



KERALA FOREST DEVELOPMENT CORPORATION LTD.KOTTAYAM-3

(A Govt. of Kerala Undertaking)

OFFICE OF THE DIVISIONAL MANAGER, GAVI DIVISION

GAVI P O, VANDIPERIYAR

TELE: -8289821300, E-mail: dmgavikfdc@gmail.com, Website: [www. Kfdc.kerala.gov.in](http://www.Kfdc.kerala.gov.in),

CIN: Uo2001KL 1975SGC002660

Re-Tender for setting up and maintaining of Virtual Reality/ Augmented Reality Experience Centre at Vagamon Hills Garden on Franchise Model
(Two Cover)

DMG/VAG/3/2025-26

Date: 04-03-2026

Tender Document

Date of Publishing of Tender	: 04.03.2026
Last date for tender	: 11.03.2026, 5:00 PM
Date of Opening of Tenders	: 12.03.2026, 11:00 AM
Cost of Tender Form	: Rs. 708 /- (Inclusive of GST @ 18%)
Earnest Money Deposit (EMD)	: Rs. 10000/- (Refundable but non-interest bearing)

Sd/-
DIVISIONAL MANAGER



KERALA FOREST DEVELOPMENT CORPORATION LTD.KOTTAYAM-3

Re-Tender for setting up and maintaining of Virtual Reality/ Augmented Reality Experience Centre at Vagamon Hills Garden on Franchise Model **(Two Cover)**

Terms and conditions of Tender

01. General Terms and Conditions:

1. The Divisional Manager, KFDC Gavi Division for and on behalf of Managing Director KFDC invites re-tender from setting up and maintaining of Virtual Reality/ Augmented Reality Experience Centre at Vagamon Hills Garden on Franchisee Model. Tender document and Tender schedule can be downloaded free of cost from the <https://kfdc.kerala.gov.in/> all bid/tender documents are to be submitted in Sealed Envelopes at the Office of KFDC, Gavi (either by registered post or in person within the due date). Bids shall be accepted only through offline.
2. The interested tenderers are advised to read carefully the entire tender documents before submitting their tender.
3. Cost of Tender Form is Rs. **708**/- (Inclusive of GST @ 18%)
4. Bid Security (EMD) to be remitted is Rs. 10000/- (Refundable but non-interest bearing)
5. The Tender Forms can be collected from KFDC Divisional Office at Gavi, on payment of cost of Tender documents during the office hours **on 11-03-2026, 05.00 PM**
6. Tender documents can also be downloaded from the website of KFDC, www.kfdc.kerala.gov.in (If so, the Tender fee is remitted along with EMD)
7. Completed and sealed Tender Documents together with the EMD amount of **Rs 10000 /- (Rupees Ten thousand only)** in the form of DD/CASH in favour of Divisional Manager, Kerala Forest Development Corporation LTD Gavi from any nationalized bank payable at Vandiperiyar, or **NEFT/Online transfer** to the Bank details as follows; **Bank Name: State Bank of India, Branch: Kottayam Town (70102) A/c No : 41889416773 IFS Code: SBIN0070102 (on produce of receipt)** can be submitted in KFDC Office at Gavi divisional office on any of the working days during the office hours and up to **05.00 PM** on the last date of **11-03-2026**.
8. **The Tender documents completed in all respects should be put in A4-size envelope (including technical and financial bids separate envelopes) sealed and super scribed with the following.**
9. The tenderers/companies shall acquaint themselves fully with the requirements of KFDC. No compensation on account of any difficulties will be entertained at a later stage after awarding of works.
10. The Tender/bid shall be opened at Kerala Forest Development Corporation Division Office, Gavi P.O. Vandiperiyar, with/without the presence of bidders/their representatives who wish to attend the above address. If the tender

opening date happens to be on a holiday or non-working day due to any other valid reasons, the tender opening will be done on the next working day.

