



GOVERNMENT OF SIKKIM
TOURISM & CIVIL AVIATION DEPARTMENT
PARYATAN BHAWAN, NH 31A, TADONG, GANGTOK, SIKKIM

NOTICE INVITING FINANCIAL BID

On behalf of the Governor of Sikkim, the Tourism & Civil Aviation Department, Government of Sikkim invites Financial Bids for leasing of Hotel Norkhill located above Pulzor Stadium at Gangtok from the hotel owners or hotel operators those who have qualified the Eligibility Criteria sought in the Expression of Interest (EOI) for prequalification of the bidders published in the Sikkim Herald and other newspapers vide R.O No. 58/IPR/Pub/Classi/21-22 for commercial operation, maintenance and management of the said tourism property as detailed in the table below:-

A. Lease Tender Detail:-

Table "A"

Sl No	Name of property	Base Annual Lease Rent (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Lease period (in years)	Cost of Tender Form (in Rs.)
1	2	4	6	7	8
1.	Norkhill Hotel, Gangtok	70,00,000/-	17,50,000/-	20	50,000/-

B. Schedule and subject:-

1. The Lease Tender Form including the lease tender documents can be obtained from the office of the Joint Secretary (Assets), Tourism & Civil Aviation department located near Metro Point, Lower Tadong on or before 30th July, 2021 during office hours on the submission of an application for availing the Lease Tender Form along with a Bank Receipt (BR) or Challan of Rs. 50,000/- towards the cost of tender form (non-refundable) having duly deposited under receipt head "1452-Tourism-800-Other Receipts-Cost of Tender Form".

2. The bidder shall submit the completed Tender Form, requisite documents and the lease tender documents duly signed in all the pages along with Earnest Money Deposit (EMD) of Rs. 17,50,000/- (which is equivalent to 3 months base lease rent) deposited in the form of TDR/FDR in the State Bank of Sikkim or any Nationalized Bank operating in Sikkim drawn in favor of the Chief Accounts Officer, Tourism & Civil Aviation department, Government of Sikkim.
3. The Lease Tender described at sl. no. 2 above shall be submitted in sealed envelope superscripted with the name of the property and the name and address of the bidder. The sealed envelope shall contain two separate covered envelopes, the first inscribed with “**Financial Bid**”, which shall contain the completed Tender Form, where the bidder has quoted his/her Annual Lease Offer and the second envelope inscribed with “**Technical Bid**”, which shall contain the receipt of the Earnest Money Deposit (EMD). The completed lease tender shall be submitted to the office of the Joint Secretary, Tourism & Civil Aviation department located near Metro Point, Lower Tadong, East Sikkim on or before 2nd August, 2021 by 1600 hours.
4. The bidder shall fill the Tender Form by indicating his/her Annual Lease Offer clearly in figure and words in Indian Rupees and any corrections therein shall be authenticated with the signature of the bidder.
5. The Lease Tenders will be opened on 3rd August, 2021 at 1300 hours by the lease tender opening/evaluation committee at the office of the Principal Chief Engineer, Tourism & Civil Aviation department located near Metro Point, Lower Tadong, East Sikkim in presence of the bidders or their representatives who wish to be present during opening of the Lease Tender. The result of the lease tender will be announced in the form of L1, L2 and L3 whereas L1 would mean the highest bidder in term of his/her financial offer.
6. The envelope containing Financial Bid shall be opened in respect of those bidders only who have qualified in the Technical Bid, which shall be opened first. If the bidder fails to qualify the Technical Bid as per serial no.3 above, his/her Financial Bid will not be opened and shall be summarily rejected.
7. The conditional or incomplete Lease Offer shall also be summarily rejected.

8. On the completion of the lease tender process, the highest bidder i.e L1 shall enter into negotiation process with the Tourism & Civil Aviation department. However, since the hearing on the matter of appeal of the previous Lessee is being pending in the Hon'ble High Court, the award of lease or signing of the Lease Agreement and handing over of the property to the successful bidder shall be subject to final outcome of the Court.
9. The Department reserves the right to reject any or all the Lease Tenders without assigning any reason thereof.

C. Pre-qualified Bidders:-

The pre-qualification evaluation was conducted on 02/07/2021 on the basis of the Notice Inviting Expression of Interest (EOI) for prequalification of the bidders widely published in the Sikkim Herald and other newspapers vide R.O No. 58/ IPR/Pub/Classi/21-22. The same was evaluated with careful scrutiny of the documents received from the bidders vis-à-vis the Eligibility Criteria sought in the EOI. Out of 4 (four) bidders who had submitted their eligibility documents, 3 (three) of them are qualified to take part in the further bid process i.e financial bid, whereas 1 (one) was disqualified. The name of the prequalified bidders who are eligible to participate in the current Financial Bid and their respective hotel business in operation in Sikkim is as under:-

Sl. no.	Name of the bidder	Name of the hotel owned or operated by the bidder
1.	Mrs. Alka Marda	Hotel "The Golden Crest" located at Deorali, East Sikkim
2.	Mr. Chin Kazi Shrestha	Hotel Orange Valley Resort located at Samdur, East Sikkim
3.	Mrs. Dorjee Ongmu Bhutia	Hotel Newa Regency located at Pelling, West Sikkim

D. Other Terms and Condition:-

1. The period of lease shall be 20 years, which shall be reckoned from the date of signing of the Lease Agreement.
2. Lease Rent offer of the bidder in the Financial Bid below the Base Annual Lease Rent as per Table “A” above shall not be acceptable.
3. Lease rent shall be paid by the Lessee on monthly basis within 10th day of the next month fallen due. Lessee shall pay the lease rent regularly and if the lessee fails to pay the lease rent consecutively for 3 (three), the Lease term is liable to be terminated and Lease Agreement is liable be rescinded.
4. The Lease rent shall be enhanced by 10% (compounded) every three years.
5. The general terms and conditions such as force majeure, obligation of the Lessee, termination of the lease, joint responsibility, dispute and resolution etc as may be applicable shall as per the standard Lease Conditions of the Tourism & Civil Aviation department and the same shall be entered while drawing the Lease Agreement.

Sd/-
Joint Secretary (Assets)
Tourism & Civil Aviation Department