Dear Bidders,

Sub: TIDEL – Request for Expression of Interest / Application for Establishing & Operating Food Outlet Inside the Food Court (Ground Floor) in TIDEL PARK, Taramani, Chennai – Reg.

1. TIDEL invites Request for Expression of Interest / Application for Establishing & Operating Food Outlet Inside the Food Court (Ground Floor) in TIDEL PARK, Taramani, Chennai.

2. The instruction, conditions, allotment procedure, terms & conditions of license and floor plan has been given as enclosure and the bidders are requested to carefully go through the requirements and submit their highest quote in commercial template in application format section.

3. The bidders shall submit their application in the prescribed format with booking advance and necessary enclosures / attachments on or before 17th February 2021 to the following address by in person / post (cover should be superscribed as “EOI for FOOD OUTLET”;

The Chief Operating Officer / TIDEL PARK LTD.
No.4, Rajiv Gandhi Salai, Taramani, Chennai-600113
Ph: 044-22540501 / 7374 000 555

4. TIDEL reserves the right to accept or reject any or all quotations without assigning any reason.

For TIDEL PARK LTD
/Sd/-
Chief Operating Officer
REQUEST FOR EXPRESSION OF INTEREST / APPLICATION FOR ESTABLISHING & OPERATING FOOD OUTLET INSIDE THE FOOD COURT (GROUND FLOOR) IN TIDEL PARK, TARAMANI, CHENNAI
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1 Instructions to Applicants & Conditions of Bid

1.1 About TIDEL Park

TIDEL Park, one of South India’s first and largest IT park is located in Chennai, the capital city of Tamil Nadu. It has pioneered the set-up of many IT parks along the IT Corridor in Old Mahabalipuram Road (OMR). It has plug and play infrastructure for IT/ITeS companies, Data Centres, etc.

TIDEL Park, since its inception has bolstered the growth of IT sector in the country, with more than 12,000 professionals being employed by various organizations within its premises. It has a total built up area of 12.8 Lakh Sq.Ft, with more than 30 IT/ITeS Companies including MNCs as its clients.

1.1.1 Food Court in TIDEL

TIDEL has earmarked 10 food outlets as warmshall in ‘as is where is’ condition to the Food outlet Operator who has to carry out fit-out works and also to provide Kitchen Equipment, Utensils, Services etc as per their requirements at their cost. TIDEL’s scope is limited to provide utility & services up to the battery limit of the Food outlet.

In this context, now applications are invited to establish and operate the Food Outlets inside the Food Court in the Ground Floor at their cost on monthly rental basis for the following food outlets presently:

<table>
<thead>
<tr>
<th>Outlet No</th>
<th>Food Outlet</th>
<th>Area Sq. Ft</th>
<th>Base Rate Rs. / Sq. Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>FC-01</td>
<td>Cold Beverages (Milk shakes, Juices, Ice Creams, etc.)</td>
<td>185</td>
<td>300</td>
</tr>
<tr>
<td>FC-02</td>
<td>South Indian Vegetarian</td>
<td>1182</td>
<td>300</td>
</tr>
</tbody>
</table>
The interested parties may inspect the premises during working hours of any working day before submission of application for having first hand information and available infrastructure and facilities.

### 1.2 Key Timelines

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Description</th>
<th>Period (within number of days)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Allotment Letter</td>
<td>T</td>
</tr>
<tr>
<td>2.</td>
<td>Submission of Security Deposit</td>
<td>T + 7 days</td>
</tr>
<tr>
<td>3.</td>
<td>Execution of License Agreement</td>
<td>T + 14 days</td>
</tr>
<tr>
<td>4.</td>
<td>Rent-free fit-out period</td>
<td>T + 15 days</td>
</tr>
<tr>
<td>5.</td>
<td>Lock-in period</td>
<td>2 Years</td>
</tr>
<tr>
<td>6.</td>
<td>Contract Term</td>
<td>2 Years</td>
</tr>
<tr>
<td>7.</td>
<td>Notice period</td>
<td>90 days from either parties</td>
</tr>
</tbody>
</table>
2 Allotment Procedure

2.1 Qualifying Criteria

All the parties / Agencies must fulfill the following qualifying criteria and submit the documents and the declarations (duly self-attested) in support of their claim along with the application. The applications of those who are not meeting these criteria and not accompanied with the requisite documents shall be treated as incomplete and are liable to be rejected.

