landscape plan approved by ANIIDCO.</p> <p>b. The successful bidder shall be allowed to utilize the Mohwa Restaurant and carryout renovation and maintenance of the building, subject to prior intimation to ANIIDCO and Directorate of Tourism but shall not be permitted to carry out any additional construction or modification of the building including structural changes. Any renovation expenses will be the sole responsibility and liability of the bidder and ANIIDCO will not bear any responsibility for any cost including for any part of the renovation costs as re-imbursement or payment to the bidders.</p> <p>c. The building shall be utilized only for operation of cafe, restaurant and bar. It will be the responsibility of the successful bidder to obtain necessary bar license for standalone bar for serving all alcoholic beverages for operation from 04:00 p.m. to 10:00 p.m. on compliance of the Excise and other rules.</p> <p>d. All the operating expenses, cost of raw material, maintenance charges, annual maintenance charges, utility charges, taxes and cesses, etc. shall be borne by the successful Bidder.</p>

Sl. No	Clause No.	Existing Clause	Amendment
		<p>e. The successful bidder shall be permitted to operate the restaurant/bar as per the timing prescribed under applicable law/Excise Rule of A &amp; N Administration.</p> <p>f. The successful bidder shall also install CCTV at the premises with one month recording backup.</p> <p>g. Tourism Department and ANIIDCO will facilitate the successful bidder to obtain electrical and water connection on payment of applicable charges, however, it will be the responsibility of successful bidder to arrange for backup supply.</p> <p>h. The existing common toilet facility available in Radhanagar beach shall be utilized for guest of the restaurant and bidder has to make arrangements for its maintenance.</p> <p>i. The successful bidder shall not assign or sub-let the property/contract or create any charge on property.</p> <p>j. The successful bidder shall be free to decide the menu rate for operation of Mohwa Restaurant and for operation of bar selling soft liquor like beer/wine/RTD, however, it will be the responsibility of the successful bidder to obtain necessary license for operation of bar selling soft liquor like beer/wine/RTD, food license, fire clearance, etc.</p> <p>k. It will be the responsibility of the successful bidder for installation of furniture, equipment, etc. for operation of the</p>	<p>e. The successful bidder shall be permitted to operate the restaurant/bar as per the timing prescribed under applicable law/Excise Rule of A &amp; N Administration.</p> <p>f. The successful bidder shall also install CCTV at the premises with one month recording backup.</p> <p>g. Tourism Department and ANIIDCO will facilitate the successful bidder to obtain electrical and water connection on payment of applicable charges, however, it will be the responsibility of successful bidder to arrange for backup supply.</p> <p>h. The existing common toilet facility available in Radhanagar beach shall be utilized for guest of the restaurant and bidder has to make arrangements for its maintenance.</p> <p>i. The successful bidder shall not assign or sub-let the property/contract or create any charge on property.</p> <p>j. The successful bidder shall be free to decide the menu rate for operation of Mohwa Restaurant and for operation of bar, however, it will be the responsibility of the successful bidder to obtain necessary license for operation of bar, food license, fire clearance, etc.</p> <p>k. It will be the responsibility of the successful bidder for installation of furniture, equipment, etc. for</p>



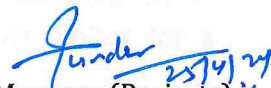
Sl. No	Clause No.	Existing Clause	Amendment
		<p>restaurant and at the end of the rent period of 5 years, vacant possession of the building shall be handed over in good condition. It will be the responsibility of the successful bidder to carry out any repair &amp; maintenance of the building during the rent period with prior intimation to ANIIDCO and Directorate of Tourism.</p> <p>l. No terminal payment shall be made at the end of the rent period of 5 years. Cost towards any damage to the building shall be recovered from the performance security of the successful bidder.</p> <p>m. Successful bidder is also expected to carry out the inspection of the building to satisfy itself regarding the condition of the building, availability of power &amp; water, toilet facility, space for guest, kitchen, etc. No deficiency regarding condition of the building, non availability of power, water, toilet facility, etc. shall be entertained.</p>	<p>operation of the restaurant and at the end of the rent period of 5 years, vacant possession of the building shall be handed over in good condition. It will be the responsibility of the successful bidder to carry out any repair &amp; maintenance of the building during the rent period with prior intimation to ANIIDCO and Directorate of Tourism.</p> <p>l. No terminal payment shall be made at the end of the rent period of 5 years. Cost towards any damage to the building shall be recovered from the performance security of the successful bidder.</p> <p>m. Successful bidder is also expected to carry out the inspection of the building to satisfy itself regarding the condition of the building, availability of power &amp; water, toilet facility, space for guest, kitchen, etc. No deficiency regarding condition of the building, non availability of power, water, toilet facility, etc. shall be entertained.</p>
<b>Rent Agreement</b>			
3.	Clause 2.1	<p><b>2. SCOPE OF WORK</b></p> <p>2.1 The scope of the Project shall be as described in project particulars (Clause 1.2 of Section-II) of the Bid document read with this Agreement and shall include performance and execution by the TENANT to:</p> <p>a. Renovate and maintain the Mohwa Restaurant</p> <p>b. Operation of Mohwa Restaurant and bar having license to sell soft liquor like beer/ wine/RTD for a period of 05 years.</p>	<p><b>2. SCOPE OF WORK</b></p> <p>2.1 The scope of the Project shall be as described in project particulars (Clause 1.2 of Section-II) of the Bid document read with this Agreement and shall include performance and execution by the TENANT to:</p> <p>a. Renovate, maintain and operate the Restaurant.</p> <p>b. Operation of Mohwa Restaurant and bar having license for standalone bar for serving all alcoholic beverages for operation from 04:00 p.m. to 10:00 p.m as per Excise Policy for a</p>

Sl. No	Clause No.	Existing Clause	Amendment
		<ul style="list-style-type: none"> <li>c. Deploy trained manpower for operation of Mohwa Restaurant.</li> <li>d. Compliance of all applicable laws, registration of Mohwa Restaurant etc.</li> <li>e. Handing over of the Mohwa Restaurant building to ANIIDCO in good working condition, on completion of the rent period.</li> </ul>	<p>period of 05 years.</p> <ul style="list-style-type: none"> <li>c. Deploy trained manpower for operation of Mohwa Restaurant.</li> <li>d. Compliance of all applicable laws, registration of Mohwa Restaurant etc.</li> <li>e. Handing over of the Mohwa Restaurant building to ANIIDCO in good working condition, on completion of the rent period.</li> </ul>
4.	Clause2.2	<p>2.2 a. The TENANT shall be permitted to use the Mohwa restaurant building as per site map enclosed as <b>Annexure – I</b> subject to the general control of the ANIIDCO/Directorate of Tourism, A&amp;N Administration.</p> <ul style="list-style-type: none"> <li>b. The successful bidder shall be allowed to utilize the Mohwa Restaurant and carryout renovation and maintenance of the building, subject to prior intimation to ANIIDCO and Directorate of Tourism but shall not be permitted to carry out any additional construction or modification of the building including structural changes.</li> <li>c. The TENANT shall utilize the building only for operation of cafe, restaurant and sale of soft liquor like beer/wine/RTD</li> </ul>	<p>2.2 a. The TENANT shall be permitted to use the Mohwa restaurant building and a total open area measuring 321.29 sq. mtrs as per enclosed layout map subject to the general control of the ANIIDCO/ Directorate of Tourism, A&amp;N Administration. Open area consisting of 112.85 sq. mtr shall be provided to the TENANT for utilities like prefabricated toilets, overhead/ water storage tank, ETP, etc. and open area of 208.44 sq. mtr will be provided to the TENANT for outdoor seating. However, no construction of any building or shed shall be permitted except placing of outdoor furniture &amp; outdoor umbrella subject to landscape plan approved by ANIIDCO.</p> <ul style="list-style-type: none"> <li>b. The successful bidder shall be allowed to utilize the Mohwa Restaurant and carryout renovation and maintenance of the building, subject to prior intimation to ANIIDCO and Directorate of Tourism but shall not be permitted to carry out any additional construction or modification of the building including structural changes.</li> <li>c. The TENNAT shall utilize the building only for operation of cafe, restaurant and bar. It will be</li> </ul>

Sl. No	Clause No.	Existing Clause	Amendment
		<p>and not for any other liquor.</p> <p>d. All the operating expenses, cost of raw material, maintenance charges, annual maintenance charges, utility charges, taxes and cesses, etc. shall be borne by the TENANT.</p> <p>e. The TENANT shall be permitted to operate the restaurant/bar as per the timing prescribed under applicable law/Excise Rule of A &amp; N Administration</p> <p>f. The TENANT shall also install CCTV at the premises with one month recording backup.</p> <p>g. The TENANT shall obtain electrical and water connection on payment of applicable charges, however, it will be the responsibility of TENANT to arrange for backup supply.</p> <p>h. The TENANT shall utilize the existing common toilet facility available in Radhanagar beach for the guests of the restaurant and TENANT has to make arrangements for its maintenance.</p> <p>i. The TENANT shall not assign or sub-let the property/contract or create any charge on property.</p> <p>j. The TENANT shall be free to decide the menu rate for operation of Mohwa Restaurant and for operation of bar selling soft liquor like beer/wine/RTD, however, it will be the responsibility of the TENANT to obtain necessary license for operation of bar selling soft liquor like beer/wine/RTD, food license, fire clearance, etc.</p>	<p>the responsibility of the TENANT to obtain necessary bar license for standalone bar for serving all alcoholic beverages for operation from 04:00 p.m. to 10:00 p.m. on compliance of the Excise and other rules.</p> <p>d. All the operating expenses, cost of raw material, maintenance charges, annual maintenance charges, utility charges, taxes and cesses, etc. shall be borne by the TENANT.</p> <p>e. The TENANT shall be permitted to operate the restaurant/bar as per the timing prescribed under applicable law/Excise Rule of A &amp; N Administration.</p> <p>f. The TENANT shall also install CCTV at the premises with one month recording backup.</p> <p>g. The TENANT shall obtain electrical and water connection on payment of applicable charges, however, it will be the responsibility of TENANT to arrange for backup supply.</p> <p>h. The TENANT shall utilize the existing common toilet facility available in Radhanagar beach for the guests of the restaurant and TENANT has to make arrangements for its maintenance.</p> <p>i. The TENANT shall not assign or sub-let the property/contract or create any charge on property.</p> <p>j. The TENANT shall be free to decide the menu rate for operation of Mohwa Restaurant and for operation of bar, however, it will be the responsibility of the TENANT to obtain necessary license for operation of bar, food license, fire clearance, etc.</p>

Sl. No	Clause No.	Existing Clause	Amendment
		<p>k. It will be the responsibility of the TENANT for installation of furniture, equipment, etc. for operation of the restaurant and at the end of the rent period of 5 years, vacant possession of the building shall be handed over in good condition. It will be the responsibility of the TENANT to carry out any repair &amp; maintenance of the building during the rent period subject to prior intimation to ANIIDCO and Directorate of Tourism.</p> <p>l. No terminal payment shall be made at the end of the rent period of 5 years. Cost towards any damage to the building shall be recovered from the performance security of the successful bidder.</p>	<p>k. It will be the responsibility of the TENANT for installation of furniture, equipment, etc. for operation of the restaurant and at the end of the rent period of 5 years, vacant possession of the building shall be handed over in good condition. It will be the responsibility of the TENANT to carry out any repair &amp; maintenance of the building during the rent period subject to prior intimation to ANIIDCO and Directorate of Tourism.</p> <p>l. No terminal payment shall be made at the end of the rent period of 5 years. Cost towards any damage to the building shall be recovered from the performance security of the successful bidder.</p>

The last date for submission of online bids and submission of original EMD and cost of the tender as per Section 1 of the RFP document is extended to 03.00 pm on 21.05.2024. The technical bids will be opened on the same day at 03.30 pm.

  
 Sr. Manager (Projects) i/c  
 F. No. 1-1490/ANIIDCO/HNR/2019-20/249  
 Dated: 25.04.2024

## LAYOUT MAP