11. Declaration by the Tenderer (last page of this document), Firm Registration certificate, Experience proof, Bid document, EMD exemption certificate (if any), documents showing major supply would be submitted. KFDC reserves the right to reject any or all the tenders either fully or partly without assigning any reasons and is not bound to accept the lowest tender. The decision of the KFDC will be final and shall be binding on tenderers at any time and at its sole discretion.
12. In the absence of the required EMD cost, the bid shall be deemed to be invalid & will be rejected by KFDC. Those bidders, who are exempted from submission of EMD cost, have to submit a scanned copy of the requisite certificate issued by the concerned authorities. The EMD will be returned to unsuccessful tenderers. No interest shall accrue to this deposit which will be returned after completion of the work and after adjusting dues if any.
13. EMD shall be forfeited in case of the following:
 - a. The tenderer withdraws their offer during the period of tender validity.
 - b. After the opening of tender, the tenderer fails to honor the contract or refuses to comply with any or all terms and conditions of the tender.

In case of further clarification required relating to the tender, the same can be sought from the following officer:

Divisional Manager, Gavi division
Email: dmgavikfdc@gmail.com
Phone: 8289821300

- i. KFDC GSTIN. 32AAACK8721D1ZZ
- ii. Once the tender is confirmed, the works will be awarded to the successful tenderer after signing the contract. The EMD will be refunded on successful completion of the works under the said contract.
- iii. The tender for the works shall remain open for acceptance for a period of 60 days from the date of opening of the Tender. The Earnest Money Deposit (EMD) will be forfeited in case of tenderer/company withdraws during the validity period.
- iv. The losses to the Kerala Forest Development Corporation which are directly attributable to the agency shall be deducted from the bills adjusted from the EMD.
- v. The tender work award is not transferable under any circumstances.

- vi. All costs incurred in connection with the submission of tender like preparation, submission of any personal visits, submitting the tender personally; subsequent processing, etc. shall be borne by the tenderer. KFDC will not be responsible/liable for the same regardless of the outcome of the tendering process.
- vii. KFDC reserves the right to accept or reject any or all the tenders without assigning any reason.
- viii. TDS and other Taxes as applicable will be deducted from Tenderer/company bills as per Govt. guidelines from time to time.
- ix. The Managing Director, KFDC reserves the right to reject any tender or all tenders without assigning any reason thereof. The Managing Director does not bind himself to accept the lowest or any offer and reserves the right to select one or more from the offers made as considered expedient. The Managing Director reserves the right to make any modifications or additions in this notice in the event if it is felt that it is in public interest.
- x. The decision of Managing Director will be final and legally binding in these tender proceedings. All questions/disputes arising under/ out of or in connection with this tender shall be decided by the Managing Director of KFDC and his decision shall be final and legally binding in these tender proceedings.
- xi. All other existing conditions related to e- tendering of Kerala Government will be applicable in this tender also.

02. Selection procedure:

The tenderer firm should have experience in satisfactorily setting up and maintaining of Virtual Reality/ Augmented Reality Experience Centre to private and public sectors, government sectors during the last 3 years. The proof of the above said criteria must be attached with tender form in the following

Final evaluation criteria on the quality and the cost based.

03. Documents Required:

- a. Those tenderers exempted to pay the EMD are required to submit the certificate issued by the concerned department.
- b. The tenderer must have experience of at least 3 years of satisfactorily setting up and maintaining of Virtual Reality/ Augmented Reality Experience Centre in private, public, Government Sectors.
- c. The tenderer shall publish documentary evidence of current order/successful completion in this regard.

- d. Copy of GST/PAN of the company/firm.
- e. Certificates/undertakings to the effect that the tenderer/company has never been blacklisted by any of the Government organizations/Agents.
- f. Declaration by the Tenderer