1. The applicant shall be a reputed market player with an running a Food Outlet/Restaurant/Hotel or related field at least for a period of minimum 3 (three) years before the application submission date along with documentary proof
2. The applicant should have relevant licenses from the relevant Govt. departments / agencies and Greater Chennai Corporation as required to run a food outlet
3. The applicant shall be registered with The Food Safety and Standards Authority of India (FSSAI)
4. The applicant is required to submit a self-attested copy of PAN/TAN/TIN certificates wherever applicable;
5. The applicant shall submit ITR, audited financial statements and relevant enclosures for the last 3 years

For each of the qualifying criteria, documentary evidence is to be produced duly attested by the applicant. If documentary proof is not enclosed for any / all criteria the application is liable for rejection.
2.2 Allotment of Space for Food Outlet

1. The applicant is required to submit the duly filled-in application form in the prescribed formats given in section 4 along with the interest-free booking advance as per para 1.1.1

2. An applicant is permitted to apply for more than one food outlet

3. In case of multiple applications / bids for a particular food outlet, the applications shall be evaluated on a first-come first-serve basis provided the application is received in full shape with the booking advance.

4. The applications complete in all respects, received with the booking advance shall be scrutinized and qualified based on the nature of the activities for which the outlets are made available

5. Selection of the operator for a particular food outlet shall be based on highest rate quoted for that food outlet

6. Minimum rate (in Rs. per Sq. ft [carpet area]) for the Food outlets is fixed as per para 1.1.1. The rate quoted shall be equal to or higher than Minimum Fixed Rate

7. The experience in establishing and running of food outlets in Chennai/Tamil Nadu may also be considered during selection

8. TIDEL reserves the complete right to accept or reject any application, without assigning any reason whatsoever.

9. After acceptance of the application by TIDEL, the applicant shall have no right to withdraw his application or alter any terms.

10. Submission of the application implies complete acceptance to all the terms and conditions given in this document

11. TIDEL will issue an Allotment Letter to the selected applicant(s) and they shall pay Security Deposit - by way of a crossed demand draft drawn on a Scheduled Bank in favour of TIDEL PARK LIMITED., payable at CHENNAI - equivalent to 10 months’ rental charges and one month’s advance rent as per para 1.2 for the Carpet Area leased
12. The successful applicant shall thereafter execute a License Agreement for the License granted by TIDEL duly authenticated as per para 1.2

13. For the applicants whose applications are rejected / not qualified, the booking advance shall be returned once the successful applicant pays the security deposit for that food outlet.
3 **Terms & Conditions of License**

1. The successful applicant(s) have to establish the facilities in complete for Food outlet by modifying the area handed over to them to suit his/her business plan with Kitchen, Store, Work area, servicing Counter, utensil washing etc. at his cost. The applicant is permitted to add equipment / facilities as deemed necessary with prior approval of concerned TIDEL with in the area allotted.

2. Key timelines shall be as per para 1.2

3. In the event of Lessee willing to terminate the lease agreement prior to the completion of the lock-in period, then the Lessee will have to forego the entire interest-free Security Deposit paid to the Lessor and the Lessor will not be liable to return the said Security Deposit.

4. In-case, the Operator quits before the Lock in Period, the entire security deposit shall be forfeited.

5. The contract will be awarded for a period as specified in para 1.2 and can be extended further subject to mutually agreed terms & conditions. However, TIDEL has the rights to renew or terminate the contract at the end of contract period.

6. **Gas Bank / Dining Hall / Kiosk:**
   a. A separate area is earmarked for storage of gas cylinders and TIDEL has laid gas supply pipe line up to the kitchen. It is the responsibility of the operator to provide the gas cylinders required for his/her operations.
   b. The Dining Hall is centrally air-conditioned. Energy cost for Air-conditioning & Lighting will be charged on pro-rata basis. The above Food outlet space is offered in the food court and it is the responsibility of the Operator to create necessary infrastructure (Kiosk) and other facilities at their cost with prior approval of
TIDEL authorities for establishing and operating Food outlet for providing catering services.

c. The interested parties may inspect the premises before submission of bids for having first-hand information and available infrastructure and facilities and for the improvement works required has to be carried out by the successful applicant.

7. **Fit-out Period:**

The successful applicant has to establish the complete facilities immediately. Rent free Fit Out as per para 1.2 is available to the successful applicant. The rent will start from date of operation (or) 15 days from the date of LOA issued by TIDEL, whichever is earlier and agreement effecting the date of operation.

