

**EXPRESSION OF INTEREST FOR
ALLEPPEY HERITAGE RESTAURANT,
ALAPPUZHA HERITAGE PROJECT AT
NEW MODEL COIR LIVING MUSEUM BUILDING**



ALAPPUZHA
HERITAGE PROJECT

Alappuzha Heritage Project

Department of Tourism, Govt. of Kerala

The New Model Coir society building, CCNB Road, Sea view ward, Alappuzha - 688001

Ph: +91 73062 07195

OFFICE ADDRESS

MUZIRIS PROJECTS LIMITED

Muziris International Research & Convention Centre, P.O. Pullut, Kodungallur, Thrissur, Kerala - 680663

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EXPRESSION OF INTEREST

ALAPPUZHA HERITAGE PROJECT - COIR LIVING MUSEUM

Alappuzha is one of the most important attractions on the tourist map of Kerala and every day hundreds of local and foreign tourists visit Alappuzha to enjoy backwater tourism. As part of the Coir Living Museum, Labour Movement Museum and Amphitheatre projects launched under the Alappuzha Heritage Project under the leadership of the Department of Tourism, Government of Kerala, for the basic development of the Alappuzha tourism sector, the restoration work has been completed on C C N B Road in Alappuzha Municipality limits and the work has been completed for the Alappuzha Heritage Restaurant in the New Model Coir Society buildings. Amphitheatre in the premises can be utilized for conducting curated events on revenue sharing basis with prior approval and sanction from the Managing director of Muziris projects Ltd. A Letter of interest is invited for running the restaurant on a monthly license fee basis for 5 years renewable upto 10 years, all subject to terms and conditions.

The decision taken by Muziris Projects Limited regarding shortlisting of bidders through this EOI will be final. Muziris Project Limited reserves the right to reject any or all bids without assigning any reason thereof.

EOI - IMPORTANT DATES

Item	Operation of Alleppey Heritage Restaurant
Project / Location	Alappuzha Heritage Project Coir Living Museum, The New Model Coir Society building
Last date for submission of expression of interest	17/10/2025 at 3.00pm
Scrutiny of expression of interest	
(a) Date of technical bid inspection	Will be informed later
(b) Date of financial bid verification	Notification will be given after technical bid verification

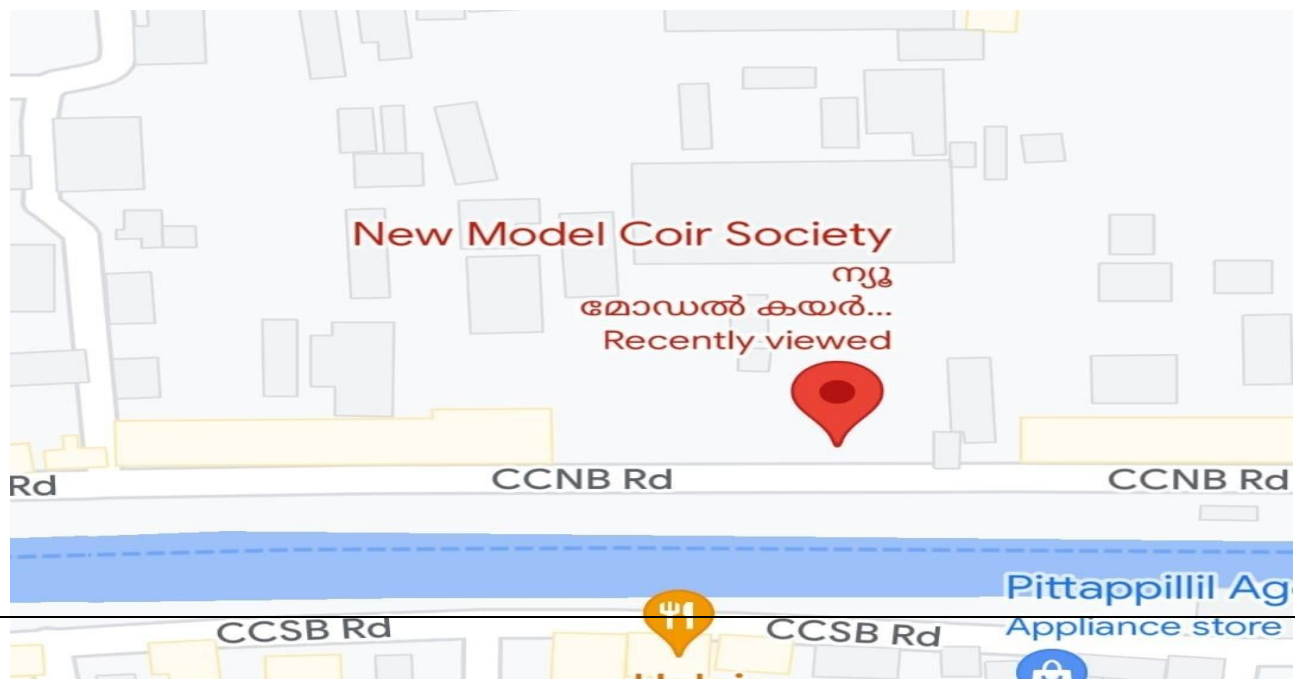
**EXPRESSION OF INTEREST FOR ALLEPPEY HERITAGE
RESTAURANT- ALAPPUZHA HERITAGE PROJECT
AT NEW MODEL COIR LIVING MUSEUM BUILDING**