04. EXECUTION OF AGREEMENT

- (a) The selected tenderer shall within Ten days from the date of receipt of the Award of Contract deposit 30,000/- as security deposit it get her with the amount of the earnest money deposited, shall be treated as security for the proper fulfillment of the contract and shall execute an agreement for the work as directed,
- (b) Further time of 14 days shall be allowed to execute an agreement by realizing a fine of 1% of the PAC subject to a minimum of Rs.500/- and maximum of Rs.15000/-
- (c) Tenders will be rejected if agreement is not executed within 21 days and the work will be awarded to the next lowest tenderer.
- (d) If the successful tenderer fails to execute the agreement after remitting the required security amount within the prescribed period, the EMD shall be forfeited and **the Divisional Manager, KFDC, GAVI** shall be at liberty to recover any loss or damage caused by the default of the Tenderer which results in there-arrangement of the work. The excess cost that has to be paid to the subsequent Tenderer due to such re-arrangement will be realized from the assets of defaulted Tenderer. But **the Divisional Manager, KFDC, Gavi** may in exceptional circumstances limit the penalty to the quantum of EMD based on the orders of **the Divisional Manager, KFDC, Gavi, in genuine observing cases.**
- (e) The conditions stated here in are binding upon the Tenderer and shall be constructed as a preliminary agreement between the successful tenderer and **the Divisional Manager, KFDC, Gavi** pending execution of the agreement.
- (f) The tenderer should sign an agreement executed and signed in Kerala Stamp paper worth Rs.200/-.Tenders without the Agreement in Kerala stamp paper worth Rs.200/-will be rejected outright.
- (g) The tenderer will take over charge within 7days after executing the agreement and commence the work.

05. Delivery Terms and Period:

The regular services will be handled by the successful tenderer and will start from the date of award of the contract. The tenderer will start the center within 7 days as and when requested by KFDC. The tenderer should ensure timely execution of work as per schedule

06. Penalty: -

KFDC will be at liberty to levy a penalty of up to 2% of the total material Value for every two weeks of delay in setting center. The maximum amount of penalty shall not exceed 10% of total profit Value including the EMD that shall also be forfeited except due to any reasons beyond the control of the Agency (Force Majeure).

07. Conciliation / Arbitration:

- a. If any dispute(s) or difference of any kind whatsoever arises between the parties, the parties hereto shall negotiate with a view to its amicable resolution & settlement through a Committee appointed by MD, KFDC.
 - b. In the event no amicable resolution or settlement is reached between the parties within 30 days after receipt of notice by one party, then the disputes or differences as detailed above shall be referred to & settled by the Sole Arbitrator to be appointed mutually by the parties.
 - c. The venue of the Arbitration shall be Kottayam, Kerala India.
- (iv) The Arbitrator will give the speaking & reasoned award.

08. Applicable Law & Jurisdiction:

All matters connected with this shall be governed by the Indian law both substantive & procedural for the time being in force & shall be subject to the exclusive jurisdiction of the Indian Court at Kottayam, Kerala. KFDC reserves the right to annul the bidding process at any time period to the award of contract including rejection of any or all bids after the same has been received, without thereby incurring any liability to the affected tenderer/company or any obligation to inform the affected tenderers/companies on the ground of KFDC action.

09. Validity:

- a. The tenderers/companies should satisfy themselves before submission of the tender to KFDC that they meet the qualifying criteria and capability as laid down in the Tender document.
- b. Rates should be valid for a period **one year from** the execution of agreement.

c. The tenderers/companies should satisfy themselves before submission of the tender to KFDC that they meet the qualifying criteria and capability as laid down in the Tender document.

Sd/-
Divisional Manager
Kerala Forest Development Corporation
Gavi.

SPECIFIC CONDITIONS AND SELECTION PROCEDURE

1. Disclaimer

The assumptions, assessments, statements and information contained in the Bidding Documents may not be complete or accurate. Each Bidder should, therefore, conduct its own investigations and analysis. The Authority, its employees make no warranty and shall have no liability to any person, including any Bidder under any law, statute, rules or regulations for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this tender or otherwise. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this tender. The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Bid.