8. **Fit outs / Interior works including sign boards, Creation of Kitchen, Store Room, all utilities and services etc are to be provided by Food outlet Operator at his cost with prior approval of TIDEL. The available Dining Table, Chairs and Wash Area will be provided by TIDEL.**

9. **TIDEL will not provide any type of crockery, utensils, dining tables, chairs (except those tables and chairs in the dining area) and other equipment to the contractor. The contractor shall purchase good quality crockery for serving the food items etc. at his/her own cost**

10. **TIDEL will provide only space for Food outlet, Electricity and required Water for cleaning the utensils. Electricity and Water will be provided and usage/consumption charges for the same have to be paid by the applicant. Treatment of water supplied to potable standard will be the responsibility of Operator, at his cost.**

11. **Deployment of adequate manpower, materials, consumables inside housekeeping etc. to run the Food outlet shall be the responsibility of the Operator.**
12. The Food outlet can be run from 6 AM - 11 PM everyday and also to provide beverages such as Biscuits and Tea, between 11 PM to 7 AM.

13. The Food outlet Operator shall use the premises only for the approved activities and purpose and for the services as may be permitted from time to time by TIDEL and shall not use the same for any other purpose whatsoever without the prior written consent of TIDEL.

14. TIDEL reserves the right to change the location of the premises at any time and may at its discretion call upon the applicant to vacate the site and may give him an alternative premise for the purpose of this lease. In such a case, the Applicant shall be bound to vacate the premises immediately and accept the said alternate premises.

15. All correspondence shall be addressed to:

   Chief Operating Officer, TIDEL Park Limited
   No. 4, Rajiv Gandhi Salai, Taramani, Chennai – 600 113
   Ph: 044 – 22540501 / Fax: 044-22541634 / 7374 000 555
   Email: info@tidelpark.com

16. The selected applicant shall also pay GST and other statutory levies applicable on rent, O & M, Electricity, AC charges and other charges as may be imposed by central (or) State Government from time to time.

17. Separate parking space has been earmarked for vehicles of delivery executives of various food delivery aggregation platforms such as Swiggy, Zomato, etc. It is to be noted that the parking space allotted is only for those executives taking orders for delivery outside TIDEL.

18. From the 2nd month of operation, monthly License fee shall be paid by the Food outlet Operator to TIDEL before the 5th day of every month in advance (after the rent free fit-out period specified in para 1.2 at the sole discretion of TIDEL).

19. Operation and Maintenance charges will be charged separately for the total leased carpet area at Rs.35 per sq.ft per month (April 2021 To
March 2022). This shall be paid to TIDEL before the 5th day of every month in advance.

20. Water and Electricity charges at commercial tariff shall be paid by the Food outlet Operator for the actual consumption at the rates intimated by TIDEL Park Limited from time to time for the lease carpet area (including kitchen and dining area). The energy consumed in the dining area (A/c & Lighting) will be charged in proportion to the area leased.

21. The monthly rent, O&M and other charges will be payable within the specified period and delay will attract a penalty of 17% per annum. Continuous delay in payment of rent more than three months will attract forfeiture of Security Deposit and termination of contract.

22. It shall be the responsibility of the operator to equip himself with all the permits, Licenses etc. as may be required under the law in force at any time with regard to the operation of the Food outlet.

23. The Operator shall vacate the licensed premises peacefully after the expiry of the licensed period and/ or earlier if desired by TIDEL and shall hand over the same to the person authorized by TIDEL along with all furniture, fittings and other articles as may have been provided, from time to time. The decision of TIDEL shall be final and binding upon the Operator.

24. The Operator shall be free to remove without any damage to the TIDEL property any other articles that might have been brought by the Operator.

25. At the time of vacation, the operator has to hand back the space and service facilities in original and working condition, failing which the repairs cost will be on operators account.

26. Rate for the items to be supplied at the Food outlet should be reasonable & be comparable with the price in similar Food outlet/restaurant outside. The rates for various items shall be displayed in the Food Court.
27. The selected vendor will be liable to pay penalty in case the services are found to be unsatisfactory in addition to revoking / cancelling of license and also due to mismanagement.

28. Housekeeping inside Food outlet, and Kitchen and wash, dining area and disposal of waste from the TIDEL premises, applying pesticide etc. are all in the scope of food outlet operator.