DETAILS OF THE PROJECT

1	EOI Number	MPL-419/AHP/AHR/2024		
2	The name of the project	Alappuzha Heritage Project Coir Living Museum. Operation of Alleppey Heritage Restaurant under a 5 years license in the New Model Coir Society building.		
3	The price of the form	Rs.5,900/- (Rs.5,000+18%GST)(Price not refundable)		
4	Addressto submit Expression of Interest	<p>1) The Managing Director Muziris Projects Ltd. Muziris International Research and Convention Centre,Pullut P.O, Kodungallur 680663, Thrissur District, Ph : 0480 2807717. E Mail : -muziris@keralatourism.org,</p> <p>2) The Managing Director, Alappuzha Heritage Project, New Model Coir Society, CCNB Road, Sea View Ward, Alappuzha – 688 001. Ph: 7306207195 E Mail : -muziris@keralatourism.org.</p>		
5	The existing components of the project area	The Land / Location (Site A)	District	Alappuzha
			Assembly Constituency	Alappuzha
			Taluk	Ambalappuzha
			Village	Alappuzha West
			Block No:	25
			Resurvey No:	46
		Spaces inside the building	Dining Room	2645.54Sq.ft
			Storage Room	175.45Sq.ft
			Kitchen Area	1075.5Sq.ft
			Toilet Block	155.5Sq.ft
			Restaurant Total Area - 4052Sq.ft	
		Detailed dimensions of the spaces(in mm)	Dining Area 1	9235x6150
			Dining Area 2	16445x6150
			Dining Area 3	15420x3280
			Dining Area 4	6060x6150
			Storage Room	5000x3280
			Kitchen 1	14150x3280
			Kitchen 2	8700x6150
			Toilet	2440x5920

6	Scope of the Project	Operation on the basis of monthly licensing fees.
7	Duration	5 (five) years (with a 10% increment per annum) renewable upto 10 years, all subject to terms and conditions.
8	Security Deposit	Amount equivalent to 6 monthly licensing fees.
9	Eligibility criteria	<ul style="list-style-type: none"> • Submission of a comprehensive, precise, and legally compliant Expression of Interest (EOI) Technical Bid. • Emphasis on a higher monthly license fee in the Financial Bid.
10	Additional Requirements	<ul style="list-style-type: none"> • One year of prior experience in successfully executing projects of a similar nature. • Interior design that resonates with Alappuzha's rich heritage and cultural essence. • The restaurant's food menu should prominently feature distinctive and indigenous flavors of Alappuzha
11	Method of Selection	<ul style="list-style-type: none"> • The initial screening of applications involves the review of the Expression of Interest form and Technical Bid. Only proposals that satisfy the prequalification criteria within the technical bid assessment and demonstrate suitable technical quality will advance to the financial bid evaluation stage. • Shortlisted candidates after technical bid evaluation will receive notification for participating to attend the time of opening of financial bids. • EOI will be evaluated and decided on prequalification merits and license fee amount preponderance.

LOCATION DETAILS



Alappuzha Heritage Restaurant area

THE APPLICANT'S INFORMATION

1	Name of the applicant /institution submitting EOI (Enter in Malayalam and English)*				
2	Full permanent address *				
3	Date of Birth * (DD / MM / YY)				
4	Aadhaar number *				
5	Postal Address*				
6	Pincode *				
7	The GST number of the Institution *				
8	Phone number*				
9	E-mail address *				
10	Website address				
11	Duration of work experience in the concerned field (DD/MM/YY to DD/MM/YY)				
12	Proposed Area for submission of EOI				
13	Bank account details	Account Name	Account Number	Name of Bank	IFS Code
	a) Of applicant				
	b) Of nominee				
14	Applicant's relationship with the nominee				

DECLARATION

I hereby certify that the facts and information set forth above regarding my EOI, including my personal information, are complete and true. I have clearly and completely read and understood the terms and conditions of the Muziris Projects Limited along with the Expression of Interest form and have submitted this Expression of Interest with full acknowledgement.

Name :

Signature :

Address :

EOI - TERMS AND CONDITIONS

1. EOI Form

- a) Price of the Form **Rs.5,900/-** (Rs.5,000/-+18%GST) (Price is non-refundable).
- b) A person can submit only one EOI. The EOI form purchased in the name of one person / institution shall not be transferred to any other person / institution.
- c) Individuals or institutions can submit EOI and participate in the bid. But the personal information of the responsible person in the organization should be given.
- d) EOI can be submitted before the time mentioned in the EOI Notice/EOI Form at the Head Office of Muziris Projects Limited at Kodungallur or at the office at New Model Coir Living Museum Building, Alappuzha, by delivering it in person or by sending it by post or by email (muziris@keralatourism.org).
- e) The envelope containing the EOI should be superscribed '**EXPRESSION OF INTEREST FOR ALLEPPEY HERITAGE RESTAURANT, ALAPPUZHA HERITAGE PROJECT**'.
- f) The name, complete address and phone number of the person submitting the EOI must be written above the envelope in which the EOI is submitted.
- g) The EOI form received after the time specified in the EOI notice / EOI form or specified by Muziris Projects Limited will not be accepted under any circumstances. If the last day to receive the EOI is a holiday for any reason, the EOI will be accepted till 12.30 pm on the next working day.
- h) All parts of the EOI form related to the applicant must be completed.
- i) Every page of the EOI form must have the date, name and signature of the person submitting the EOI.
- j) Entries that are incomplete, have truncations or have not submitted the supporting documents as mentioned in the EOI form will not be accepted.
- k) The EOI form should be filled only with same ink.
- l) As the EOI submitter does not attend in person during the opening of the EOI, he/she may participate in the EOI verification through a duly appointed representative. For this, permission letter should be obtained by giving the testimony of the person submitting the EOI along with the identity proof should be submitted to the office of Muziris Projects Limited one hour before the opening of the EOI. No one will be allowed to enter the EOI hall without this document.
- m) As the EOI submitter does not attend in person during the opening of the EOI, he/she may participate in the EOI verification through a duly appointed representative. For this, permission letter should be obtained by giving the testimony of the person submitting the EOI along with the identity proof should be submitted to the office of Muziris Projects Limited one hour before the opening of the EOI. No one will be allowed to enter the EOI hall without this document.

- n) The Managing Director of Muziris Projects Limited shall have the power to discontinue or cancel the EOI proceedings at any time without giving any prior notice.
- o) The EOI will be opened and verified on the date and time mentioned in the EOI notice / fixed by Alappuzha Muziris Projects Limited for specific reasons.
- p) If after the verification of the expression of interest, the recipient does not sign the contract within the stipulated time or for any reason if he excludes, Muziris Projects Limited reserves the right to consider or not to consider the EOI of the next applicant.
- q) Photograph and self attested copy of identity card should be submitted along with the application of interest.
- r) Participants in EOI proceedings are required to carry a photo-affixed identity card and undergo verification, if required.

2. Security Deposit

- a. The EOI winner will be required to pay a Security Deposit equal to 6 months monthly license fee before signing the contract. No interest will be paid by Muziris Projects Limited.
- b. The Security Deposit should be sent as money through NEFT / RTGS only through the contractor's own account to the bank account of The Managing Director, Muziris Projects Limited.
- c. The amount of Security Deposit shall be refunded to the person who fully complies with the conditions under the EOI Agreement, after the expiry of the contract, in the form of a convertible cheque through the account and the Security Deposit of those who violate the terms of the contract or leave the contract before the expiry of the contract will be forfeited.
- d. The security deposit amount is not considered as a license fee.

3. License fee

- a) The monthly license fee exclusive of GST shall be entered by the EOI submitter in the EOI Financial Bid Form.
- b) Financial bids where the amount of licence fee is not recorded will not be considered.
- c) The contractor is liable to pay tax along with the license fee.
- d) The contractor is liable to pay any additional tax levied by the government along with the licence fee during the contract period.
- e) The amount of the license fee recorded in the form should be clearly written in numbers and in words.

- f) If there is a difference in the number and wordformat of the license fee written in the EOI form, the wordpart will be considered as final.
- g) In addition to GST, the EOI with the highest amount recorded as license fee will be given preference.
- h) An increase of 10% of the license fee for the first year as per the agreement shall be payable by the contractor to Muziris Projects Limited in the subsequent 2 years.
- i) The contractor will have to pay all taxes as per the law prescribed by the Government during the contract period along with the tax rate changes from time to time. Muziris Projects Limited shall have no liability in the matter.
- j) The license fee must be paid before the fifth (5) day of every month from the date of signing the contract.
- k) In case of non-payment of license fee for the month as mentioned above, Muziris Projects Limited shall be entitled to charge 12% of the license fee amount along with annual interest and in case of arrears of more than three months, it shall acquire the project area excluding the contractor.

4. Contract

- a. The EOI shall be notified in writing to the recipient / agency / institution by Muziris Projects Limited and the receipt shall be received within 15 days from the date of notification by depositing the security deposit and one month's advance licence fee in the office of Muziris Projects Limited and the agreement shall be signed in the name of the contractor on a stamp paper of Rs. 500/- (Rupees five hundred only).
- b. No time shall be allowed for signing the contract after the time specified in the notice letter under any circumstances.
- c. If the EOI is approved and the recipient does not pay and sign the contract, he will be compensated by the amount determined by Muziris Projects Limited, including advertising costs.
- d. If the EOI is approved and the recipient withdraws from the contract without signing the contract, does not sign the contract within the stipulated days, or excludes him for any reason, Muziris Projects Limited shall have the right to consider or not consider the EOI of the nearest holder.
- e. The duration of the license agreement is only for 5 years from the date of signing the agreement. After the expiry date, the contract is automatically cancelled and the licensee has to vacate the project area.
- f. If the licensee delays to vacate the project area after the period specified in the license agreement, the Muziris Projects Limited shall be entitled to levy a penalty of 2 times the daily license fee calculated on the basis of the existing license fee for each day of additional possession of the project area and to evict the licensee and take over the project area.

- g. The licensee shall not have any right or authority over the project area by virtue of the license agreement.
- h. If the licensee dies within the period of the license, the legal heirs of the licensee shall be liable for the amount due from the licensee to Muziris Projects Limited. If the application of the legal heirs of the licensee is received, the transfer of the license to the legal heirs shall be made subject to the existing conditions and for this purpose an application must be submitted to Muziris Projects Limited within 60 days of the death of the licensee along with a certificate proving the succession and other legal documents. The person who gets the license in this way will have to sign a new contract on the stamp paper of the fixed rate.