2. DATA SHEET

Tender No	No. DMG/VAG/3/2025-26: Date:04-03-2026
Bid document availability	Available on website: https://kfdc.kerala.gov.in/
Cost of Bid Document (Non-Refundable)	INR. 708 (Rupees seven hundred and eight only)
Sale of bid document	From 04/03/2026 to 11/03/2026
Bid Submission End date	11/03/2026 up to 5:00 PM
Date of Opening Bid	12/03/2026 at 11:00 AM
Date of presentation of methodology	13/03/2026 at 11:00 AM
Earnest Money Deposit (EMD)	INR 10,000 (Rupees ten thousand only)
Bid Method/ Submission of proposal	Submission of Sealed RFP Envelopes at the Office of KFDC, Gavi (either by registered post or in person within the due date)
Validity of proposal	60 days from due date of Submission of Proposal.
Selection of proposal	Quality cum Cost-Based Selection. The Contract will be awarded to the bidder with the highest Total Score.
Site Visit	Applicants are advised to submit their respective bids only after visiting the site i.e. Vagamon Hills garden, Kerala

KFDC Bank Details	<ul style="list-style-type: none"> • State Bank of India, Kottayam Town Branch • Account No.: 41889416773 • IFSC Code: SBIN0070102
Payment Terms and Conditions:	Agency will operationalize the center within 2weeks after signing agreement. Sharing of revenue will be done on monthly basis.

3. Background and Introduction

Vagamon, is a hill station located in the Peerumade Taluk of Idukki district, Kerala, India. Vagamon, a charming town tucked away from the urban clutter, has scenic valley views, misty mountains, pine forests, tea estates, waterfalls and a breath-taking view of vast green meadows. Vagamon is also home to a variety of flowers and orchids. KFDC operates the Vagamon Hills Garden, which houses a delectable collection of orchids, roses, ferns, cactus, rare plants and many other flowering plants. Boating, nature camp booking, garden plants sale and cafeteria facility, are also available at the Centre. The Centre is centrally located between the Pine Valley, Vagamon and the Vagamon Adventure Park and has a road frontage of 200m The Vagamon pine valley has an average footfall of 1000 per day. However, we have not been successful in capturing the large number of visitors visiting the Pine Valley & the Adventure Park, which is why we plan on attracting more visitors by offering VR / AR Experience, which is running past one year to the area.

KFDC through this tender invites interested agency for setting up Virtual Reality / Augmented Reality Experience Centre at Vagamon Hills Garden, which shall be operational from 10:00 AM to 6:00 PM, which can be extended upon mutual agreement and from 9.00 AM to 8.00 PM, on all days, if response is there.

4. Scope of Services

To execute, and operate VR / AR experience which include following:

- The VR / AR experience is aimed at entertaining visitors to experience 3D video content, related to tourism destinations, nature, wildlife, heritage, culture, Adventure etc.
- The experience may also have audio narration to guide the user during this process experience.
- Around 10 to 15 minutes of visual experience, at a ticket rate of Rs. 100/- to 200/- per head.

The bidder is supposed to propose to execute and operate the VR / AR experience Centre on a revenue share basis model.

The prospective participants are advised to conduct the site visit.

5. Pre-Qualification Criteria

KFDC invites Agencies desirous of bidding for the project and meeting the following Pre-qualification criteria (PQ):

S. no	Pre-Qualification Criteria	Description	Supporting Documents	Forms
1.	Legal Entity	The Bidder should be registered under the Companies Act, 1956/2013 or as amended or State Societies Registration Act as applicable	<ul style="list-style-type: none"> • Copy of Certificate of Registration • Copies of GST & Service Tax • Copy of PAN Card 	Form Q-1
2.	Manpower Details of the Agency	The bidder should have minimum 5 Nos technical manpower team in their office.	The bidder should submit Self Certification by the authorized signatory. The Bidder should furnish proof to support their claim.	Form Q-2

Important Note:

All the relevant Pre-Qualification (PQ) bid forms are to be submitted.

6. Engagement Timelines

The successful bidder has to commence operations on the proposed VR experiences within (2) weeks after signing of the agreement and has to operate for a minimum of 1 year and expandable on mutual consent.

