

**NOTICE FOR EXPRESSION OF INTEREST FOR OPERATION AND MANAGEMENT-
CUM-
OUTSOURCING OF PROPERTIES UNDER TOURISM DEPARTMENT,
GOVERNMENT OF MIZORAM**

Expression of Interest (EOI) is invited from bonafide residents of Mizoram with financially sound, reputed and experienced hoteliers or hotel management professionals or Village Councils or Self Help Groups or Associations or individuals having support of professional staff for Operation and Management cum Outsourcing to provide excellent services to guests and public for various properties/Tourist Lodges under Tourism Department, Government of Mizoram on 'as is where is' basis as below:

1. Highway Restaurant Chhiahtlang, Serchhip District
2. Tourist Lodge Aibawk, Aizawl District
3. Tourist lodge Rajiv Nagar, Mamit District
4. Tourist Lodge Sialsuk, Aizawl District
5. Tourist Lodge Sakawrdai, Aizawl District
6. Tourist Lodge Buhchang, Kolasib District
7. Tourist Lodge Khanpui, Aizawl District
8. Tourist Lodge Zawlnuam, Mamit District

The complete detailed documents can be obtained from the office of the Director, Directorate of Tourism, Mizoram New Capital Complex, Khatla, Aizawl - 796001 during office hours on a Non Refundable Cash or Cheque Payment of Rs. 1000.00 or can be downloaded from the website **tourism.mizoram.gov.in** and the required document fee in that case can be submitted along with the EOI in the form of cash or Demand Draft in favour of Director, Tourism Department from any Nationalized Bank.

Proposal(s) should be sent in sealed envelope superscribed as EOI for Operation and Management-cum-Outsourcing of Properties under Tourism Department, Government of Mizoram.

Last date of submission of proposal shall be on 25th August, 2025 (Monday) upto 02.00 PM by hand or courier or registered post.

Sd/-

Secretary to the Government of Mizoram
Tourism Department

1. INSTRUCTIONS AND CONDITIONS TO BIDDERS

1.1. Expression of Interest (EOI) in a sealed envelope is invited from bonafide residents of Mizoram with financially sound, reputed and experienced hoteliers or hotel management, professionals or Village Councils or Self Help Groups or Associations or individuals having support of professional staff for Operation and Management cum Outsourcing to provide excellent services to guests and public for various properties under Tourism Department, Government of Mizoram.

1.2. The EOI (both Technical Bid & Financial Bid combined) should be sent in sealed cover super scribed as Expression of Interest for Operation and Management-cum-Outsourcing of Properties under Tourism Department, Government of Mizoram on or before **25th August, 2025 at 2:00 PM**. In case of two or more bids by the same entity, combined bids indicating names of properties in sealed envelope should be submitted by the firm or individuals or groups of individuals as the case may be.

1.3. The proposal(s) must be accompanied by non-refundable cash or Demand Draft of Rs. 1000.00 (Rupees One thousand) only for each bid from any Nationalized Bank in favour of Director, Tourism Department. The EOI can be downloaded from the website tourism.mizoram.gov.in or can be obtained from the Office of the Director, Directorate of Tourism, Mizoram New Capital Complex, Khatla, Aizawl - 796005 during office hours.

1.4. The EOI will be opened in the office of the Director, Tourism Department, Government of Mizoram on **25th August, 2025 at 02.30 PM**.

1.5. Those who qualify both Technical Bid and Financial Bid will be shortlisted for powerpoint presentation.

1.6. The shortlisted bidders shall be intimated for powerpoint presentation and are required to make powerpoint presentation with detailed working plan such as repairs, renovations, deployment of human resources, facilities to be provided, room arrangement, promotion and marketing plan, etc.

1.7. Technical Bid and Financial Bid will carry 35 marks each respectively. Those who secured 50 marks and above in both Technical Bid and Financial Bid combine shall be shortlisted for powerpoint presentation which will carry 30 marks.

1.8. During evaluation of proposal, Tourism Department, Government of Mizoram may at its discretion ask the bidder for clarification of its proposal. The request for clarification and its response shall be in writing.

1.9 No pre-bid meeting shall be held by Tourism Department. Queries if any may be sent in writing addressed to the Director, Tourism Department and clarification shall be made within 7 working days in writing.

1.10. Tourism Department, Government of Mizoram reserves all rights either to accept or reject any or all the proposals at any time without assigning any reason thereof.

1.11. The agencies representative(s) may visit properties under Tourism Department for inspection of the sites prior to submission of bids.

