

GOVERNMENT OF TELANGANA
BACKWARD CLASSE WELFARE DEPARTMENT
TELANGANA TODDY TAPPERS CO-OPERATIVE FINANCE CORPORATION
2nd floor, Federation Building, DSS Bhavan, MasabTank,
Hyderabad-500028.

Tender Document. No. 203/TGTTFC/2023, Dated:21.05.2025
INVITING TENDERS

The Managing Director, Toddy Tappers Co-operative Finance Corporation Ltd. Hyderabad inviting Tenders from registered active Toddy Tappers Co-operative Societies in the State on the following at Neera Cafe Building, Necklace Road Hyderabad.

1. **Tender Category:** Lease/Rent

- i) Lease of Neera Processing Unit with machinery and Neera Café.
- ii) lease of Lake View Banquet Hall 1st floor.
- iii) Lease of (06) Commercial Shops.

The details are shown below;

| Sl.No | Floor | Type | Area (Sft) | Remarks |
|--------------|--------------|--|-------------------|-------------------------------|
| 1 | Ground Floor | Neera Processing Unit and Neera Cafe | 1109 | Including Common seating area |
| 2 | | Shop-1 | 634 | |
| 3 | | Shop-2 | 634 | |
| 4 | | Shop-3 | 634 | |
| 5 | | Shop-4 | 634 | |
| 6 | | Shop-5 | 634 | |
| 7 | | Shop-6 | 634 | |
| 8 | First Floor | Banquet Hall With anti room & Elevator | 2357 | |

2. Eligibility:

The allotment of Neera Processing Unit along with Neera café, Commercial Shops & Banquet Hall shall be given to

- i) Neera processing unit along with Neera Café, Commercial shops and Banquet Hall shall be allotted on lease, only to active Toddy Tappers Co-operative Societies registered under Telangana Societies Registration Act, 1964, for operating and generating income for their members.
- ii) Toddy Tappers Co-operative Societies registered under Telangana Societies Registration Act, 1964, belonging to Goud/Ediga/Gouda(Gamalla, Kalalee, Goundla) and Srisayana (Segidi) communities are only eligible for allotment.
- iii) The active Toddy Tappers Cooperative Societies in the state which are registered on or before 01-01-2025 are eligible.
- iv) Not more than One unit shall be allotted to a Toddy Tappers Co-operative Society.

2. Tender Conditions:

- i) The Tenders will be opened & finalized by the Executive Committee constituted by the Government for overseeing the Management and function of Neera Café building.
- ii) The Tenderer should submit separate Tenders both Technical and Financial for each unit separately in different covers pinned together.
- iii) Multiple applications can be made by the Society, however if the said society becomes successful for one unit all the other applications will be rejected.
- iv) The Tenderer should submit two documents **(1.Technical and 2.Financial) bid cover separately to MD Toddy Tappers Cooperative Finance Corporation, Hyderabad along with their address and phone number in bold letters.**
- v) Tender should be submitted through registered post to MD, Toddy Tappers Cooperative Finance Corporation, Masab Tank- Hyderabad-500028, Hyderabad or they can drop sealed Tender cover in Tender Box available at O/o MD, Toddy Tappers Cooperative Finance Corporation, Masab Tank- Hyderabad-500028.
- vi) The Tenderers who have successfully qualified in Technical Tender are eligible for Financial bid.

- vii) The Managing Director TGTTCFC, Hyderabad reserves the right to accept or reject any bid without assigning any reasons thereof and to add, modify or delete any of the terms and conditions without any prior notice.
- viii) In complete Tender documents are not acceptable and are liable for rejection.
- ix) Tenderers/Bidders/Societies are advised to study this Tender document along with Corrigendum (if any) carefully before submitting their proposals.
- x) The Bidding process shall be governed by, and constituted in accordance with, the laws of India and the Courts at Hyderabad, Telangana State shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the Bidding Process.
- xi) If the Tenderer provides any false information in Tender process, the Tender will cancelled without any prior notice.
- xii) The Executive Committee decision is final in finalizing the Tenders.
- xiii) Every Tender application shall accompanied by EMD and documents mentioned at point (7) below.

Note: If multiple applications are filed for different units and EMD applicable for each unit shall be attached to respective Tender.

