

**THE MOGAVEERA VYAVASTHAPAKA MANDALI, MUMBAI
MVM EDUCATIONAL CAMPUS**

TENDER DOCUMENT FOR LEASING BANQUET HALL

Tender No.: MVM/2025/BANQUET LEASE

Date : 01.04.2025

INVITATION FOR TENDER

The Mogaveera Vyavasthapaka Mandali, Mumbai, invites tenders from eligible and reputed agencies or individuals to lease the banquet hall located at the MVM Educational Campus, MVM Educational Campus Marg, Off Veera Desai Road, Andheri West, Mumbai. The 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.

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)
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LEASE AVAILABILITY

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.

ELIGIBILITY CRITERIA

Eligible participants for the tender must meet the following criteria:

1. Should have prior experience in managing event spaces, banquet halls, or similar facilities.
 2. Must be financially stable and able to provide a Interest free Security Deposit of **Rs. 75,00,000 (Rs. 75 lacs)**.
 3. Must comply with all applicable local laws and regulations.
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SECURITY DEPOSIT

The successful bidder will be required to furnish a Interest free Security Deposit of **Rs. 75,00,000 (Rs. 75 lacs)**, 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.

FINANCIAL OBLIGATIONS AND ROYALTY

1. Royalty on Decoration and Catering:

- The lessee must pay a royalty of **15% on the total cost of decoration and catering** per event to the Mandali.
- The royalty will be calculated based on the final invoice of these services and must be paid within [insert time frame] after each event.

2. 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.

3. Floor Price:

Floor Price for the Entire Project: 3,90,960/-pm exclusive of GST with an incremental value @10% after completion of first year and 15% after completion of Second year.

Bidder should bid at Floor Price or above.

SUBSIDISED RATES AND MANDALI EVENTS

1. Free Events for Mandali/Institution:

- The Mogaveera Vyavasthapaka Mandali and the institution will be allowed to host **ten (10) free events per year** at the banquet 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 10 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.
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RESPONSIBILITIES OF THE LESSEE

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.
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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 **[ONE month notice period]**
- Upon termination, the security deposit will be refunded after deducting any damages or dues.

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.
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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 : 30.04.2025

Opening of Technical Bid: 10.05.2025

Opening of Financial Bid : 10.05.2025

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