

# **KERALA TOURISM DEVELOPMENT CORPORATION LTD**

**(A Government of Kerala Undertaking)**

Mascot Square, Vikas Bhavan P O, Trivandrum 33

KTDC/SC (C) / VACANT SHOPS /164/2025

18.08.2025

## **TENDER NOTICE**

Sealed competitive tenders are invited to lease out eight interior shops(12,13,14,15,17,18,19 & 31) approximately 146 to 152 Sq. Ft. area each, and one exterior shop ( Shop: 7 - approx area : 140.41 Sq ft ) suitable for commercial shops and other establishments at the ground floor (Internal-08 Nos & external -01 No) of KTDC Shopping Complex, Marine Drive, Ernakulam in prescribed form so as to reach at KTDC office Ernakulam on or before 08/09/2025, 2.00 pm. For details and tender forms contact The Unit Officer, KTDC Shopping complex, KTDC Ltd., Shanmugham Road, Kochi-11. Phone 0484 2353234, 2382199 and 9400008743 Email [saleskochi@ktdc.com](mailto:saleskochi@ktdc.com). Tender forms can also be downloaded from the website [www.ktdc.com](http://www.ktdc.com). EMD for participating the tender process will be Rs 25000 per shop.

Filled up tender forms in prescribed format accompanied by DD for Rs. 25000 /- (Rupees :Twenty Five Thousand Only) should reach at the office of The Unit Officer, KTDC Shopping Complex, KTDC Ltd, Shanmugham Road, Kochi -11 on or before 08/09/2025, 02.00 pm . Sealed tenders will be opened on 08.09.2025 at 03.00 pm

Sd/-  
Managing Director

**KERALA TOURISM DEVELOPMENT CORPORATION LIMITED**

(A Government of Kerala Undertaking)

Registered Corporate Office: Mascot Square, Vikas Bhavan P.O.

Thiruvananthapuram - 695 033, Kerala, India

Phone + + 91 471 2721243/45/48 Web site: www.ktdc.com

**Tender form for leasing of shops at KTDC Shopping Complex Kochi**

☐ Shop no.07 - area appx 140.41 Sq. feet ( Exterior)

☐ Shop no.12- area appx 148 Sq. feet ( Interior)

☐ Shop no.13- area appx 152 Sq. feet ( Interior)

☐ Shop no.14- area appx 151.62 Sq. feet ( Interior)

☐ Shop no.15- area appx 148.74 Sq. feet ( Interior)

☐ Shop no.17 -area appx 151 Sq. feet ( Interior)

☐ Shop no.18- area appx 149.28 Sq. feet ( Interior)

☐ Shop no.19- area appx 140.41 Sq. feet ( Interior)

☐ Shop no.31- area appx 146 Sq. feet ( Interior)

1. Name of Tenderer : .....

2. Name of the Firm (if any) : .....

3. GST Number If any : .....

4. PAN : .....

5. Adhar : .....

6. Address for communication : .....

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.....  
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4. Proof of Address : Aadhaar Card / Driving License (Copy to be enclosed)

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5. E-mail ID : .....

6. Mobile Number : .....

7. Details of DD/ Bankers Cheque : DD/ Cheque No: ..... for  
Rs 25000 ( Rupees twenty five thousand only) favoring KTDC Ltd, Drawn on (Bank)  
..... of date .....

8. **Amount quoted per square feet per month is Rs ..... (Rupees:.....**

.....  
**only)**

I hereby agree to all the terms and conditions specified in the tender notification.

Signature :

Name :

Date :

Enclosed : - Terms and conditions returned duly signed.

## **Terms and Conditions**

1. The period of lease will be for a period of 11 months initially, which shall be renewed if mutually agreed.
2. On awarding the tender, awarded firm/person has to execute the lease agreement within 15 days on receipt of intimation from KTDC in a stamp paper worth Rs.200/-.
3. The lease awarded firm/person has to deposit an amount equivalent to 6 months rent as security deposit with KTDC which shall be released on termination of lease period if it is then found that there is no liability on tenants' side. No interest will be paid by KTDC for the security amount.
4. The rent shall be paid by the awarded firm/person to KTDC on or before 5<sup>th</sup> of every calendar month in advance. If defaulted by the tenant in making the payment on or before the 5<sup>th</sup> of every calendar month, interest at the rate of 18% from the 5<sup>th</sup> of the month till the date of payment of the amount defaulted shall also be paid by the tenant to KTDC.
5. The EMD amount of Rs. 25,000/- (Rupees twenty five thousand only) per shop by form of D/D in favour of KTDC Ltd. payable at Ernakulam should be enclosed with the tender form. Exemption for EMD will be given to agencies have MSME registration.
6. The tender forms without required EMD will be rejected.
7. The period of lease will commence from the date of executing the agreement and monthly rent applicable shall be paid by the tenant with effect from the same date.
8. The space leased out shall not be transferred or subleased by the tenant.
9. The tenant shall use the premises only for commercial shops and other legal establishments.
10. The tenant shall be responsible for the safe custody and proper upkeep of the area allotted during the entire lease period. All repairs and maintenance works required to be done during the lease period shall be attended by the tenant at his cost.
11. If the tenant is making any changes in civil constructions, the same has to be carried out at the tenant's cost and only with the approval of KTDC.
12. The tenant shall vacate the premises on completion of 11 months or as mutually agreed upon and hand over it to KTDC Ltd in its original condition.
13. During the lease period KTDC may take up works of structural improvements, additions etc. The tenant shall render all facilities for carrying out such works without raising any objection.
14. In case the tenant violates any of the conditions prescribed herein, KTDC shall be at liberty to cancel the lease of the area and resume it from the possession of the tenant forfeiting the security deposit.
15. KTDC shall forfeit the security deposit, if the tenant withdraw /cancel the agreement on any reason before the expiry of the agreement period.
16. KTDC shall be at liberty to proceed against the tenant in case of default in the payments of any amount due for its realization. Any expenses towards legal or any other charges that may be incurred by KTDC in this account shall be liable to be realized from the security amount or the advance amount collected from the tenant.

17. KTDC will not be responsible for any loss of goods due to theft, burglary or fire from the leased out area.
18. No explosives or unlicensed items of any kind shall be stocked in the leased out area.
19. Firms/Individuals who are facing pending legal action in connection with rent arrears for KTDC Shopping Complex and evictees are not permitted to participate in the tender process.
20. Persons / agencies participating for more than one shop, will be preferred over the person/agency for one shop, without compromising on the rates.
21. Minimum quotable rate for shop numbers 12,13,14,15,17,18,19 & 31 will be Rs 80 per sq feet and for Shop Number 7 will be Rs 180 per sq feet.
22. All decisions taken by the Managing Director or the Board of Directors of KTDC Ltd. shall be binding on the tenant.

Signature:

Name and Date:

For any further clarifications you may contact-The Unit Officer,  
KTDC Shopping Complex, Ernakulam or call 0484-2353234,9400008742 or email  
saleskochi@ktdc.com