29. In case of any food poisoning / Contamination, the operator will be held fully responsible and shall bear all the expenses caused due to food poisoning / Contamination.

30. All persons engaged by the operator shall be his own employees and they shall claim no privileges from TIDEL. The operator shall be directly responsible for the administration of his employees as regards general discipline and courteous behaviour.

31. The operator will get all his workers medically examined from approved Registered Medical Practitioner, to be free from communicable diseases in addition to general fitness and will also ensure that the servers/suppliers on duty are in proper uniform wearing name plates. The Operator will also ensure that neat and clean uniforms are provided to his staff.

32. The operator will be responsible for cleanliness of crockery, cooking utensils, furniture, dining tables, chairs, fixtures and fittings, etc in the kitchen as well as the Food outlet. TIDEL will not provide any cleaning materials / dusters, etc. for the same. The operator shall also be responsible for the quality of the food items supplied and for the service.

33. Very high standards of hygiene and cleanliness shall be observed in operating the kitchen, the Food outlet and connected services by the Operator and workers engaged by him including those responsible for collection of used utensils and periodic disposal of waste as per the ISO 14001 standards.
34. The operator shall not take out of the TIDEL premises any articles or stores without a Gate-Pass to be issued by the Food outlet in-charge and authorized by the TIDEL administration / Authorised Officer.

35. The operator shall at his own cost, effect, as required as per the Act, necessary insurance in respect of the staff and other personnel or persons to be employed or engaged by the Operator in connection with the rendering of the aforesaid services to TIDEL and shall comply with the provisions of Contract Labour (Regulation and Abolition) Act, Employees Staff Insurance Act, Workmen's Compensation Act, Payment of wages Act, the Employees Provident Fund and Family Pension Fund Act 1952, the other rules, regulations and/or statutes that may be applicable to them now or that may be introduced by the Government of Tamil Nadu subsequent to the date of the agreement. The Operator shall not employ any persons who are below the age of 18 years in the running of the Food outlet and the Operator shall keep TIDEL indemnified from all acts of omission, default, breaches and / or any claim, demands, loss, injury and expenses to which TIDEL may be put to or involved as a result of the Operator's failure to fulfil any of the obligations here under and / or under statutes and/or any bye-laws or rules framed hereunder or any of them. TIDEL shall be entitled to recover any such losses or expenses which it may have to suffer or incur on account of such claims, demands loss or injury from the security deposit of the Operator without prejudice to its any other rights under the law.

36. TIDEL shall have the right to search of the operator employees at any time while going out of the TIDEL premises and there shall be no grievance expressed / felt on this account either by Operator or his employees. The operator will issue ID Cards to the operator's workers in the format approved by TIDEL.

Signature of the Applicant
37. TIDEL reserves the right to take samples of the edibles / raw material from the Veg. Restaurant for the purpose of inspection and testing with a view to maintain the quality. Such samples will however be drawn by authorized person / persons nominated by TIDEL.

38. The operator shall ensure that no hazardous or inflammable or any intoxicating material is stored in the Food outlet premises.

39. The operator shall not sublet or assign the license or use the space provided for operating the Food outlet for purposes other than operating a Food outlet and shall not allow anybody or reside in the licensed premises and shall not use the same to be part of it for stocking or keeping articles other than those needed for use in the Food outlet nor shall be made or permit to be made any structural additions and alterations to the same without written sanction of the Management.

40. The operator shall be responsible for all damages or losses to TIDEL property by the operator himself or his staff and shall be liable to make good any such loss or damage excepting those due to reasonable use or wear and tear or such as caused by act of God.

41. TIDEL will not be in any way be responsible for any loss or damages occurring to any goods, stores or articles that may be kept by the Operator in the Food outlet premises including kitchen and other rooms.

42. In case of any dispute the matter shall be referred to TIDEL, and TIDEL decision will be final and binding on the Operator.

43. The Operator has a bare permission only to run a Food outlet in Food Court at Ground Floor in the TIDEL premises during the Contract period and nothing contained in this document shall be construed as demise in law of the said TIDEL premises or any part thereof and shall not give any legal title or interest to the Operator.
3.1 Other Information

1. The application documents shall be initialled / signed on all the pages by the Authorised Signatory under the official seal of the company as an acceptance of the terms and conditions mentioned therein.

2. Though adequate care has been taken in the preparation of this document, the Applicant should satisfy himself that the document is complete in all respects. Intimation of discrepancies, if any, can be given to the above-mentioned office immediately.