Example: If a Tenderer desires to file Tenders for banquet halls and commercial shops -1 then EMD of Rs 4,00,000/- shall be attached to the Tender application for banquet hall and EMD of Rs. 50,000/- shall be attached to the Tender application for commercial shop -1.

| 4.Tender Schedule | | |
|--------------------------|--|---|
| 1 | a) Tender Notification dated | <u>203/TGTTCFC/2023, Dated 21.05.2025</u> |
| | b) Receiving date & time of Tender documents date & time | 21.05.2025 11.00 AM to 5.00 PM all days including public Holidays. |
| | c) Last date and time for filing Tenders | 27-05-2025, 3.00 PM. |
| 2 | Date & Time of opening Technical bid | 28.05.2025, 12.00 Noon. |
| 3 | Date & Time of opening of Financial bid & Tenders and finalization | 30.05.2025, 12.00 Noon. |

5. EMD: The following EMD has to be submitted through DD in the name of **“MD TG TODDY TAPPERS COOP FINANCE CORP LTD HYD (NEERA CAFE)”** along with the documents for Technical.

| <u>Sl.No</u> | <u>Category</u> | <u>EMD Amount</u> |
|---------------------|---------------------------------------|--------------------------|
| 1 | Banquet hall | Rs. 4,00,000/- |
| 2 | Commercial shops-1 | Rs. 50,000/- |
| 3 | Commercial shops-2 | Rs. 50,000/- |
| 4 | Commercial shops-3 | Rs. 50,000/- |
| 5 | Commercial shops-4 | Rs. 50,000/- |
| 6 | Commercial shops-5 | Rs. 50,000/- |
| 7 | Commercial shops-6 | Rs. 50,000/- |
| 8 | Neera processing unit along with cafe | Rs. 1,50,000/- |

Note: EMD of unsuccessful bidders will be given after 15 days of finalization of Tenders

6. Tender Process Fee: Rs. 250/- (Rupees Two Hundred and Fifty only) in the form of DD drawn in favor of **“MD TG TODDY TAPPERS COOP FINANCE CORP LTD HYD (NEERA CAFE)”** from any Nationalized Bank payable at Hyderabad” (Non-Refundable), shall be attached to every Tender application.

7. Documents to be submitted for Tenders along with Tender application:

Technical :

- i) Request letter to MD Toddy Tappers corporation, Hyderabad on society letter head along with Tender fee DD of Rs. 250/- (Rupees Two Hundred and Fifty only), in favor of **“MD TG TODDY TAPPERS COOP FINANCE CORP LTD HYD (NEERA CAFE)”**, Hyderabad from any Nationalized Bank payable at Hyderabad”.
- ii) Active Registered Toddy Tappers Co-operative Society Certificate issued by competent Authority of BC Welfare/Excise/Co-operative Department along with member’s license or id proofs.
- iii) Resolution Copy of Society on letter head to participate in Tender.

- iv) ID Proof of President and General Secretary of registered Society, Caste Certificate, Aadhar card and pan card.
- v) The Tenderer should submit the details of type of Business for commercial shops.
- vi) Experience Certificate if any(optional).
- vii) EMD through DD in the name of ***“MD TG TODDY TAPPERS COOP FINANCE CORP LTD HYD (NEERA CAFE)”***.

Financial Bid

- i) The Tenderer shall submit request letter on society letter head along with bidding amount for Tender duly mentioning the unit along with financial bid in separate sealed cover.

8. Agreement period:

- i) Lease shall be for period of 2 years from the date of taking possession.
- ii) Agreement shall be entered in 7 days from the date of allotment.
- iii) Possession of the banquet hall shall be taken over in 7 days from the date of entering into agreement.

9. Place of Tender opening: O/o Commissioner of BC Welfare, 6th floor, DSS bhavan Masab Tank, Hyderabad-, 500028, Ph.No. 9849236143
Email: tstoddytappers@gmail.com

10. Conditions for Banquet hall:

- i) Lease shall be for period of 2 years from the date of taking possession.
- ii) Possession of the banquet hall shall be taken over in 7 days from the date of entering into agreement.
- iii) Agreement shall be entered in 7 days from the date of allotment.
- iv) Electricity consumption charges, water usage charges, cleaning charges, Security charges etc., shall be collected & paid by the lease holder on the rates fixed in consultation with the Executive Committee.
- v) GST (as applicable) shall be paid by the Lease Holder.
- vi) No Political meetings or events shall be allowed.
- vii) No Anti-Government and Anti-Social events shall be allowed.
- viii) No Religious meetings or events shall be allowed
- ix) Necessary permissions shall be obtained from the concerned departments, Police/Excise, etc., for the events in the banquet hall and the leaseholder is responsible for the same.