7. Roles and Responsibilities of KFDC

- a) 100 sq ft existing structure (field officers' quarters) provided for setting up of the experience centre at Vagamon Hills Garden of KFDC at Vagamon, Idukki District, Kerala.
- b) To maintain the public amenity zone area.
- c) To provide Electricity, however electricity charges shall be paid by the IA (Implementing Agency) on payment basis.
- d) To provide a total of minimum 4 seating facilities for VR with A/C (in the existing structure).
- e) Ticket rates, as discussed in the EoI meeting, shall be between Rs. 100 – Rs. 200 per pax, for 10 minutes, which will be finalized by KFDC in consultation with the IA, relooked into every 3 months.
- f) Assist in giving publicity to the project.
- g) Ticketing will be done by KFDC staff or using a mutually agreeable ticketing application or coupon.

8. Roles and Responsibilities of IA

- a) Submit a detailed project implementation plan, specifications of hardware & software, performance metrics, revenue sharing model etc. as required and to ensure a planned deployment as per RFP.
- b) The IA has to function using own staff, technology, furniture and equipment in the allotted space on a revenue sharing basis.
- c) To ensure Quality Assurance of experiences proposed under VR technology as given in RFP.
- d) Preparation of periodical reports to KFDC (monthly basis)
- e) The bidder shall rectify and/or take necessary action to overcome any non-conformities/observations concerning their work as reported by the department as promptly as possible and at no additional cost to the department if such rectification/action is required to be undertaken during the contract period.
- f) Operation and maintenance as committed in the bid for the day-to-day running of the project.
- g) The marketing and publicity of the project is responsibility of the IA with assistance from KFDC.
- h) The following equipment is to be made available for the smooth running of the project and deployment shall be made with the concurrence of KFDC. At least four sets should be available for operation at a time and spare in store, in addition to the full capacity deployment to allocate for cleaning, repair, and machine rest. The specifications mentioned below are basic minimum and bidders may employ more.

- i. **VR Headsets for indoor Theatre**

VR Headset for Indoor Theatre: **Four Meta Quest 3VR headset** - quality devices along with TV monitor, and accessories. Number of headsets can be increased, based on usage.

Stand-Alone Headset (Oculus Quest, Pico or equivalent)

- i) **For VR Attractions:** A minimum of 10 -12 downloaded VR videos (of minimum 8 minutes) on themes related to tourism destinations, nature, wildlife, heritage, culture, adventure etc., either own or available in public domain on payment basis by franchise/agency. No creation of content is envisaged now.
 - i. Equipment is to be set up in experience Centre in such a way as for simultaneous use of at least 4 people.
 - ii. Required servers, Storage devices, Software licenses, Computers, Networking and UPS, Power backup, etc.
 - iii. Running and maintenance charges of all the above including manpower.
 - iv. The hygiene and safety of the equipment's shall be responsibility of the IA
 - v. No content which is objectionable (Based on KFDC observation) should be displayed and prior verification of copy rights content to be verified by IA (Implementing Agency).
 - vi. IA (Implementing Agency) will be completely responsible for legal issues arising out of IPR and any other legal matters with regards to concept, content

- and technology including software being used for VR.
- vii. All other support regarding hardware and software for smooth and seamless running of the project must be provided
 - viii. Security and Safety of all equipment in the facility is the responsibility of IA (Implementing Agency).
 - ix. Insurance cost of equipment shall be borne by the IA.
 - x. The facility handed over by KFDC for execution of this project will be handed over by IA (Implementing Agency) in the original condition, failing which equivalent financial recovery will be made from the security deposits, deposited by the IA (Implementing Agency) during the bid process.

9. Preparation of Technical Bid

The participating Bidder is to submit a detailed Technical Proposal on the following:

- a. Project Scope
- b. Project Plan.
- c. Specification of hardware & Software solutions for the project
- d. Details of Product/Services/Solution
 - i. Features and Operational Details
 - ii. Results of past pilots and deployments of the same solution (Details to be given in Form T-1)
 - iii. Adoption of existing best VR / AR practices
 - iv. Certifications (if any) of the process, product, technology
 - v. Other information, if any
- e. Experience
 - i. Summary
 - ii. Form T-1

10. Preparation of Financial bid:

The financial bid to be in prescribed Form F1 and form F2, in separate covers and the same shall be provided assuming revenue share Model.