3. Neither TIDEL nor their Employees or Consultants make any representation or warranty as to the accuracy, reliability or completeness of the information in this application document and it is not possible for TIDEL to consider the investment objectives, financial situation and particular needs of each party, who reads or uses this document. Each prospective Applicant should conduct his own investigation and analysis and cross check the accuracy, reliability and completeness of the information in this document and obtain independent advice from appropriate sources.

4. Neither TIDEL nor their employees or Consultants will have any liability to any prospective Applicant or any other person under the Law of Contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this document, any matter deemed to form part of this Application, the grant of License for operating the Food outlet, the information and any other information supplied by or on behalf of TIDEL or their employees or any Consultants or otherwise arising in any way from the selection process for grant of License to operate the Food outlet.
4 Application Formats

4.1 Applicant Details

DETAILS OF APPLICANT FOR OPERATING THE FOOD OUTLET INSIDE the FOOD COURT AT TIDEL PARK LTD.

1. Name of the Applicant / Firm:
2. Contact Details:
   a. Address:
   b. Telephone:
   c. Fax (if any):
3. Name of the Proprietor / Partner / Directors of the Firm
4. Type of Firm (Proprietary Firm/Partnership Firm/Limited Company or Corporation/Group of Companies):
5. Experience (No. of years in Operating one or multiple Food outlets) – as on 31st Mar 2020
6. Whether presently operating any Food outlet in the Chennai. If yes, then furnish the following details (In case of multiple outlets, the applicant may specify the key 5 outlets in a table form):
   a. Name of the organization where food outlet facility is located:
   b. Address:
   c. Type of Restaurant (Veg/Non-Veg):
   d. Seating Capacity:
   e. Area (Carpet):
7. Details of outlet (Proposed at TIDEL)
   a. Type of Food Outlet (as per the 11 counter types):
   b. Details of food items:
   c. Space requirements:
   d. Expected date of occupation:
   e. Advance Payable:

Signature of the Applicant
f. Number of employees proposed to be employed in the outlet:

g. Utility Services Requirements
   i. Average Daily Energy Consumption (kWh)
   ii. Electrical Load Required – Connected (kVA)

8. Payment Details:
   DD No. __________ dated __________ issued by <Bank Name> for the amount

(*) NOTE:

1. The applicant / operator should ENCLOSE supporting documents such as copies of VAT, PAN No., TNGST No, Service tax No etc for the information given by him in the above proforma, failing which the applicant will be rejected.
2. In case an applicant applies for multiple type of outlets, then they can mention the details in separate forms for each type of outlet

Yours Sincerely,

Signature of the Authorized Signatory

Location: Name of the Signatory:
Date: Designation:

Seal of the Company:

Signature of the Applicant
4.2 Commercials Template

<To be submitted on the letterhead of the bidder>

From: <Name of Firm with Address>  
TO: The Chief Operating Officer,  
TIDEL Park Limited  
No.4, Rajiv Gandhi Salai,  
Taramani, Chennai-600113

Dear Sir,

Sub: TIDEL — Selection of Food Outlet Operator inside the Food Court at TIDEL PARK – Commercials Submission - Reg  
Ref: EOI Notice Ref No. TIDEL/CR/FC/01/2021 dated __.01.2021

We / I, ___________<Bidder’s Name> herewith enclose the Financial Proposal for the consultancy assignment for the EOI referred above. We agree that this offer shall remain valid for a period of 60 (Sixty) days from the due date or such further period as may be mutually agreed upon.

<table>
<thead>
<tr>
<th>Outlet Code No</th>
<th>Food Outlet</th>
<th>Area in Sq. Ft</th>
<th>#Rate Quoted Per Month / Sq. Ft - Rs.</th>
<th>Booking Advance (One Month of Rate Quoted) Rs.</th>
</tr>
</thead>
<tbody>
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</tr>
</tbody>
</table>

Note: For those outlets, which were not bid for, please mention as “Nil” / “NA”

Signature of the Applicant
We confirm that

1. The rates quoted by us are final and shall be deemed to be exclusive of all taxes
2. We understand that you are not bound to accept any proposal you receive
3. We accept the terms and conditions of the EOI

Yours Sincerely,

Signature of the Authorized Signatory

Location: __________________________
Name of the Signatory: ______________
Date: _____________________________
Designation: _______________________
Seal of the Company: _______________
5  Annexures

5.1  Floor Plan