

THE MOGAVEERA VYAVASTHAPAKA MANDALI, MUMBAI
MVM EDUCATIONAL CAMPUS

TENDER DOCUMENT FOR LEASING BANQUET HALL AND CANTEEN

Tender No.: MVM/2025/BANQUET HALL AND CANTEEN LEAVE AND LICENSE AGREEMENT

Date : 18.09.2025

INVITATION FOR TENDER

The Mogaveera Vyavasthapaka Mandali, Mumbai, invites tenders from eligible and reputed agencies or individuals to lease the Banquet hall **AND** Canteen located at the MVM Educational Campus, MVM Educational Campus Marg, Off Veera Desai Road, Andheri West, Mumbai. The banquet hall lease will be available for events on specific days and times as outlined below, with a security deposit requirement and special terms for the Mandali /Institution's events

WHEREAS

The canteen must cater to students, faculty, and staff members, maintaining high standards of hygiene and food quality AND as per the Scope of work mentioned below.

BANQUET HALL DETAILS:

- **1st Floor Area:** 9,784 sq. ft.
- **2nd Floor Area:** 3,248 sq. ft.
- **Stilt area** admeasuring about 6466 sq. ft. towards facilities.
- **Total Capacity:** 800 to 1,000 people (across both halls)

CANTEEN DETAILS:

- **Location:** MVM Educational Campus, Andheri West.
 - **Student Age Group:** 6 to 22 years
 - **Operating Hours:** 7:00 AM to 7:00 PM
 - **Number of Students:** 2,500
 - **Staff Strength:** Over 175
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LEAVE AND LICENSE AVAILABILITY FOR BANQUET HALL:

The banquet hall is available for lease on the following occasions:

- Holidays, Saturdays, Sundays, and during vacation periods
- On weekdays after 6:00 PM

The banquet hall will be utilized by the institution during regular working hours (7:00 AM to 6:00 PM) on weekdays and will not be available for external events during these hours.

LEAVE AND LICENSE AVAILABILITY FOR CANTEEN:

The bidder will be responsible for the following:

- Operation and management of the canteen facility from 7 AM to 7 PM, Monday to Saturday.
- Ensuring the provision of healthy, nutritious, and hygienic food at reasonable prices.
- Maintenance of cleanliness and compliance with safety standards in the canteen area.
- Efficient waste management and disposal practices.

1. ELIGIBILITY CRITERIA FOR THE TENDER:

Eligible participants for the tender must meet the following criteria:

1. Should have prior experience in managing event spaces, banquet halls, or similar facilities for at **least a period of 6 years**
2. Must be financially stable and able to provide a Interest free Security Deposit of **Rs. 65,00,000 (Rs. Sixty Five lacs only/-)**.
3. Must comply with all applicable local laws and regulations.

2. SECURITY DEPOSIT:

The successful bidder will be required to furnish a Interest free Security Deposit of **Rs. 65,00,000 (Rs. Sixty five lakhs only/-)**, which will be retained for the duration of the lease term. This deposit is refundable at the end of the lease, subject to deductions for any damages or outstanding dues.

3. FINANCIAL OBLIGATIONS AND ROYALTY:

1. Lease Rental Rates:

- The lease rental amount should be provided as part of the financial proposal, considering the availability of the banquet hall as specified.
- Payment terms and timelines will be decided during the agreement finalization.

2. Floor Price:

Floor Price for the Entire Project: **50 lakhs per annum** fixed amount **inclusive** of GST. for the first 3 years.

After that an incremental value as detailed below will be applied only after approval and mutual understanding between both parties:

5% increase on the floor price in the 4th year and 10% increase on the floor price in the 5th year.

Bidder should bid at Floor Price or above.

4. (A) SUBSIDISED RATES OF BANQUET HALL FOR MANDALI EVENTS

1. Free Events for Mandali/Institution:

- The Mogaveera Vyavasthapaka Mandali and the institution will be allowed to **host 8 (Eight) free events per year at the banquet hall.**
- **Five of the above will be on the first floor hall and 3 will be on the second floor hall.**
- **These free events are exclusively for the Mandali /Institution and will not incur rental charges.**

2. Additional Mandali Events:

- Any additional events beyond the 8 free events per year will be charged at a **subsidized rate.**
- The subsidized rate **@50%** will be mutually agreed upon between the Mandali and the lessee at the time of signing the lease agreement.

