

GOVT. OF ASSAM
OFFICE OF THE DEPUTY COMMISSIONER,
SIVASAGAR
(DEVELOPMENT BRANCH)

No: DEV/291/2023-DEV-SIV

NOTICE INVITING QUOTATION

Sealed Quotations are invited affixing court fee stamp of Rs.8.25 from intending individuals/ farms for leasing of the **Bird Watching Tower** situated on the eastern bank of Sivasagar Tank and utilize this for tourism promotion, to convert into a Travelers Café cum Restaurant, Information and Booking counter, a hangout/ entertainment and a place for refreshment for the locals as well as Tourists and to convert this property into a tourist's attraction.

General Terms & Conditions:

1. The Deputy Commissioner, Sivasagar shall have the right to accept or reject any quotation without assigning any reason thereof.
2. The quotationers must submit Quotation of Annual rent, Photograph self attested copies of identity proof, address proof, PAN Card along with the Quotation form. Quotation submitted without self attested copies of certificates will be rejected.
3. The Quotationer must submit a copy of financial soundness certificate along with Copy of Bank Passbook with transaction of last 6 (six) months.
4. As the said lease will be for promotion of Tourism, the Quotationer must submit a Powerpoint presentation on his immediate Plan and future plan for the site during scrutiny of Quotations.
5. Records/documents in support of experience of 3 (three) years in relevant field (if any) is to be furnished with the Quotation.
6. The Quotationer whose quotation will be accepted shall have to execute an agreement with the undersigned or any other officer authorized by the Deputy Commissioner, Sivasagar.
7. The Quotations will be received by the ADC (Tourism), Sivasagar upto 15:00 Hrs on 05/04/2023 and will be opened on 05/04/2023 at 15:00 Hrs for verification. Intending tenderers may be present during opening/ verification of the tender documents.

Conditions of lease:

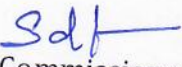
The lease will be followed by the following conditions -

1. **Tourism perspective:** The lessee will primarily utilize the land as a Tourist Information/ interpretation Centre. The lessee will provide necessary guidance to the tourists and develop a network to for visiting the spots of Tourism importance which includes community driven cultural/ traditional

activities, craft making, monuments etc. The Lessee will further promote the Home stays for accommodation of the Tourists keeping regular touch with the Tourist Information Officer, Sivasagar for IEC materials and necessary guidance.

2. **Independence:** The selected Lessee is solely independent in the management of the Bird watch tower area and to carry the commercial activities after approval by the Deputy Commissioner, Sivasagar.
3. **Permission:** The Lessee will take necessary permissions from the competent authorities for electricity, trade license, food and other permanent or temporary permission to carry the operations.
4. **Operational time:** The Lessee is entitled to run/open the property from the first day light till 10 PM during Summer and 9:00 PM during winter or the maximum limit set by District Administration of Sivasagar.
5. **Renovation, Construction and Installation:** The Lessee can renovate the existing building (without damaging the core of foundation) and its premises which may includes construction of a **Wash Room** (1-2 toilets, 1 septic tank and 1 bathroom), **the boundary and gate** (either by metal fence on concrete base or wooden or concrete or similar), **the lawn** with landscaping and paver block/concrete, install outdoor shed and umbrellas, installation of **first floor balcony roof**. The renovation works also may include the doors, windows, floors, walls, kitchen (water, wash basin, exhaust system, cooking/cutting slab, power board for mixture grinder, refrigerator), outdoor water tap, bonfire areas, modify the front room of ground floor into a counter, first floor room, 2nd floor room, may use to accommodate team/ staff/ guests, verandah into a store room space/ barbeque space etc. Installation may also include tourist maps, information boards, counters, advertisement/ display boards, projector and screen, decoration and halogen lights, branding and advertisements, fan/ AC, security cameras at its surroundings and premises, pre-pitched tent for accommodation of team/staff (security purpose), semi-permanent store area, power generator etc according to the requirement of the establishment. For any type of infrastructure development, prior permission from Deputy Commissioner, Sivasagar will have to be taken invariably.
6. **Investment:** First phase of investment by the **Lessee is at least Rs. 05 lakhs**. Additional and eventual requirement will have to be Bourne by the lessee on approval from Deputy Commissioner, Sivasagar.
7. **Annual Rent:** The Lessee will have to pay the yearly rent as quoted in the Quotation in advance.
8. **Rental Relaxation:** In case of Bandh and Lockdown, the Lessee is exempted from paying the rental for the affected months. Such records will be maintained by the O/O the Deputy Commissioner, Sivasagar.
9. **Maintenance of property:** The Lessee will maintain the property as the way or better way than they have received.

10. **Safety & Security:** In case of any security issues from anyone, the District Administration will assist the Lessee by providing all possible administrative and legal support.
11. **Quality of food:** The lessee will provide hygienic food and beverages to the visitors at a rate negotiated with the District Administration. The food so served will be inspected by the Food Safety Officer, Sivasagar without prior notice. For any public complaints as regards to food and hygiene, the lessee will be solely responsible.
12. If any or both the parties (i.e. District Administration and Lessee) want to dissolve the MOU on mutual terms, they can do it within a 3 months' notice to each other. The Lessee will not be entitled to take-away the fixed furniture and fixture. However, the lessee will be entitled to take away the temporary furniture, utensils, decorative etc.
13. **Dispute Resolution:** Disputes if any is under Sivasagar jurisdiction.


Deputy Commissioner,
Sivasagar

Copy to:-

1. The Tourist Information Officer, Sivasagar.
2. The DIPRO, Sivasagar for wide publicity.
3. Notice Board, DC's Office, Sivasagar.