

**NOTICE INVITING TENDER FOR OPERATING MULTI CUISINE
RESTAURANT AT COCHIN INTERNATIONAL AVIATION SERVICES
LIMITED BUSINESS PARK**

1. INTRODUCTION

Cochin International Aviation Services Ltd., hereafter referred to as “CIASL”, a wholly owned subsidiary of Cochin International Airport Limited (CIAL), operates across three key verticals, embodying a comprehensive approach to aviation services. Firstly, its Line Maintenance Wing delivers essential aircraft maintenance services, ensuring the operational readiness and safety of aircraft operating out of Cochin International Airport (COK). Secondly, CIASL houses a Maintenance, Repair, and Overhaul (MRO) facility, leased out to M/s Airworks India Engineering Pvt. Ltd, a renowned player in the aviation maintenance sector. Lastly, CIASL operates an Aviation Academy, providing long term and short-term courses and training programs for aspiring aviation professionals. Through these three verticals, CIASL plays a pivotal role in supporting the growth and sustainability of Cochin International Airport as a leading aviation hub in India, fostering excellence in aircraft maintenance, operations, and human resource development.

- 1.1.1 CIASL is in the process of constructing a new business park, which will feature seminar halls, conference rooms, co-working spaces, and classrooms for CIASL Academy.
- 1.1.2 CIASL wishes to provide a world class Food & Beverage experience in the new CIASL Business Park and invites tenders from reputed and eligible bidders for setting up & operating a Multi Cuisine Restaurant (hereinafter referred to as Restaurant) as detailed below.

2. ELIGIBILITY CRITERIA

2.1 To participate in the Tender, the bidder should meet the following eligibility criteria.

- a) Agencies presently operating minimum one Restaurant outlet or Reputed catering agency

And

- b) With a minimum of three years' experience in the operating Restaurant outlets or Reputed catering agencies

And

- c) A minimum turnover of Rs. 2 Crores in any of the last three years from Food & Beverage business.

And

- d) Should have a positive net worth as on last audited financial statement

2.2 Documents to be submitted as proof of eligibility:

Cover 1.

Details of the bidder – Annexure 1

Corporate Profile & other credentials

Copy of valid FSSAI license (indicating restaurant/catering business).

Trade License / Shop & Establishment Certificate from the local authority.

Photos of operating restaurant/catering units with signage.

- GST returns for the current year showing ongoing operations.
- Valid licenses/permits issued or renewed by local authorities or FSSAI covering at least three continuous years or Work Orders, Agreements, or Contracts executed with clients clearly indicating engagement in restaurant or catering operations for a minimum of three years.
- CA Certificate certifying that the bidder has achieved a minimum turnover of ₹2 Crores from the Food & Beverage business in any one of the last three financial years.
- ITRs for the last 3 assessment years.
- CA Certificate clearly stating net worth.
- Copy of GST Registration
- Copy of PAN Card
- EMD in the form of Demand Draft.
- Unconditional Acceptance Letter – Annexure II

Cover 2. This cover must contain the following:-

- Financial quote in the prescribed Bid form (Annexure III)
- The tender document with all pages duly sealed & signed by the bidder.

3. DETAILS OF TENDER

Details of Tender	
Tender No:	CIASL/COML/02/2025
Tender Name:	Tender for Operating multi cuisine restaurant at CIASL Business Park
Tenure of License	5 years extendable by 2 years
Cost of Tender Document	Rs. 1500 plus 18% GST

EMD	Rs.50000 (Rupees Fifty thousand Only)
Date of Publishing of Tender	2-08-2025
Sale of the Bid documents	4/08/2025- 12/08/2025
Last date of submission of Pre-Bid queries	18-08-2025
Authority response to queries latest by	21-08-2024
Last date of Bid Submission	26-08-2025,10 am
Opening date and time of Technical Bid	26-08-2025,10.30 am
Opening date and time of Financial Bid	26-08-2025,11.00 am
Issue of Letter of Award	Within 30 days
Minimum Rental per month	The per square feet rate for 4208 sqft The minimum rate fixed is Rs. 25 per square feet of the built-up area. The total area earmarked for the restaurant, kitchen, and allied facilities is 4,208 sq. ft.
Annual Escalation	8%(Eight Percentage) on the minimum guaranteed licence fee on each subsequent year of operation.

Payment to CIASL	.The bidder shall quote the monthly rental rate per square foot for the total restaurant area of 4,208 sq. ft. The minimum rate is ₹25 per sq. ft., and bidders may quote any amount equal to or higher than this rate. Bids quoting below ₹25 per sq. ft. shall be considered non-responsive and will be summarily rejected
Mobilization Time	30 days from date of handing over of project building with interiors duly done.

5. SELECTION PROCESS

The license will be allotted to the bidder who quotes the maximum, rental rate per square feet for the total restaurant area of 4,208 sq. ft. The minimum rate fixed by CIASL is Rs. 25 per square feet; the bidder may quote the rate on or above

For further details and tender document, contact 8848000901 or [0484 261 1785](tel:04842611785).