



West Bengal Housing Infrastructure Development Corporation Limited

(A Govt. of West Bengal Undertaking)

HIDCO BHABAN, 35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata - 700156

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**NOTICE INVITING EXPRESSION OF INTEREST-N0:3 FOR OPERATING
A REHABILITATION CENTRE-CUM-SALOON AT THE GROUND FLOOR OF 'SNEHODIYA'
IN PLOT NO. BC/100/2 IN ACTION AREA-IB IN NEWTOWN, KOLKATA
ACTION AREA-IB, NEWTOWN, KOLKATA
(2nd Call)**

Memo No:239/HIDCO/Curator (Snehodiya)/035

Dated: 20.11.2025

An Expression of Interest (EOI) with financial proposal for operating Rehabilitation Center in the space measuring about 3318 sqft. (with air-condition facility), at Snehodiya in Action Area IB, New Town, Kolkata, on monthly License fee basis, is hereby invited from the reputed and resourceful agencies.

A. General Terms and Conditions of bid:

1. The bidder shall operate the Rehabilitation Center including Physiotherapy, Hydrotherapy, Yoga, Saloon in one space at the ground floor of Snehodiya in plot no. BC/100/2 in Action Area IB, New Town, Kolkata – 700156.
2. The bidder should have at least 3 years of experience of running such type of business. Bidder will have to submit document in this regard.
3. The bidder should have average turnover of **Rs. 50 Lakhs** in the three financial years and shall have recorded profit in the last financial years. The bidder will have to provide Balance Sheet for last three years signed duly by a Chartered Accountant.
3. The intending bidders will have to submit credentials in support of his/her claim for experience.
4. The bidder should have valid trade license issued by the appropriate authority.
5. The bidders who have either been blacklisted / defaulters from participation in any tender/quotation of HIDCO/NKDA/any office/organization earlier or have record of defaulted in payment of rent to HIDCO/NKDA are not eligible to apply.

6. The bidders who have been disqualified from running their business earlier at HIDCO/NKDA in the allotted space due to non-observance of required terms and conditions and whose letter of allotment/acceptance has been cancelled by the Competent Authority, are also not eligible to apply.
7. The waste materials generated out of the running of the Space will be handled by the agency as per rules and guidance of New Town Kolkata Development Authority (NKDA) for collection by their solid waste management staff from a particular point as decided by the NKDA. NKDA will clear and replace the waste bins from time to time in normal way. But, if required, the agency may keep separate waste bins to store the garbage at their own arrangement, and no littering will be allowed under any circumstances. Surrounding areas need to be kept clean. The agency will be responsible for elimination of the littering and penalty will be imposed for such deviation. WBHIDCO Authority reserves the right to cancel the rent agreement in such cases.
8. The entire arrangement should be made in pollution free manner. In case of any deviation, the contract shall be liable to be cancelled.
9. Sufficient fire safety measures should be arranged by the agency, and the agency should obtain Fire License Certificate, if required.
10. The selected agency shall be bound to comply with the requisition and direction of the WBHIDCO's authorized representative(s).
11. The agency shall ensure that staff engaged for the purpose is well trained, polite and free from communicable diseases.
12. The agency will be solely responsible for all payments and observance and compliance of relevant provision of laws/rules/ regulations etc. in respect of his employees and the business of running the store. WBHIDCO authority or his authorized representatives will have no liabilities whatsoever regarding such statutory compliances and payments.
13. The total area of the space is 3318 sq.ft.(with air-condition facility).
14. Reserved License fee for the total space 3318 sq.ft. is @ Rs. 65.34 per Sq. Ft. that is Rs.2,16,798.12 /- (Rupees Two Lakhs Sixteen Thousand Seven Hundred Ninety-Eight and Twelve Paise Only) excluding GST per month. **Rent should be paid in advance regularly.**

15. Bid is to be submitted in sealed covers addressed to Curator (Snehodiya) at her office WBHIDCO Ltd. at her office in Snehodiya, Street No 165 Plot No BC/100/2 Action Area IB New Town, Kolkata-700156.
16. Last date and time for submission of bid/offer by the intending participants is on 05.12.2025 up to 03.00 P.M in the Tender Box kept in the office chamber of Curator, WBHIDCO Ltd. at her office in Snehodiya, Street No 165 Plot No BC/100/2 Action Area IB
17. Bids will be opened on 05.12.2025 after 04.00 P.M. at the office chamber of Curator (Snehodiya) at her office in Snehodiya, Street No 165 Plot. No. BC/100/2 Action Area IB, New Town, Kolkata 700156.
18. The bidders or their authorized representative may remain present at the time of opening the bid.
19. The successful bidder will have to start the business within One Months from the date of issuance of Letter of Acceptance (LOA).
20. Sub-leasing, sub-letting of the spaces allotted will not be allowed under any circumstance.
21. The successful Bidder will have to procure all materials/items required for running the business and will run the business by their own employees. No material will be issued by WBHIDCO Ltd. to run the business under any circumstance.
22. WBHIDCO Ltd. reserves the right to accept or reject any offer without assigning any reason whatsoever. In case of cancellation, no liability will be incurred by WB HIDCO Ltd.
23. No offer will be entertained if received through Post / Courier after 3.00 P.M. on 05.12.2025.
24. The upfront payment of License fee will have to be paid on quarterly basis within first 7(Seven) working days. Otherwise, delay payment charge will be imposed. The License fee will be payable from the date of receiving of possession of the space or from the date of execution of agreement whichever is earlier. **Monthly Rent will be paid as advance for 3 months.**
25. **The Agreement will be for 3 years** however the **rent will increase in every 11 months.**
26. The Licensee shall at the beginning of each quarter within first 7 working days submit the quarterly License fee/rent to WBHIDCO Ltd. in advance by way of Bank draft drawn in favour of WBHIDCO LTD, payable at Kolkata or through e-transaction to Snehodiya,

WBHIDCO A/c , in default of which there will be a penal interest at an uniform rate of 10% per annum as a simple interest. Duration of default for calculation of penal interest shall commence from 8th working day of the quarter in question. Further, non-payment of rent for a quarter (3 months) shall be treated as a violation of terms and conditions of the contract and this agreement may be liable to be terminated by WBHIDCO, the LICENSOR on this ground.

