



Mangalore SEZ Limited

Mangalore Special Economic Zone

Sy No 168-3A, Plot no U1

Administrative Building, Bajpe Village, Mangalore-574142

Dakshina Kannada, Karnataka

Website: www.mangaloresez.com

CIN: U45209KA2006PLC038590

REQUEST FOR SEALED BIDS

1. Mangalore SEZ Limited (MSEZL) is jointly promoted by Oil & Natural Gas Corporation Ltd. (ONGC), Infrastructure Leasing & Financial Services Ltd., Karnataka Industrial Areas Development Board (KIADB) and Kanara Chambers of Commerce and Industries (KCCI). MSEZL has set up Mangalore Special Economic Zone (MSEZ), a Multi-product SEZ catering mainly to the petrochemical industry and other sectors such as manufacturing, services, trading and warehousing. MSEZ presently houses 10 industries comprising 4 fish food processing industries, 5 petroleum and petrochemical industries and 1 pharmaceutical industry.
2. The entire periphery of MSEZ is secured with a compound wall and has a single controlled entry and exit point, ensuring a safe and regulated environment. All industrial units within the zone maintain their own pantry facilities with restricted access limited to their respective employees. To provide a clean, safe and hygienic dining facility to all persons visiting the zone and also to the workforce present in the zone, a new canteen building has been constructed by MSEZL.
3. The details of the Canteen Building and infrastructure available are given below:

Sl. No.	Description	Area (Sqm)
1	Total Plinth Area	188.91
2	Dining Floor Area	79.96
3	Food Counter	9.34
4	Cash Counter	5.05
5	Kitchen	19.62
6	Store	10.07
7	Work Area	24.53
8	Wash Area	11.19
9	Front Entrance Sit-out	8.19

The canteen building is fully equipped with:

- Electrical installations
- Water supply provisions
- Overhead water storage tank with 2000-liter capacity
- Adequate surrounding space for vehicle parking

The dining area is furnished with:

- 6 numbers of 6-seater dining tables
- 3 numbers of 4-seater dining tables

4. Mangalore SEZ Limited intends to lease out the canteen building to an agency for operating the canteen facility inside MSEZ. The Lease period shall initially be 24 months, which may be extended by another 12 months, subject to satisfactory performance of the agency and mutual agreement between both parties.
5. The terms of reference for the leasing out the canteen building are given below:
 - 5.1. The Lessee shall obtain necessary approvals required for operating the Canteen from the concerned authorities and copies of the same shall be furnished to MSEZL before commencing the operations.
 - 5.2. The Lessee shall submit all documents required including police verification for obtaining the SEZ entry passes for personnel to be engaged by the Lessee at the Canteen.
 - 5.3. The Lessee shall operate and manage the Canteen entirely at its own cost, responsibility, and risk.
 - 5.4. The Lessee shall provide clean, hygienic, nutritious, and reasonably priced food and beverages to the customers.
 - 5.5. The Lessee shall undertake end-to-end canteen operations, including procurement of raw materials, food preparation, staffing, service, housekeeping, and waste disposal.
 - 5.6. The Lessee shall ensure proper standards of hygiene, sanitation, and food safety at all times, including compliance with applicable FSSAI regulations and other statutory requirements.
 - 5.7. The Lessee shall undertake to not serve alcohol, gutkha, cigarettes etc., at the Canteen.
 - 5.8. The Lessee shall use the allotted premises exclusively for the purpose of operating the Canteen and for no other activity without prior written approval from MSEZL.
 - 5.9. No alterations / modification of the premises is allowed without the prior approval of MSEZL.
 - 5.10. The Lessee shall bear the cost of electricity and water consumption based on actual usage.
 - 5.11. The Lessee shall be responsible for maintaining the premises, furniture, fixtures, equipment, and infrastructure provided by MSEZL in good condition. Any damage caused during the Lease period shall be made good / repaired or compensated by the Lessee at its own cost.
 - 5.12. The Lessee shall be responsible for the safety and health of all its employees.
 - 5.13. The Lessee shall be responsible for Compliance of all statutory requirements including PF, ESI, Gratuity, minimum wages, labour laws etc.

- 5.14. The Lessee shall be solely responsible for any issues related to non-compliance/payment of wages and other terms of the contract and shall fully indemnify MSEZL on a Rs 500 stamp paper against any liabilities arising out of non-compliance of any provisions in the labour codes and statutory requirements.
- 5.15. Frequent complaints on the quality and standard of the food from the users may lead to termination of the lease agreement.
6. The base minimum Lease rent shall be Rs 35,000 per month plus applicable GST. There shall be an annual escalation of 2.5% above the quoted Lease rent.
7. The Lease agreement will be executed with the bidder who has quoted the highest lease in accordance with the terms reference given above. Lease rents quoted below the minimum base Lease rent specified above shall be rejected.
8. The successful bidder shall deposit a security amount equivalent to six months lease rent.
9. The lease agreement may be terminated by either party by giving 90 days' prior notice in writing. In the event of failure to pay the rent on three occasions, action shall be initiated for termination of the agreement. Upon termination, the premises shall be vacated within 15 days and the charges applicable for vacating the premises shall be deducted from the security deposit. Further, the permission granted to the lessee to enter MSEZ shall be withdrawn thereafter.

10. Inspection & Queries

Interested bidders may inspect the canteen premises during working hours. For queries, contact:

Mr Prakash Bhat
DGM (Civil)
Phone: 08242885515 | Email: prakashbhat@msezl.com

11. Bidding Process:

- Bidders should submit their **sealed bid** in the prescribed format, along with supporting documents, on or before 15:00 hrs on 15.06.2026 to the following address:

Contracts Department
Mangalore SEZ Limited
Mangalore Special Economic Zone
Sy No 168-3A, Plot no U1
Administrative Building, Bajpe Village
Mangalore-574142, Dakshina Kannada, Karnataka
- The envelope should be clearly marked: "**Bid for Lease of Canteen Building of MSEZL**"
- The bids shall be opened at 16:00 hrs on 15.06.2026.
- The Lease Agreement will be executed with the bidder who offers the highest monthly Lease Rent.

- Documents to be enclosed along with the bid:
 - Covering Letter with company profile
 - Prior experience, if any, in running canteen in industrial areas / hotel industry
 - FSSAI license copy (if available)
 - PAN and GST registration copy
 - Financial Bid – As per format attached

12. Employer's Right to Accept Any Bid and Reject any or All Bids

MSEZL reserves the right to accept or reject any bid and to annul the bidding process and reject all bids at any time prior to execution of Lease Agreement, without thereby incurring any liability to the affected bidder or bidders or any obligation to inform the affected bidder or bidders of the grounds for MSEZL's Action.

MSEZL shall not be responsible for any costs or expenses incurred by the Bidder in connection with the preparation and delivery of Proposals, including costs and expenses related to visits to the sites. MSEZL reserves all the rights to cancel, terminate, change or modify this bidding process and/or requirements of the bid stated in this Document, at any time without assigning any reason or providing any notice and without accepting any liability for the same and the bidders shall have no claim of whatsoever nature against MSEZL in this regard.

Dt: 30.05.2026

**Chief Executive Officer
Mangalore SEZ Limited**

Format for Financial Bid

No	Description	Unit	Price Quote
1	Lease rent for Canteen Building inside MSEZ (excluding all applicable levies, taxes and duties which are to be paid extra by the Lessee)	Month	Rs. Rs in words: