

e-EOI-cum-Bid No. WBUD/BDA/CEO/e-EOI-01/2026-27

EXPRESSION OF INTEREST (EOI)

For

Operation & Maintenance of Mandela Park (all Four floors) near Bijoy Toran, Purba Bardhaman for running of Food Court /Cafeteria/ Restaurant (at rooftop & ground floor) and two Wheeler parking (at Upper Basement & Lower Basement)

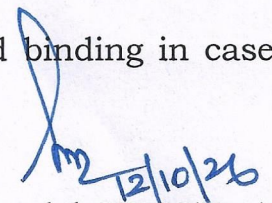
Expression of Interest (EOI)-cum-Bid is hereby invited by Chief Executive Officer, Burdwan Development Authority from the eligible & interested bidders for '***Operation & Maintenance of Mandela Park (all Four floors) near Bijoy Toran, Purba Bardhaman for running of Food Court /Cafeteria/ Restaurant (at rooftop & ground floor) and two Wheeler parking (at Upper Basement & Lower Basement)***'. Intending bidders can download the bidding document from the e-Tender Portal at Website (<http://wbtenders.gov.in>) and submit their EOI in the given format duly filled in and digitally signed with required enclosures and documents through the e-tender portal.

LAST DATE FOR SUBMISSION OF EOI :- 11/11/2026 at 15:00 hrs

The intending bidders are advised to examine all instructions, forms, terms & conditions and specifications in the bidding document before submission of EOI –cum-Bid. They are also advised to visit the site of the said Mandela Park on any of the working days between 11:00 am to 05:00 pm after taking prior permission of the Authority to acquaint themselves with the nature and extent of work and space provided for the running of Mandela Park in an effective and efficient manner before submitting their EOI-cum-BID. Failure to comply with all the eligibility criteria and terms and conditions set out in the notice inviting EOI-cum-Bid shall result in rejection of the bid.

The undersigned reserves the right to cancel the notice inviting e-EOI-cum-Bid and modify the terms and condition of the bid, if needed. The undersigned also reserves the right to accept or reject any or all the EOI-cum-Bids after assigning or without assigning any reasons thereof, depending on the prevailing circumstances.

The decision of the Burdwan Development Authority will be final and binding in case of any dispute/ issue concerning the e-EOI-cum-Bid.


**Subhabrata Mandal, WBCS(Exe),
Chief Executive Officer,
Burdwan Development Authority
Purba Bardhaman**

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IMPORTANT DATES

Date & time of uploading of EOI-cum-Bid document (Online)	12/10/2026 from 18:00 hours
Start Date & Time for Downloading the Documents of EOI-cum-Bid	12/10/2026 from 18:30 hours
Start Date & Time for Submission of EOI-cum-Bid (Online)	12/10/2026 from 18:50 hours
Date and Time of Pre-bid meeting (Optional)	28/10/2026 at 12:00 Noon
Venue of Pre-bid meeting	BDA Conference Hall, New Administrative Building, 5th Floor, Purba Bardhaman
Closing Date and Time for submission of EOI document (Online)	11/11/2026 at 15:00 hours
Date & Time of Opening of Technical Bids (Online)	13/11/2026 at 15:00 hours.
Minimum Bid Value	Rs. 3,07,710.00 (Rupees Three Lakh Seven Thousand Seven Hundred Ten) only per month (Excluding GST)



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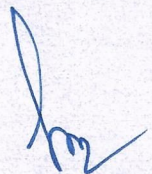
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ELIGIBILITY CRITERIA

- 1. Indian Citizenship :-** The intending bidder shall be an Indian Citizen and permanent resident of India.
- 2. Legally valid Entity :-** The Bidder shall necessarily be a legally valid entity either in the form of a Limited Company or a Private Limited Company registered under the Companies Act, 1956/2013 or a Registered Organization/ Firm/Proprietorship concern/ Co-Operative. The Registration Certificate/ Trade License shall specifically mention the nature of business of the bidder i.e. Similar nature of works.
- 3. GST Registration :-** The bidder shall have valid GST Registration Certificate in his name.
- 4. Income Tax Return :-** The bidder shall have filed Income Tax Return for at last three assessment years (26-27, 25-26,24-25).
- 5. Profession Tax :-** The bidder shall possess profession tax challan/ payment certificate valid upto 2025-26.
- 6. Audited Accounts :-** The bidder shall have the books of accounts of his firm/company duly audited by a registered chartered accountant at least for the last three financial years (2023-24,2024-25, 2025-26).
- 7. Not involved in any Criminal Case :-** There should be no criminal case or proceedings or he has been convicted by any court or tribunal in India.
- 8. FSSAI License :-** The Bidder shall have valid FSSAI License in his/ her name as on the last date for submission of technical bid.
- 9. Work Experience :-** The bidder should have a minimum of 6 months of experience in Operating, maintaining for Food Court / Cafeteria / Restaurant. The experience to be counted as on the last date of submission of bid.