2. FACILITIES OFFERED BY TOURISM DEPARTMENT ON MANAGEMENT CONTRACT

SN.	NAME OF UNIT	DISTRICT	FACILITIES AVAILABLE	RESERVED PRICE (PER MONTH IN RS)	SECURITY DEPOSIT (IN RS)
1	Tourist Lodge Amobyu	Siaha	Double Room – 3 Single Room - 2	4,400	30,000
2	Highway Restaurant Chhiahtlang	Serchhip	Double Room - 7	1,650	20,000
3	Tourist Lodge Aibawk	Aizawl	Double Room – 2 Dorm-6 beds	1,650	20,000
4	Tourist Lodge Rajiv Nagar	Mamit	Double Room - 4 Dorm -10 beds	1,650	20,000
5	Tourist Lodge Sialsuk	Aizawl	Double Room - 6	1,100	20,000
6	Tourist Lodge Sakawrdai	Aizawl	Double Room - 5 Single Room -1 Dorm - 4 Beds	6,800	30,000
7	Tourist Lodge Buhchang	Kolasib	Single Room - 4	1200	20,000
8	Tourist Lodge Khanpui	Aizawl	Double Room - 4	1,700	20,000
9	Tourist Lodge, Zawlnuam	Mamit	AC Room - 2 Double Room - 5 Dorm - 4 Beds	15,000	50,000

3. TERMS AND CONDITIONS

3.1 The property will be handed over to SUCCESSFUL BIDDER on AS IS WHERE IS CONDITION. The word AS IS WHERE IS CONDITION means that the land and building available as on date of the Tender only. No improvements/modifications/additions/alterations will be carried out in the land building without approval of Tourism Department. Arresting leakages, all type of maintenance work such as building, sanitary installations, water supply, electrical/ furniture, horticulture operations, etc., including eviction of encroachments will be the responsibility of the successful bidder only.

3.2. The Successful bidder should utilize the property only for the purpose of running of Hotel business/resort, etc. and not for any other purposes.

3.3. The food should be prepared and served in hygienic manner by the successful bidder. The successful bidder should also take steps to provide safe drinking water.

3.4. The successful bidder should produce documentary proof of their residence like Residential Certificate/Voter identification card.

3.5. No additions, alterations, modifications to the existing building shall be made in any manner without the written consent of Tourism Department and the successful bidder shall maintain the building and services in good condition.

3.6. The successful bidder will have to remit the monthly Lease Contract Fees in by the 10th day of every month, failing which Tourism Department has the right to cancel acceptance or terminate the contract agreement with the successful bidder. Further, relaxation of due date will not be entertained at any cost.

3.7. The successful bidder should take over the franchised unit within one month time from the date of receipt of allotment orders, failing which Tourism Department shall have the right to cancel allotment order and forfeit security deposit.

3.8. The outsourcing contract is for a period of 5 years subject to terms and conditions. A probatory period of 1 year shall be enforced after which based on the satisfactory performance of the successful bidder the lease contract shall either be terminated or confirmed.

3.9. The Successful Bidder shall have to deposit Security Deposit to the Tourism Department at the time of signing the contract agreement. The Security Deposit shall be refundable at the time of expiry of the Lease Contract subject to necessary deductions and shall not carry any interest.

3.10. If there is any necessity for repairs, alterations, additions in the franchised unit by the successful bidders at the time of taking over the unit,

leave period will be given after handing over the unit to the successful bidder based on his written request subject to a maximum of 3 months from the date of taking over or the date of commencement of commercial operations by the Successful bidder whichever is earlier.

3.11. The base price or reserved price of the lease contract is indicated in Para 2 which will be on a per month basis.

3.12. The successful bidder should operate the unit on continuous basis throughout the Lease Contract period including holidays. If the successful bidder fails to run the unit for a period of three months continuously, Tourism Department shall issue a notice to successful bidder and if the successful bidder fails to operate the unit even after one month on receipt of the notice, Tourism Department shall re-enter in to the premises and resume the possession and the operation of the unit without further notice.

3.13. Memorandum of Agreement will be signed between Tourism Department, Government of Mizoram and the selected bidder(s).

3.14. The successful bidder shall maintain the building and movable properties like furniture, electrical installations and equipment, etc. in good condition and shall compensate the Tourism Department for any damages to such properties with replacement value at the time of expiry of the Lease Contract. Damaged goods and properties or unpaid utility bills shall if necessary be adjusted against the Security Deposit.

3.15. All rates, taxes as applicable on the Lease Contract amount claims and consent fee levied by the Mizoram Pollution Control Board, demands and outgoings, utility bills, etc. shall be borne by the successful bidder. The successful bidder should obtain the necessary licenses for operation of the properties from concerned Authorities wherever necessary.

3.16. After the expiry of Lease Contract period, the successful bidder shall surrender possession of all movable and immovable properties franchised, including leased superstructure and also constructed by the successful bidder with due consent of the Tourism Department.

3.17. The successful Bidder shall not claim any title to the superstructure already put up and to be put up by him or claim any compensation at the time of surrendering possession after the expiry of the Lease Contract.

3.18. All sanctions, permissions, no objections, letters of intent, consent, licenses, clearance, approvals etc. shall be obtained by the successful bidder at his cost and such document shall be kept effective and in force at all times.

3.19. The building, furniture and other properties franchised shall be insured against fire, rioting and possible losses and the insurance policy to be taken

in the joint names of the Tourism Department and the successful bidder and the insurance premium will be borne by the successful bidder.

3.20. Tourism Department, Government of Mizoram shall have the right to inspect the premises and also the book of accounts etc. at any time.