- x) Performances involving Water or Fireworks are not allowed in the premises.
- xi) The Lease Holder will be responsible for any damages to the building or the fixtures caused due to usage or negligent usage and shall undertake the said repairs at his own cost, under intimation to the MD Toddy Tappers Co-operative finance, Corporation, Hyderabad.
- xii) Any modifications or extensions to the building shall be with the prior permission of Executive committee or Toddy Tappers Co-operative finance, Corporation, Hyderabad.
- xiii) **Minimum bid amount shall be Rs 2,00,000/- (Rupees Two Lakhs) per month, lease holder is responsible for payment of GST. The EMD shall be Rs.4,00,000/- (Rupees Four Lakh only).**
- xiv) Monthly rent or Lease amount shall be paid by 5th of every month.
- xv) EMD of the Lease holder shall be retained by the MD Toddy Tappers Co-operative finance, Corporation, Hyderabad during the lease period and returned in 15 days of handing over possession at the end of the lease period.
- xvi) At the end of the lease period MD Toddy Tappers Co-operative finance, Corporation, Hyderabad shall inspect the building satisfy himself with the condition of the building and any damages pointed out shall be attended to by the lease holder failing which MD Toddy Tappers Co-operative finance, Corporation, Hyderabad shall attend to the same with the EMD and return or collect the balance.
- xvii) Lease Agreement shall be cancelled if any of the conditions are violated
- xviii) Sale of Intoxicants of any kind shall not be permitted unless necessary licenses and permissions are obtained from the concerned departments.
- xix) Illegal activity of any kind shall not be permitted in the premises and Lease holder shall be personally held responsible for any violations
- xx) The Banquet shall be allotted free of cost for activities of BC Welfare Department/ Toddy Tappers Cooperative Finance Corporation for (12) days in a year on mutually consented dates. However, electricity consumption charges and housekeeping charges shall be paid.
- xxi) The Banquet Hall shall be allotted at a discount of 15%, once in a month to the Members of Toddy Tapper Cooperative Societies for community meetings/ functions subject to availability and providing request on official stationery of the society duly authorized by the President of the society. This allotment shall be done on First come First basis for that month.

11. Neera processing unit along with Neera Café:

- i) Lease shall be for period of 2 years from the date of taking possession.
- ii) Possession of the Neera Processing unit along with Neera Café, shall be taken over in 7 days from the date of entering into agreement.
- iii) Agreement shall be entered in 7 days from the date of allotment.
- iv) Electricity consumption charges, water usage charges, cleaning charges and GST (as applicable) shall be paid by the lease holder.
- v) The Lease Holder will be responsible for any damages to the building or the fixtures caused due to usage or negligent usage and shall undertake the said repairs at their own cost, under intimation to the MD Toddy Tappers Co-operative finance, Corporation, Hyderabad.
- vi) Any modifications or extensions to the building shall be with the prior permission of Executive committee or Toddy Tappers Co-operative finance, Corporation, Hyderabad.
- vii) Minimum bid amount shall be Rs 75,000/- (Rupees Seventy-five thousand) per month, lease holder is responsible for payment of applicable GST and shall produce copy of the payment receipt. The EMD shall be Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only).**
- viii) Monthly rent or Lease amount shall be paid by 5th of every month.
- ix) EMD of the Lease holder shall be retained by the MD Toddy Tappers Co-operative finance, Corporation, Hyderabad during the lease period and returned in 15 days of handing over possession at the end of the lease period.
- x) At the end of the lease period MD Toddy Tappers Co-operative finance, Corporation, Hyderabad shall inspect the building satisfy himself with the condition of the building and any damages pointed out shall be attended to by the lease holder failing which MD Toddy Tappers Co-operative finance, Corporation, Hyderabad shall attend to the same with the EMD and return or collect the balance.
- xi) Lease Agreement shall be cancelled if any of the conditions are violated.
- xii) Sale of Intoxicants of any kind shall not be permitted unless necessary licenses and permissions are obtained from the concerned departments.
- xiii) Illegal activity of any kind shall not be permitted in the premises and Lease holder shall be personally held responsible for any violations.

- xiv) Lease Holder shall ensure that Neera sold from the premises not adulterated in any manner and for any lapses they will be held personally responsible.