The bidder must have at least one similar business in his/her name which validates his/her ability to deliver the services.



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TERMS & CONDITION

1. **Period of Contract :-** The Mandela Park (parking in two basement) shall be given on lease to the successful bidder initially for a period of 3 (three) years from the date of signing of agreement to this effect.
2. **Base Rent/ Minimum Bid Price :-** The minimum Bid price or Base Rent to be quoted by the bidders is **Rs. Rs. 3,07,710.00 per month excluding GST.**
3. **Payment of Monthly Rent :-** The successful bidder shall have to pay the monthly rent for the Mandela park in advance for the month within the 7th day of every month starting with the month.
If the successful bidder fails to the deposit the monthly rent in advance as stipulated above, penalty will be levied for delayed payment as per following rate.

Duration	Penalty
Within 1 st Fifteen days from last due date	5% of Rent
16 Days to 30 Days from the last due Date	10% of Rent
31 Days to 90 Days from the last due Date	20% of Rent
Above 90 Days from the last due Date	Contract can be terminated at the discretion of Burdwan Development Authority.

The monthly rent will be enhanced every year @ 5% per annum or as per Govt. Rules notified from time to time whichever is higher.

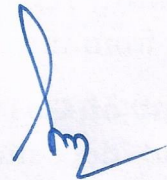
4. **Payment of GST :-** GST on the monthly lease rent as per applicable rate shall be born and deposited by the successful bidder himself.
5. **Payment of Electricity Bill, Miscellaneous fees, charges, rates and taxes etc.:-** All the fees, charges, rates and taxes etc. including Electricity bills levied by Govt./ PSU/ Local Bodies etc. in connection with the operation and maintenance of the Mandela Park including charges incidental thereto shall be borne by the successful bidder.
6. **EMD Amount :- Rs. 3,07,710.00 to be deposited in the form of A/C Payee DD in favour of the Chief Executive Officer, Burdwan Development Authority, Purba Bardhaman** payable at Burdwan from any nationalized Bank. The copy of Demand Draft should be uploaded during participation in the bid. Earnest Money of the unsuccessful bidders will be refunded within due time.

Earnest Money of the successful bidder will be converted as a S.D. Money after execution of Lease Agreement.

7. **Good Conduct :-** The bidder should have proven integrity and moral conduct. The bidder should not have been blacklisted or debarred by any organization in India or

aboard for any reason. (The bidder has to submit an undertaking for the same at the time of submitting of EOI).

8. **SECURITY DEPOSIT** : The Successful bidder should deposit a sum of 3 times of monthly rental value in the form of Bank Guarantee/ Bank draft in favour of Chief Executive Officer, Burdwan Development Authority as interest free Security deposit and the same will be returned without interest after the lease out period is over and after key (s) of the lease building is handed over by the occupant by vacating the Mandela Park. Refund will be subject to full settlement of dues payable to Chief Executive Officer, Burdwan Development Authority, Purba Bardhaman and adjustment against damages, if any, or any other amount payable.
9. The Two Wheeler Parking charges shall be fixed after taking due approval from the BDA Authority.
10. During the Lease period, any type of electrical repairing, firefighting operational instrument repairing and civil repairing or maintenance works, if any are to be carried out by the agency.
11. Burdwan Development Authority will not be responsible for the staff engaged by the agency and they will be solely liable for this purpose.
12. The agency will bear the electricity charges monthly.
13. The essential features of the agreement would be honored by both the parties and would not be altered without the mutual consent of both the parties.
14. No sub-lease would be allowed.
15. The lease rent would be increased as per latest govt. order.