(B) SUBSIDISED RATES OF CANTEEN for Management, Staff, and Events:

1. Subsidized Rates for Management:

The lessee agrees to provide food and beverages at **subsidized rates @50%** for the management staff of the MVM Educational Campus during official meetings, gatherings, or any other formal institutional events. The extent of the subsidy will be mutually agreed upon before the commencement of operations and shall be included in the contract.

2. Staff and Mandali Meetings:

For any official meetings, staff gatherings, or events organized by the Mogaveera Vyavasthapaka Mandali, **the lessee shall provide food and refreshments at subsidized rates.** The lessee must ensure that the quality of food served remains high while catering to such events.

3. Student Functions and Programs:

The lessee shall cater to student-related functions such as cultural events, sports days, and other extracurricular programs at **subsidized rates.** The lessee shall ensure that the food provided is nutritious, hygienic, and suitable for large student gatherings.

5: (A) RESPONSIBILITIES OF THE LESSEE WITH REGARDS TO BANQUET HALL:

1. Continuation of orders already accepted by existing agency:

"The new agency will honour and continue any existing banquet hall bookings that have already been taken at the rates already agreed by the existing agency prior to the transition .

2. Damage and Repairs:

- The lessee is responsible for any damage caused to the banquet hall during its use.

- All damages must be repaired by the lessee at their own expense, and repairs should be completed promptly to the satisfaction of the Mandali.
- 3. Maintenance:**
 - The lessee will be responsible for the **regular maintenance** of the banquet hall during the lease period, including cleaning, upkeep, and the management of utilities.
 - The facility must be maintained in a condition that is suitable for future events.
- 4. Catering and Decoration:**
 - All arrangements for catering, decoration, and other event-related services must be managed by the lessee.
 - The Mandali reserves the right to inspect the quality and safety standards of the services provided.

(B) RESPONSIBILITIES OF THE LESSEE WITH REGARDS TO CANTEEN:

- The lessee will ensure compliance with all government rules and regulations.
- The institution reserves the right to cancel the contract if the services are not satisfactory or if there is any violation of terms.
- Sub-letting of the canteen facility is strictly prohibited.
- The lessee shall not increase the price of food items without prior approval from the institution.

6: CONFIDENTIALITY:

The lessee agrees to keep confidential any information received during the course of this agreement regarding the institution, its operations, students, and staff. Disclosure of such information to third parties without prior written consent will result in immediate termination of the agreement and may lead to legal action.

7: LEGAL CLAUSES:

- 1. Compliance with Laws:**
 - The lessee must comply with all applicable local, state, and national laws, including safety regulations, labour laws, and event management guidelines.
- 2. Arbitration Clause:**
 - Any disputes or differences arising out of this agreement shall be resolved through arbitration, conducted in Mumbai in accordance with the Arbitration and Conciliation Act, 1996.
- 3. Termination of Agreement:**
 - Either party may terminate the lease agreement by giving a **[THREE month notice period]**
 - Upon termination, the security deposit will be refunded after deducting any damages or dues.
 - In case of immediate termination due to breach, the security deposit will be forfeited by the Institution.
- 4. Force Majeure:**
 - Neither party shall be held responsible for any delays or failure to perform due to unforeseen events such as natural disasters, war, or government restrictions, provided that notice is promptly given to the other party.
- 5. Indemnity:**

The lessee shall indemnify, defend, and hold harmless the Mogaveera Vyavasthapaka Mandali, Mumbai, and its representatives, employees, and agents from any and all claims, liabilities, damages, losses, or expenses (including legal fees) arising out of or in connection with:

- Any injury, harm, or death to any person, or damage to property, resulting from the lessee's operation of the canteen.
 - Any failure to comply with applicable laws, regulations, or provisions of this agreement.
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8: Non Assignment:

The lessee shall not assign, transfer, or sub-let any of its rights or obligations under this agreement without the prior written consent of the institution.

9. TENDER SUBMISSION GUIDELINES

Interested participants are required to submit the following documents as part of their tender application:

1. A financial proposal including the proposed lease rental amount.
2. A company or individual profile, detailing prior experience in managing similar venues.
3. Any supporting documents that showcase financial stability, such as audited financial statements or bank guarantees.

Key Dates:

Last Date of Submission : 22.09.2025

Opening of Technical Bid: 27.09.2025

Opening of Financial Bid : 27.09.2025

Banquet Hall and Canteen Inspection: Interested bidders may inspect the banquet hall and Canteen prior to submitting their tender. Inspections can be arranged by contacting Ms. Nayana Suvarna