5. Manner of submission of Expression of Interest

(A) The expression of interest should be submitted in the following manner in 2 categories : **Technical Bid** and **Financial Bid**. Only those who are selected after the technical bid verification will have the right to submit the financial bid.

(B) In the technical bid, detailed project information, project management information, interior design 3D, etc. should be mentioned.

(C) **Cover #1 (Technical Bid) :**

- (1) Technical Bid Form signed by the applicant in accordance with the law on all pages
- (2) Detailed proposal
- (3) Related documents.
- (4) Passport size photograph.
- (5) A copy of the identity card

(D) **Cover #2 (Financial Bid) :**

- (1) A financial bid signed by the applicant stating the monthly license fee and the Security Deposit.

(E) **Cover #3 (Main Cover)**

Both the covers #1(Technical Bid) & #2 (Financial Bid) shall be placed in the main cover #3.

All the 3 covers mentioned to above shall be properly sealed and pasted.

6. General requirements

- 1. The application form should be submitted in the format mentioned in the documents.
- 2. Relevant documents of previous experience of more than one year in the implementation of a similar scheme should be submitted.
- 3. The applicant's / firm's Profit & Loss Account Statement for the last two financial years should be kept in the technical bid.

4. Expression of interest is invited only with existing facilities and building area facilities for running heritage restaurant. The EOI entrant shall participate in the EOI only after visiting the project area before submitting the EOI and being personally convinced as to whether it is suitable for setting up the Heritage Restaurant and the facilities available for the same.
5. The applicant shall not have any right to apply for special facilities to be provided to the party after the EOI proceedings or to raise any question or dispute about the inadequacy of the existing facilities.
6. Muziris Projects Ltd. will not provide any kind of assistance for the development of Alappuzha Heritage Restaurant, which is sanctioned by Muziris Projects Ltd. as per the agreement with contractor.
7. All the interior furnishing works and all the furnitures which is supposed to be use in the restaurant should comply with the heritage outlook and artistic works.
8. The contractor must fully comply with the Government procedures that are legally required to be followed to start and run the restaurant. The necessary permits for the operation of the establishment including license etc. from the local bodies shall be procured from the concerned departments at the contractor's own cost and shall be displayed in the establishment as per law.
9. The financial cost of setting up, construction, operation and maintenance of the restaurant in the building provided to the contractor for the restaurant shall be entirely the responsibility of the contractor.
10. Electricity / water connections will be provided by Muziris Projects Limited to the buildings (Site C) provided to the contractor.
11. The contractor is responsible for paying the electricity and water bills.
12. If any additional power system transformer/generator etc. is required for setting up Alleppey Heritage Restaurant the same shall be installed by the contractor at his own cost and shall be removed after the expiry of the contract period in such a manner as not to harm the project area.
13. The building tax for the existing buildings will be paid by Muziris Projects Limited. However, if the building tax is increased in the name of running a heritage restaurant, the contractor will have to pay the excess amount to Muziris Projects Limited.
14. The contractor is also responsible for implementing the government orders regarding food safety of the respective government for running the restaurant. In case of violation of the aforesaid Government Order, the agreement shall be deemed to be in breach and shall be cancelled by the first party.
15. According to the agreement, the acquirer of the project area shall not permit or allow any person to put up any wall writings, boards or advertisements other than the name

- of the establishment in or around the project area.
16. Under the agreement, the acquirer of the project area shall not transfer, sub-let or lend the land, establishments or buildings to any other person in any way.
 17. In case of any complaint regarding supply of food or quality of food in the restaurant, the contractor shall be solely responsible for such complaint in any manner.
 18. The transfer herein also includes the transfer, inter alia, of the rights acquired by the Contractor / Licensee to any other person by way of partnership or in any other manner while continuing to be a Licensee. If Muziris Projects Ltd. becomes aware that condition has been breached, the contract will be canceled and the security deposit will be forfeited.
 19. The board regarding the fees / charges to be charged by the contractor should be displayed in such a way that it can be seen by those arriving at the restaurant.
 20. The Contractor shall issue a statutory bill for all charges incurred by the Heritage Restaurant.
 21. The contractor will be responsible for maintaining the building odourless, clean and hygienic on a daily basis. Garbage and debris from the establishment run by the contractor should be disposed of at their own cost without being dumped in the restaurant premises or public places.
 22. Muziris Projects Limited shall not have any employer-employee relationship with the contractor or the employees of him. The liability to pay wages and other benefits as per law to the workers employed by the contractor is solely vested in the second party. The first party has no responsibility.
 23. During the contract period, the contractor shall not store or market any prohibited products, materials or intoxicating substances or engage in any other illegal activities in the premises occupied by the contractor.
 24. The contractor shall not make any additions, demolition or alterations to the building.
 25. If any alterations or other construction activities of a non-permanent nature are required in or around the building, prior permission in writing shall be obtained from Muziris Project Limited and if requested by Muziris Projects Limited, the construction activities shall be removed completely at the cost of the contractor.
 26. Muziris Projects Limited officials will have the authority to inspect the Restaurant building and premises at any time. The contractor should not interfere in this.
 27. If the land or building allotted to the contractor is to be taken over for government purposes or as part of the development activities carried out by Muziris Projects Limited, the contractor shall vacate the building or land by terminating the contract. Thus, if Muziris Project Limited acquires the land or building, only the license fee will be charged from the contractor till the date of acquisition.

28. Along with the name of the restaurant to be started by the contractor '**ALAPPUZHA HERITAGE PROJECT, DEPT. OF TOURISM, GOVT. OF KERALA**' must also be added.
29. There is no charge for using the restaurant's toilet block.
30. The restaurant shall be operated directly by the contractor at the location permitted under the contract.
31. The prices of food items in the restaurant should be displayed in accordance with the law and there should be no unfair pricing.
32. The building shall not be used for any purpose other than restaurant use.
33. Damage to the buildings of the Heritage Restaurant in the project area during the term of the contract will be vested in the contractor. Any damage to the building or other materials in any way shall be repaired by the second party at its own expense. Otherwise, Muziris Projects Limited shall have the right to recover from the contractor the cost of repairing the damage.
34. Since all parties submitting an expression of interest (EOI) by participating in the EOI are legally presumed to have understood all the terms of the expression of interest (EOI) in good faith, they are not entitled to challenge the terms and conditions and their decisions after the expression of interest (EOI) procedure.

7. Photo

One of the 2 passport size photographs taken by the applicant within a period of six months should be pasted on the specified page in the EOI form and the other should be enclosed in a separate envelope and submitted along with the EOI form. Digitally printed, old or face-obscured photo should not be used.

8. Identity card

The EOI Technical Bid should be accompanied by a self-attested copy of any one of the Aadhaar Card / Election ID Card / Driving License / PAN Card. Technical bids without a copy will not be accepted.

NB:

- (a) On all pages of this EOI form, the name, address and signature of the submitter should be written.
- (b) The technical bid should be prepared as per the specimen given in the EOI form and submitted separately along with prescribed form.
- (c) Apart from the documents requested in the EOI form, do not include any other documents.
- (d) After the submission of the EOI technical bid, an acknowledgement will be issued by Muziris Projects Limited. Without this acknowledgment, it is not possible to participate in the technical bid test.

CONSENT LETTER

Participating in **EXPRESSION OF INTEREST FOR ALLEPPEY HERITAGE RESTAURANT - ALAPPUZHA HERITAGE PROJECT AT NEW MODEL COIR LIVING MUSEUM BUILDING** No. MPL-419/AHP/AHR/2024 of Muziris Projects Limited.
Consent letter submitted by me, (name, address)

.....

.....

.....

to Muziris Projects Limited.