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OTHER TERMS & CONDITION

1. Bidders/ Vendors/Agency can download the document pertaining to EOI-cum-Bid from the website at (<http://wbtenders.gov.in>). Bidders/Vendors/Agency are required to submit the EOI-cum-Bid along with all relevant documents through online by digital signature.
2. For further details regarding Amendment/ Addendum/Corrigendum please visit website : (<http://wbtenders.gov.in>).
3. The Bids will be opened by the tender committee, Burdwan Development Authority at the time and date as specified in the EOI-cum-Bid document. All statements, documents, certificates, etc. submitted by the bidders will be verified for technical evaluation and the result of technical evaluation will be displayed in the website (<http://wbtenders.gov.in>). which can be seen by all the bidders who participated in the EOI.
4. At any time prior to the date of submission of EOI-cum-Bid, Chief Executive Officer, Burdwan Development Authority, may modify the bidding/ EOI-cum-Bid documents by an amendment for any reason. All prospective bidders/ Vendors/ Agencies who have downloaded the EOI-cum-Bid document will be notified of the amendment through online/ in writing and the amendment shall be binding on them. In order to provide reasonable time to take the amendment into account in preparing the bid, Chief Executive Officer, Burdwan Development Authority, Purba Bardhaman may at his discretion, extend the date and time for submission of EOI-cum-Bid.
5. Agencies are required to sign on all documents and submit the same in PDF along with the bid through online.
6. The EOI-cum-Bid shall be valid for a period of 180 days from the date of opening of Technical Bid.
7. Burdwan Development Authority shall have the right to reject any EOI-cum-Bid without assigning any reason therefor. No correspondence will be entertained in this regard.
8. Please note that, this EOI-cum-Bid does not bind the Burdwan Development Authority for award of Work Order.
9. Burdwan Development Authority reserves all rights to make any changes in terms and conditions of the EOI-cum-Bid and also to reject any or all EOI-cum-Bid received without assigning any reason thereof.
10. Settlement of disputes - Chief Executive Officer, Burdwan Development Authority, Purba Bardhaman or his authorized representative shall be the final authority in all disputes and decision will be binding on all concerned.
11. Burdwan Development Authority reserves the right to terminate the contract by giving 3(three) months' notice if any violation of contract or agreement is found. If the successful bidder desires to terminate the contract, he will have to serve a 3 (three) months' notice in advance to the Chief Executive Officer, Burdwan Development Authority. Termination of contract is subject to justification of ground after giving opportunity of being heard.
12. For any queries, please contact the office No. on 0342-2561668 or by email bdabdn2002@gmail.com on any working day from 10:30 am till 05:00 pm.

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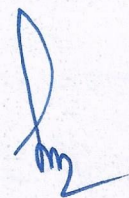
Documents required for participating in the EOI

1. Self-attested photocopy of any of the following 2(two) documents as a proof of Indian citizenship & permanent residence identity namely:-				
	(i)	Passport	(ii)	Ration Card
	(iii)	Voter Identity Card	(iv)	Aadhaar Card
2).	Self-attested photocopy of Ownership Document of the existing Firm/Establishment/Company etc.			
3)	Self-attested photocopy of the documents in support that the bidder has a minimum of 6 months of experience in Operating, maintaining for Food Court / Cafeteria / Restaurant.			
4)	Self-attested photocopy of the documents in support that the bidder has at least one similar business in his name which validates his ability to deliver the services.			
5)	One self-attested Passport size photograph (s) of the individual/ group of individuals as the case may be should be pasted on the EOI document.			
6)	A Self-declaration to the effect that the firm/individual is not blacklisted by any Govt. Organization and that no criminal case or any economic offence is pending under any Court of Law/ Registered with Police (ANNEXURE-I) .			
7)	Self-attested photocopy of valid GST Registration Certificate.			
8)	Self-attested photocopy of Bank Account Details of the firm/individual/ Company.			
9)	Self-attested photocopy of Trade License valid upto the last date of submission of Bid.			
10)	Self-attested photocopy of PAN Card issued by Income Tax Department.			
11)	Self-attested photocopy of P. Tax Challan/ Payment Certificate valid upto FY 2025-26 .			
12)	Audited books of accounts including balance sheet of the firm/company duly audited by a registered chartered accountant for the last three financial years (2023-24,2024-25, 2025-26).			
13)	Self-attested photocopy of the Income Tax Return certificate for the last three assessment years (24-25, 25-26,26-27).			
14)	The prospective bidders are to submit the Technical Bid and Financial Bid duly digitally signed in the website (http://wbtenders.gov.in).			

TECHNICAL BID :**DOCUMENTS TO BE SUBMITTED:**

Sl. No.	Particulars	Information
1.	Name of the Company/ Firm/ Agency	
2.	Address of the Company/ Firm/ Agency (a) Postal (along with local office). (b) Telephone (c) E-mail (d) Website address, if any.	
3.	Type of the organization (Company/ Firm/ Sole Proprietor/ Pvt. Limited)	
4.	Name, designation and telephone/ mobile number of authorized person to be contacted.	
5.	(a) Year of establishment of the Company/ Firm having relevant nature.	
	(b) Experience in Operating, maintaining for Food Court / Cafeteria / Restaurant (Supporting documents required).	
6.	(a) PAN No.	
	(b) GST Regd. No.	
	(c) Trade License	
	(d) FSSAI Certificate	
	(e) P-Tax Challan	
	(f) ITR with Balance Sheet	
	(g) Bank Account Details.	
	Note :- Self-attested copy in respect of (a) to (g) to be attached.	
7.	Has the Company/ Firm ever been blacklisted? Yes/ No (If no undertaking in this regard to be attached)	
8.	EMD Details.	