12. Commercial Shops in Neera Café Building:

- i) Lease shall be for period of 2 years from the date of taking possession.
- ii) Possession of the commercial shops shall be taken over in 7 days from the date of entering into agreement.
- iii) Agreement shall be entered in 7 days from the date of allotment.
- iv) Electricity consumption charges, water usage charges, cleaning charges and GST (as applicable) shall be paid by the lease holder.
- v) The Lease Holder will be responsible for any damages to the building or the fixtures caused due to usage or negligent usage and shall undertake the said repairs at his own cost, under intimation to the MD Toddy Tappers Co-operative finance, Corporation, Hyderabad.
- vi) Any modifications or extensions to the building shall be with the prior permission of Executive committee or Toddy Tappers Co-operative finance, Corporation, Hyderabad.
- vii) Minimum bid amount shall be Rs 25,000/- (Rupees Twenty-five thousand) per month, lease holder is responsible for payment of applicable GST and shall produce copy of the payment receipt. The EMD shall be Rs.50,000/- (Rupees Fifty Thousand only).**
- viii) Monthly rent or Lease amount shall be paid by 5th of every month.
- ix) EMD of the Lease holder shall be retained by the MD Toddy Tappers Co-operative finance, Corporation, Hyderabad during the lease period and returned in 15 days of handing over possession at the end of the lease period.
- x) At the end of the lease period MD Toddy Tappers Co-operative finance, Corporation, Hyderabad shall inspect the building satisfy himself with the condition of the building and any damages pointed out shall be attended to by the lease holder failing which MD Toddy Tappers Co-operative finance, Corporation, Hyderabad shall attend to the same with the EMD and return or collect the balance.
- xi) Lease Agreement shall be cancelled if any of the conditions are violated.
- xii) Sale of Intoxicants of any kind shall not be permitted unless necessary licenses and permissions are obtained from the concerned departments.

- xiii) Illegal activity of any kind shall not be permitted in the premises and Lease holder shall be personally held responsible for any violations.

13. Inspections:

- i) A designated officer shall be assigned to supervise and inspect the Neera café weekly twice or as and when required.
- ii) The Managing Director, Toddy Tappers Corporation, Hyderabad shall visit the Neera Café building monthly twice and check the Neera Processing unit, sales and building maintenance etc.,

14. Rent Payments:

- i) The Lease Holder shall pay rent before 5th of every month along with GST to MD Toddy Tappers Co-operative finance, Corporation, Hyderabad Neera Café account through online or by cash deposit to Neera Café account and original receipt of payment shall be submitted immediately to the MD Toddy Tappers Co-operative finance, Corporation, Hyderabad.
- ii) Every two (2) years 5 % of rent amount can be enhanced in consultation with executive committee.

15. Executive Committee:

- i) The Executive committee will open the Technical documents and Financial bid to finalize the Tenders.
- ii) The Executive committee decision is final for finalizing the Tenders.

16. Allotment of Neera Processing Unit along with Stall, Commercial Shops and Banquet Hall:

- i) The highest bidders will be allotted Neera processing unit along with Neera Café , (6) Commercial Shops and Banquet Hall.

17. Common Maintenance of Neera Cafe Building:

- i) The Executive committee in consultation with the Lease Holders shall work out common maintenance amount and accordingly the Lease Holders shall pay the same. The common maintenance shall include Electricity charges, Housekeeping, other common facilities and Security.

18. Minimum Rent Amount for Bidding:

| Sl. No | Category | Minimum Amount |
|---------------|--|-----------------------|
| 1 | Neera Processing Unit along with Neera Cafe shop-1 | Rs 75,000/- |
| 2 | Banquet hall (1 st floor) | Rs 2,00,000/- |
| 3 | Commercial Shop- 2 | Rs 25,000/- |
| 4 | Commercial Shop- 3 | Rs 25,000/- |
| 5 | Commercial Shop-4 | Rs 25,000/- |
| 6 | Commercial Shop-5 | Rs 25,000/- |
| 7 | Commercial Shop-6 | Rs 25,000/- |
| 8 | Commercial Shop-7 | Rs 25,000/- |

The MD TGTCFC, Hyderabad reserves the right to cancel/change/reject the bid without assigning any reasons. In case of any clarifications, the UD, Steno/Typist cum Assistant Mobile No. 7981003644, 9110322175, O/o MD TGTCFC may be contacted for further details.

OFFICE ADDRESS:
Managing Director
2nd Floor, Federation Building
DSS Bhavan Premises,
Opposite Chacha Nehru Park
Masab tank, Hyderabad-500028

Sd/-
Managing Director
TGTCFC
Hyderabad.

Format for Request Letter for Technical Bid

From,

To,

The Managing Director
Telangana Toddy Tappers Cooperative Finance corporation,
2nd floor, Federation building,
DSS Bhavan Masab Tank, Hyderabad-500028

Sir,

Subject: TTCFC Society _____, village, _____ District
– Submitting of Documents for Technical for _____ unit-
Regarding.

