



## **NOTICE INVITING TENDER**

On behalf of the Governor of Sikkim, the Secretary, Tourism Department invites tender to lease out for operation, management and upkeep of the entire Saramsa Garden, from individual/proprietary firm/Partnership firm/Private Ltd. Company/Public Ltd. Company having experience in running Amusement parks/Hotels not below the three starred category and Resorts for the past 5 to 10 years in the field, on the following terms and conditions:-

<b>Sl. No</b>	<b>Name of the Complex</b>	<b>Cost of Tender Form</b>	<b>Period of Lease</b>
1.	Saramsa Garden, Ranipool, East Sikkim	Rs. 50,000/- (Rupees fifty thousand)only (Non refundable) as per Para 12.7 of the SPWD Manual 2009.	5 years extendable for 2 terms period subject to review of performance at the end of 1 <sup>st</sup> lease term.

1. The Saramsa Garden, is situated near Ranipool, 15 kms. downhill from Gangtok, the capital of Sikkim.
2. The garden occupies one of the hot spot of local sight seeing itineraries of Gangtok tourist destinations. The total area of the garden is 2.5. Hec. It can be approached from Ranipool also on way to Gangtok by diverting towards Pakyong Road, at a distance of 3 kms. from the diversion.
3. The garden is well maintained with 40 nos. M/Roll labourers working in this garden throughout the year.
4. The garden holds State's pride because of its strategic location offering splendid, picturesque, and mesmerizing ambience. It acts as Oxygen Bank where you find verdant landscapes.
5. It can be termed as Botanical Garden, since within this garden you may find different exotic species of flowering

plants, bamboo species and local species along with seasonal flowers. Within this garden, mini garden is also created this year where you find different species of Cactus, foliage plants in a well organized set up.

6. The garden has all the required infrastructures to conduct any type of State and National exhibition having one Convention Hall, stalls and swimming pool for children. Open area theatre, 3 nos. of Musical Fountains and well managed footpath all around the garden for easy access to Food Courts. The garden is suitable for organizing Marriage Ceremony, Religious Programmes, Seminars, exhibitions and any other functions in line with organization congenial to garden.
7. This was also the venue of International Flower Festival, 2008 and recognized as perfect venue for any State programmes. Similarly, on the same year, Kissan Kharif Mela sponsored by the Government of India was also successfully organized.
8. The garden is very likely to be connected with Science city situated across the river Ranipool, thorough ropeway which further adds value to the scenic beauty of this garden.
9. This garden falls on the Airport Road on way to Pakyong-Gangtok where one can respite for a while to break the aerial tiredness to refill your lungs with pure oxygen in this peaceful and lovely garden.
10. Further, there is a proposal of 100 bedded Resort likely to come up in its surrounding which further enhances the importance of the garden.
11. The garden is situated at the bank of River, where you can feel cool breeze during summers.
12. Due to its pleasant environment and best habitat for Avian and Butterflies, the garden is flooded with these magnificent visitors augmenting further glamour, beauty and charm of this garden.
13. This garden is an ideal place for day picnic and also lover's point and its popularity has spread far and wide not within this State but also at the national level. The numbers of visitors are significantly increasing every year.

14. The rent as assessed is Rs.63, 61,200/- (Rupees Sixty three lakhs sixty one thousand two hundred) only per annum. In addition to this, the highest bidder/lessee has to bear the committed liability of Rs. 15.00 lakhs per annum as on date subject to revision towards the cost of wages of 40 nos. of labourers at the Government notified rates from time to time. The total liabilities will come to Rs.78,61,200/- (say Rs.79,00,000/-) (Rupees Seventy nine lakhs) only per annum.

15. The cost of tender form may be deposited under budget head 1452/ TD in favour of Accounts Officer, Tourism Department.

16. Schedule of dates: -

*(a) Sale of tender document on receipt of application:-*

**(i) Receipt of application:-3<sup>rd</sup>&4<sup>th</sup>May,2010 during office hours.**

**(ii)Sale of Tender Document:-5<sup>th</sup>&6<sup>th</sup>May,2010 during office hrs.**

**(b)Receipt of the sealed tender: -10<sup>th</sup> May, 2010 upto14 .00 hrs.**

**(c) Opening of Technical Bid: - 10<sup>th</sup> May, 2010 at 15.00 hrs.**

**(d)Opening of Financial Bid: - 15<sup>th</sup> May,2010 at 14.00 hrs.**

**Note: Technical Bids shall be evaluated and the successful list of bidders shall be displayed in the Notice Board of Department on 14<sup>th</sup> May,2010 at 11.00 a.m.**

The qualification criteria as under is indicative and not exhaustive:-

(i) They should have business assets of Rs. 10.00 Crores (Rupees ten crores) only supported by a Certificate from a Chartered Accountant with a liquidity of minimum 2.00 crores as Bank Guarantee.

(ii) Experience in running, maintenance and up keep of the business of similar nature during the past 5 to 10 years.

(iii) The bidder should also enclose its complete Company profile along with the details of its own assets or the assets being managed on lease basis or any other basis in the Technical Bid for the Department to ascertain certain values as may be required under evaluation criteria.

Technical Bid is to be submitted with earnest money of Rs. 1.60 lakh (one lakh sixty thousand) only in the form of temporary deposit receipt of State Bank of Sikkim, Head Office, Gangtok in favour of Accounts Officer, Tourism Department, Government of Sikkim. The financial bid is to be submitted in a separate sealed Envelopes. Envelope - I will contain Technical Bid and Envelope -II will contain Financial Bid. Proof of address should be submitted with Technical Bid with the attested copy of Residential Proof/Location of Business Assets as the case may be. These envelopes will be submitted inside one cover duly sealed superscribed as bid for **LEASE FOR OPERATION, MAINTENANCE AND UPKEEP OF SARAMSA GARDEN AT RANIPOOL , EAST SIKKIM** and submit in the office of the undersigned personally or through authorized representative before 14 .00 hrs on 10<sup>th</sup> May,2010. Only Envelope -I will be opened on 10<sup>th</sup> May, 2010 at 15.00 hrs. in presence of tenderers or their authorized agents who may be present at that time.

Interested bidders are advised to visit the complex and familiarized themselves of the property being leased out.

The successful bidder has to employ suitable and skilled local manpower on the basis of their requirement in addition to 40 numbers of existing Muster Roll labourers if necessary for operation and maintenance of different assets in the complex.

The successful bidder will have to remit the security deposit equivalent to six months rent plus Rs.20.00 lakhs (Rupees Twenty lakhs) only for moveable and execute the Lease Deed Agreement in stamped paper within the period of 15 days of acceptance of the bid and issue of letter of intent.

The Secretary, Department of Tourism reserves the right to accept or reject any or all quotations/bids in part or full without assigning any reason thereof.

JOINT SECRETARY TO THE GOVERNMENT  
TOURISM DEPARTMENT