Authorized Signatory
Full Name & Designation with Company/ Firms seal



ANNEXURE-I

PROFORMA FOR SELF-DECLARATION

I, ...
S/o. Shri/ Smt.
R/o.....Police Station.....
District State
Director/ Contractor/Partner/Sole Proprietor (Strike out the word which is not applicable)
of (firm/Contractor/Company)
Do hereby declare and solemnly affirm that:

- (i) I am/my firm/company is not blacklisted by Union or any State Govt. / Organization.
- (ii) No individual/ firm/companies blacklisted by the union or State Government or any partner or shareholder thereof, have any connection directly or indirectly with or has any subsisting interest in the business of my firm.
- (iii) I or my partners am/ are not involved/ convicted in any criminal case/economic offence and no criminal case/ economic offence is pending against me or my partner in any court of Law/ Registered with Police.
- (iv) No individual who is dismissed/ terminated from any Govt. body is employed in my Mandela Park / firm company.
- (v) I/we/am/are bound to use this property for Commercial purpose only.

Dated :

Deponent



ANNEXURE-II

UNDERTAKING

(To be provided by Tenderer on a Rs. 100/- Non-Judicial Stamp paper)

I/ We [Sole Proprietor/ Director/ Partner(s)],
of The

Authorized signatory (ies) of my/ our firms M/s

Having its registered office/ principal office at

Do here by solemnly affirm and declare as under :

1. I/We undertake to abide by all rules and regulations of the State/ Central Government/ Local Administration under the minimum Wages Act, 1948 and any other relevant Act as may be in force from time to time. I/ We undertake to indemnify Chief Executive Officer, Burdwan Development Authority, Purba Bardhaman against any loss or damage which we may suffer as a consequence of our not complying with the laws referred to above. Also, I/we undertake to pay the person(s) employed, wages in accordance with all existing and applicable laws. I/ We further undertake to indemnify Chief Executive Officer, Burdwan Development Authority, Purba Bardhaman against any loss or damage which it may suffer as a result of the negligence on the part of the bidder or any of his employees in the course of performance under this contract.
2. I/we also undertake to execute the agreement as presented by the Chief Executive Officer, Burdwan Development Authority, Purba Bardhaman and abide by the terms and conditions of the agreement which have been perused and understood by me/us. I/ We have gone through the terms and conditions of the contract and agree and undertake to abide by the same during the entire terms of contract.
3. I/We undertake to abide by the Laws of the Local Bodies, FSSAI guidelines relevant rules and regulations, code of conduct for my/ our employees that may be laid down from time to time.
4. I/We undertake to pay other incidental charges if any on actual basis towards the actual consumption on receipt of bills from Burdwan Development Authority on monthly basis.
5. I/We undertake to pay the approved rent of the premises in advance by 7th of every month for the usage of as mentioned in the Agreement for Chief Executive Officer, Burdwan Development Authority, Purba Bardhaman.
6. I/ We undertake to always keep the Mandela Park premises clean and in good condition at my/ our cost to the satisfaction of the Burdwan Development Authority.
7. I/We agree that I/ We shall not exhibit any printed or written notices or advertisement of any kind whatsoever without the prior approval of the Burdwan Development Authority.
8. I/We undertake that I/we shall not sublet or use the premises other than the purpose of the agreement and shall not make or permit to make structural additions and alternations to the same without the prior sanctions of the Burdwan Development Authority.
9. In case of any losses, damages to any asset/goods/installations within or outside the Mandela Park premises i/ We undertake to make good or replace with the items

of the same quality at my/our cost.

10. I/We undertake that the Mandela Park premises shall not be used for residential purpose by us or any of our employees during the entire term of the contract and no belongings shall be misused by our staff/ employees.
11. I/We shall employ adequate number of staff in order to maintain efficiency and desired standards by the Burdwan Development Authority.
12. On the expiry or termination or on failure of the contract, I/We undertake that all our employees direct or indirect shall vacate the Mandela Park premises and clear all the dues, if any, outstanding.
13. The Burdwan Development Authority shall be represented by a Committee/ Authorized Officer duly authorized by the Chief Executive Officer, Burdwan Development Authority, Purba Bardhaman for supervision/ control of all activities related to Manela Park Premises matters and the agency shall be bound to abide by the Instructions/ Orders/ Decisions and directions of such Committee/ Authorized Officers.
14. All the fees, charges, rates and taxes etc. including Electricity bills levied by Govt./PSU/ Local Bodies etc. in connection with the operation and maintenance of the Manela Park including charges incidental thereto shall be borne by me/ us.
15. I/We shall take fire safety measure as per prevailing law.
16. I/We shall execute any extension or modification of any electricity connection or equipment's only by authorized agency like PWD Electrical after taking prior permission of Burdwan Development Authority.

- A Authorized Signatory of the Participant :
B Name of the Firm (Company/ Participant etc.) :
C Seal of the Bidder :