27. The licensee shall pay the Property Tax/ Service Charge and any other fees/charges over the allocated space (3318sq ft) as provided on rent.
28. The licensee fee will be charged from the start date of operation or three months after LOA, whichever is earlier.
29. The bids above the reserved License Fee only will be taken into consideration. In case of a tie in respect of the highest bid, the Bidders offering the highest bids will be requested to submit closed revised offers again.
30. No change in the amount of offered payment will be considered in any way after finalization of the bid.
31. Conditional E.O.I will not be accepted and shall be deemed as informal.
32. Before submitting any offer, the intending Bidders should make themselves acquainted thoroughly with the prevailing local conditions by way of actual inspection of the site and no claim whatsoever will be entertained after finalization of the bid.
33. The selected Bidder will have to enter into an agreement with WBHIDCO Ltd. within 15 (Fifteen) days from the date of issuance of LOA.
34. The Rehabilitation Center will be initially allotted for three years on License basis.
35. The agreement can be terminated in case of irregularities/ under-performance/ non-payment of upfront monthly License fee/suppression of facts by giving a written notice of one month.
36. The bidder will have to bear maintenance charges of internal cleaning.
37. The Electricity charges will have to be paid by the bidder separately by installing a separate meter or on pointwise average consumption as determined by the electrical wing of this organization. Bidder shall have to arrange CCTV & Local security on his own if

required. CAMC (Common Area Maintenance charges) as may be decided by WBHIDCO time to time will have to be borne by the Bidder if becomes applicable.

38. There won't be any car parking space for its clients.
39. Bidder shall also be liable to pay property tax or any other charges imposed by the local authority for the space possessed by him. The bidder shall arrange for security of the property on his own and will provide necessary housekeeping.
40. GST at the applicable rate will have to be paid along with monthly License fee by the successful bidder.
41. Consumption or sale of alcohol and tobacco or *pan masala* or use of any other intoxicant in the Rehabilitation Center is strictly prohibited.

B. BID Documents

1. The participant Bidders must submit their bid /offer in 03 (three) separate sealed envelopes i.e. **Packet (A)**, **Packet (B)** and **Packet (C)**. On every packet, memo no. and date of this EOI, the name of the Bidder must be written clearly.
2. Packet (A) will contain Earnest Money Deposit amounting to Rs. 4,00,000.00(Rupees Four Lakh) drawn on any Nationalized Bank in the form of Bank Draft in favour of WB HIDCO Ltd payable at Kolkata. Without submission of the EMD, the application will be considered summarily cancelled. EMD of unsuccessful Bidders will be returned in due course.
3. Packet (B) will contain (i) application mentioning Rehabilitation Center-cum-Saloon at the Snehodiya and super scribing memo no. and date of this EOI mentioning name and address of the Bidder, (ii) Copy of valid PAN issued by the Income Tax Dept., Government of India, (iii) Valid GST registration no., if any, (iv) Valid Trade License (v) Professional Tax registration and (vi) Credentials, if any, in support of experience of running such type of business. (vii) Audited balance sheet for last 3 (three) years.
4. Packet (C) will contain only the financial bid mentioning clearly the percentage (%) quoted against the declared reserved monthly License fee as ascertained and placed in the notice. The rate quoted should be on the percentage (%) on declared monthly rent

only (i.e. xxxx% above) considering all types of payments/charges to be paid by the Bidder for running the Medicine above.

5. All the above sealed covers must be super scribed "Rehabilitation Center at Snehodiya" and should be put in a bigger sealed cover and addressed to Curator (Snehodiya), WBHIDCO Ltd. at her office in Snehodiya, Street No 165 Plot No BC/100/2 Action Area IB, New Town, Kolkata-700156.
6. Bid offer must be submitted on the letter head of the Bidder signed by the Bidder himself or authorized representative of the Bidder, who will also sign all documents in the bid.
7. All the documents submitted by the bidder are also to be signed by the Bidder himself / herself or authorized representative of the Bidder.
8. The offer will remain valid for 3 years from the date of issuing the LOA.
9. The Bidder should be technically sound and eligible to participate in the financial bid opening. The financial bid [Packet (C)] of the Bidders, whose proposals if rejected after opening of technical bids [Packet (B)], will not be opened.
10. The financial offers of the Bidders, who are found unsuccessful in the technical bid, will not be allowed to participate in the financial bid and their financial offers will stand rejected and will not be considered.
11. Any bid/offer containing overwriting is liable to be rejected. All corrections made in the bid are to be attested under the dated signature of the Bidder or his/her authorized representative without which the bid/offer may be informal / rejected.

**Curator
(Snehodiya)**

Memo No: 239(06) /HIDCO/Curator (Snehodiya)/035

Dated: 20.11.2025

Copy forwarded for information and necessary action to:

1. JMD(A), WBHIDCO
2. GM (Admin.), WBHIDCO
4. C.F.O., WBHIDCO
5. GM (Engg. - I), WBHIDCO
6. P.S. to MD, WBHIDCO

**Curator
(Snehodiya)**