I/we TTCFC Society _____, village, _____ District
would like to participate in Tenders for allotment of _____ unit to
our Society and the following documents have being enclosed.

- i) Tender fee DD of Rs. 250/- (Rupees Two Hundred and Fifty only),
in favor of **“MD TG TODDY TAPPERS COOP FINANCE CORP LTD
HYD (NEERA CAFE)”**, Hyderabad from any Nationalized Bank
payable at Hyderabad”.
- ii) Active Registered Toddy Tappers Co-operative Society Certificate
issued by competent Authority of BC Welfare/Excise/Co-operative
Department on or before 01-01-2025 along with member’s license
or id proofs.
- iii) Resolution Copy of Society on letter head to participate in Tender.
- iv) ID Proof of President and General Secretary of registered Society,
Caste Certificate, Aadhar card and pan cards
- v) The Tenderer should submit the details of type of Business for
commercial shops.
- vi) Experience Certificate if any(optional).
- vii) EMD through DD in the name of **“MD TG TODDY TAPPERS COOP
FINANCE CORP LTD HYD (NEERA CAFE)”**.

Note: I have read Tender document in detail and agree the Tender terms and
conditions.

Thanking you.

Yours faithfully,

President/Secretary

Request Letter for along with Financial Bid Format

From,

To,
The Managing Director
Telangana Toddy Tappers Cooperative Finance corporation,
2nd floor, Federation building,
DSS Bhavan Masab Tank, Hyderabad-500028

Sir,

Subject: TTCFC Society _____, village, _____ District
- Submitting of Request letter for Financial bid for
_____ unit- Regarding.

I/we TTCFC Society _____, village, _____ District
would like to participate and submitting quotation for financial bid of
Rs. _____ for allotment of _____ unit to our Society.

Note: I have read Tender document in detail and agree the Tender terms
and conditions.

Thanking you.

Yours faithfully,

President/Secretary

Check List for Societies for Technical Bid

| Sl.No | Description | Yes/No | Remarks if any |
|--------------|--|---------------|-----------------------|
| 1 | Request letter to MD, TGTTTCFC, Hyderabad for participation in Tenders for Technical on Society letter head along with member license or id proofs & DD Towards Tender process fee Rs. 250/- | | |
| 2 | Active Toddy Tappers Cooperative Society Registration Certificate copy | | |
| 3 | EMD as per tender notification | | |
| 4 | Details of the Bidder (Society) President & Secretary Adhaar card, Pancard, Caste Certificate | | |
| 5 | Experience certificate if any (Optional) | | |
| 6 | Type of Business for Commercial shops | | |

Check List for Financial bid

| Sl.No | Description | Yes/No | Remarks if any |
|--------------|--|---------------|-----------------------|
| 1 | Request letter to MD, TGTTTCFC, Hyderabad on society letterhead along with Financial bid | | |

**TELANAGANA TODDY TAPPERS CO-OPERATIVE FINANCE
CORPORATION LIMITED: MASABTANK: HYDERABAD**

Notification No: 203/TGTTTCFC/2023, Dt:21.05.2025

The Managing Director, Toddy Tappers Co-operative Finance Corporation Ltd. Hyderabad inviting Tenders from active Toddy Tappers Co-operative Societies registered in the State on the following at Neera Cafe Building, Necklace Road Hyderabad.

1. Lease of Neera Processing Unit with machinery and Neera Café.
2. lease of Lake View Banquet Hall 1st floor.
3. Lease of (06) Commercial Shops.

**For detailed notification, address, terms and conditions visit
www.tgttcfc.com & tgobmms.cgg.gov.in.**

| Tender Schedule | | |
|------------------------|--|---|
| | a) Tender Notification dated | <u>203/TGTTTCFC/2023, Dated 21.05.2025</u> |
| 1 | b) Receiving date & time of Tender documents date & time | 21.05.2025 11.00 AM to 5.00 PM all days including public Holidays. |
| | c) Last date and time for filing Tenders | 27.05.2025, 3.00 PM. |
| 2 | Date & Time of opening Technical bid | 28.05.2025, 12.00 Noon. |
| 3 | Date & Time of opening of Financial bid & Tenders and finalization | 30.05.2025, 12.00 Noon. |

OFFICE ADDRESS:
Managing Director
2nd Floor, Federation Building
DSS Bhavan Premises,
Opposite Chacha Nehru Park
Masab tank, Hyderabad-500028

Sd/-
Managing Director
TGTTTCFC
Hyderabad.