3.21. The successful bidder shall submit verified statements, reports, accounts, documents and any other particulars as required by Tourism Department from time to time.

3.22. The successful bidder shall not encumber Tourism Department, properties by way of pledge, hypothecation, mortgage, charge, lien, lease, leave and license or in any other manner.

3.23. The successful bidder has to confine his activities only within the specified area handed over to him.

3.24. The successful bidder shall not permit his clients to use the open space available within the premises, which has not been allotted to him.

3.25. No unlawful activities like prostitutions, drinking, betting and gambling etc. shall be allowed inside the campus. Illegal activities shall not be allowed inside the premises.

3.26. Without the consent in writing of the Department, not to assign, sublet or part with the leasehold premises or interest in the said premises to third parties whomsoever.

3.27. In case the Successful Bidder commits any breach of any of the terms and conditions and stipulations herein content on the part of the successful bidder to be observed and performed, then in such cases Tourism Department shall be at liberty to give a notice in writing to the successful bidder to set right or rectify the breach or omission of any of the terms, conditions and stipulations of the agreement and in case of noncompliance on the part of the successful bidder within 30 days of the receipt of such notice, the agreement at the option of Tourism Department may be terminated and upon such termination the agreement shall become null and void and all the rights of the successful bidder herein shall immediately cease. The agreement may also be terminated for any criminal acts on the part of the successful bidder which shall not be referred to arbitration.

3.28. Tourism Department shall have the right to re-enter the premises and terminate the Lease Contract agreement, in case of default or any type of malpractice noticed on the part of the successful bidder.

3.29. The successful bidder should take possession of all the movable articles belonging to him at the time of handing over the unit to Tourism Department, failing which the properties will be disposed-off by Tourism Department, as deemed fit without further notice to the successful bidder.

3.30. On proposition for development of the facility for the promotion of tourism by the State Government due to grants expected or received from funding sources, the Department shall have the right to repossess the facility by giving three month's notice to the successful bidder to vacate the facility and the contract shall stand terminated.

3.31. Tourism Department will not be vicariously liable for any act of the successful bidder and the successful bidder shall alone be liable for violation of any law and the successful bidder agrees to indemnify Tourism Department from all claims.

3.32. All cost, charges, including stamp and registration charges etc if any shall be borne by the successful bidder.

3.33. On the expiry of the Lease Contract, the successful bidder shall handover all articles which were entrusted in good condition.

3.34. Tourism Department reserves the right to renew or otherwise the Lease Contract after expiry of 5 years. Rent will be revised after every 3 years by both Tourism Department and successful bidder on mutually agreement. Downward revision of rent shall not be entertained by Tourism Department.

3.35. Any additional terms and condition will be incorporated as and when required as per the instruction of Tourism Department, Government of Mizoram issued from time to time other than the mentioned terms and conditions in the tender. This will be binding to the bidders.

3.36. All the properties will be handed over to the successful bidders as per inventory which will be signed by both the parties with all details of the properties.

3.37. All the above terms and conditions are intended only for initial proposal and the same may be altered or modified at the time of Bidding for management contract.

3.38. Tourism Department is not bound to accept the highest bid.

(Name, signature, address, contact no of the Bidder)

ANNEXURE-I
FORM OF TECHNICAL BID

To,

The Secretary
Tourism Department,
Government of Mizoram,
Mizoram, Aizawl

Subj: Application for Operations & Management of Properties under
 Tourism Department

Sir

I/We am/are desirous for operating, managing and running property/properties under Tourism Department which is indicated in Annexure II (Financial Bid). I/We have read and accepted the Terms & Conditions of the bid document for which the Technical & Financial Proposal in sealed cover is submitted herewith. I/We undertake to make powerpoint presentation during the validity of our proposals. It is understood that the proposal is binding upon the proponent and that the same is subject to modifications arising out of contract negotiations. It is also understood that you are not bound to accept any proposal that you receive.

I/We also enclose details of bids in Annexure I-A

Yours Sincerely,

Authorized Signatory
Name & Title of the Signatory:
Name of the Agency:
Address:
Contact No :

ANNEXURE I-A
(To be enclosed with Technical Bid)

S/N	PARTICULARS	
1	Name of Applicant	
2	Address of Applicant	
3	Contact No	
4	Email ID	
5	Name of Property applied (If more than one, use separate sheet)	
6	GST No (if any)	
7	PAN No (if any)	
8	Whether permanent resident of Mizoram (Attach Residential Certificate)	
9	EPIC No (Attach Voter ID/EPIC)	
11	Experience of applicant in operation and maintenance of hotels or homestay etc (Attach in separate sheet if any)	
12	No of personnel in different departments to be engaged with designation, experience etc by applicant (Attach in separate sheet)	
13	Marketing/Promotional Strategy (Attach in separate sheet)	
14	Financial Soundness of the applicant (Attach last 3 months Bank Statement)	

(Name, signature, address, contact no of the Bidder)

ANNEXURE – II
(FINANCIAL BID)

S/N	NAME OF PROPERTY BID	BID AMOUNT (IN RS)

(Name, signature, address, contact no of the Bidder)