If I come first in the above mentioned EXPRESSION OF INTEREST (EOI) of Muziris Projects Limited, I will sign the contract for the project by taking over the land allotted as per the EOI terms and conditions and paying the security deposit and advance amount as per the letter of interest within the stipulated date prescribed by the Muziris Project. By signing and submitting the EOI, I hereby agree that Muziris Projects Ltd. shall have the power to recover from me or my movable and immovable properties such compensation as may be determined by Muziris Projects to make good the loss to Muziris Projects otherwise.

PASSPORT
SIZE PHOTO

Name:

Signature :

Address :

TECHNICAL BID FORMAT**1. PROPONENT DETAILS**

1	Name of the applicant submitting EOI /institution (Enter in Malayalam and English)*				
2	Full permanent address *				
3	Date of Birth * (DD / MM / YY)/...../.....			
4	Aadhaar number *				
5	Postal Address*				
6	Pincode*				
7	The GST number of the Institution/applicant *				
8	Phone number*				
9	E-mail address *				
10	Website address				
11	Work experience in related field				
12	Proposed Area for submission of EOI				
13	Bank account details	Account Name	Account Number	Name of Bank	IFS Code
	a) Of applicant				
	b) Of nominee				
14	Applicant's relationship with the nominee				

2. CONCEPT DETAILS

- a) Outline the business concept
 - Concept drawings, maps, photos, or examples of similar initiatives should be included.
- b) Details of the infrastructure of the proposed restaurant
 - Make a complete record of the basic amenities that are proposed to be provided in the restaurant
- c) Setting up and operation of the restaurant
 - The number of employees
 - Regarding the kitchen of the restaurant
 - Mode of operation of the restaurant, working hours
- d) The operation of the restaurant
 - Details of food service description, type of food to be served, etc.
- e) The method of billing
 - Billing method of user fee/service charge etc. charged to customers/visitors in the restaurant
- f) Marketing
 - Advertising and marketing including online and social media.

3. EXPERIENCE AND CAPABILITY

Provide details about your skills in the Heritage Restaurant / similar project. Details of experience in running / managing similar / relevant ventures and financial capacity to start this scheme should be included. Details of track record, qualifications, licenses / registrations, self-sufficiency, ability to fulfill customer service, etc. should be included.

4. ENVIRONMENTAL IMPACTS

The applicant should include details of the environmental impact of the project being implemented and the ways to address them / the waste treatment method / waste recycling scheme, etc.

5. BENEFITS FOR THE MHP

Describe the benefits accruing to Muziris Project Limited from the operation of the project, both financially and otherwise.

6. IMPLEMENTATION

If you are successful in the EOI procedure explain how the proposal will go from concept stage to full operationalization. Consider including information on approximate time frame and financial assistance along with a detailed overview of project implementation under the EOI.

7. SUPPORTING ATTACHMENTS/DOCUMENTATION

Include any documents (documents related to the proposed project, drawings, sketches, concept notes, etc.) to be considered as part of the evaluation.

CHECK LIST

- | | |
|---|---|
| a) Completed and signed EOI form | - All Pages |
| b) Passport size photograph
(One should be posted in the form) | - 2 Nos. |
| c) Self attested copy of Identity Card
(Aadhaar Card / PAN Card / Election ID) | - 1 no. |
| d) TECHNICAL BID | - The information given in the
Modelis included in the
order. |

NB:

(e) Do not include any documents other than those required in the EOI form.

(e) An acknowledgment will be issued after the EOI technical bid submission. It is not possible to participate in technical bid verification without this acknowledgement.

FINANCIAL BID FORMAT

1	Name of the applicant submitting EOI /institution (Enter in Malayalam and English)*		
2	Full permanent address *		
3	Date of Birth * (DD / MM / YY)/...../.....	
4	Aadhaar number *		
5	Postal Address*		
6	Pincode*		
7	The GST number of the Institution/applicant *		
8	Phone number*		
9	E-mail address *		
10	Website address		
11	Monthly offered license fee (without GST & other taxes) in Rupees		
12	Amount of Security Deposit in Rupees (without GST & other taxes)		
13	Bank account details	Account Name	
		Account Number	
		Name of Bank	
		IFS Code	

Name :

Signature :

Address :