11. Earnest Money Deposit

The Bidder shall furnish as part of its Bid, Earnest Money Deposit (EMD) amount per Data Sheet through RTGS/NEFT, in favour of KFDC. Bidders shall not be permitted to withdraw their offer or modify the terms and conditions thereof. In case the bidder fails to observe and comply with the stipulations made herein or backs out after quoting the rates, the aforesaid bid security shall be forfeited by the Client. The bids without Earnest Money Deposit shall be summarily rejected.

The bid security may be forfeited:

- If the bidder withdraws his bid during the period of bid validity specified by the bidder in the bid form; or
- In case of successful bidder, if the bidder
 - *Fails to sign the contract in accordance with the terms of the tender document.*
 - *Fails to furnish required performance security in accordance with the terms of tender document within the time frame specified by the Client.*
 - *Fails or refuses to honor his own quoted revenue percentage for the services or part thereof, within the bid validity period.*

12. Technical bid documentation

Technical bid documentation shall be evaluated as per the technical bid criteria for project scope to experience. The decision of the Evaluation Committee shall be final in this regard.

13. Financial bid

- i. The financial bid of only those bidders will be opened who qualified at technical stage with **minimum 50 marks score**
- ii. The bidder shall indicate revenue sharing between KFDC & Bidder.
- iii. Prices quoted by the bidder shall not be subject to variation on any account. A bid submitted with an adjustable price quotation will be treated as non-responsive and will be rejected.
- iv. Bid: Bid amount shall be quoted in percentage only.

14. Technical Evaluation Criteria

S.no	Criteria	Points
1.	Technical Competence	45
	Displaying capability of eligible content with resolution of 5K or above	15
	Owner/License holder of secured software systems	15
	Own 3D video content	15
2.	Experience in similar projects - Operating Digital Museum/AR-VR Experience Center	30
	One centre	15
	Two or above	20
	Deployed immersive content for Tourist Locations of Kerala / India	10
3.	Presentation of appropriate methodology	25
	TOTAL	100

Note: Bidder must score a minimum of 50% marks to qualify in the Technical Stage

15. Overall Bid Evaluation

- i. The Bid evaluation shall be undertaken by the Evaluation Committee.
- ii. A three-stage procedure will be adopted for the evaluation of proposals, with the prequalification, technical, and thereafter financial proposals being opened and compared.
- iii. The Committee will evaluate the bids of the bidders to determine whether the bids are substantially responsive. Bids that are not substantially responsive are liable to be disqualified. The Bidders shall be asked to give a technical presentation by the Committee on the approach methodology to implement the project as per the scope of work.
- iv. The Evaluation Committee will assign points to the bidders based on the technical evaluation criterion mentioned & approved by the committee.
- v. The bidders have to score a minimum of 50 marks in technical evaluation to be considered for a financial bid opening. The bidders who score less than 50 marks shall be summarily rejected at TQ Stage and no reasoning whatsoever will be provided.
- vi. The financial bids for the technically qualified bidders will then be opened and reviewed to determine whether the financial bids are substantially responsive.

vii. Financial Evaluation Criteria

The Highest evaluated Financial Proposal (F) (i.e. % share of revenue given to KFDC) will be given the maximum financial score (Sf) of 100 points. The financial scores (Sf) of the other Financial Proposals (Fm) will be computed as follows:

$$Sf = 100 \times Fm / F$$

Proposals will be ranked according to their combined technical (St) and financial (Sf) scores using the weights (T = the weight given to the Technical Proposal; P = the weight given to the Financial Proposal; T + P = 1) indicated as follows:

$$T = 0.50, \text{ and } P = 0.50$$

$S = St \times T\% + Sf \times P\%$. The firm achieving the highest combined technical and financial score will be invited for negotiations.

- viii. The ranking of bidders shall be decided based on the total score.
- ix. Conditional bids are liable to be rejected. Any attempt by a bidder to influence the bid evaluation process may result in the rejection of the bidder's bid.

16. Issue of LOA and execution of the Agreement

Subsequent to the identification of the Successful Bidder, a letter of award ("**LoA**" or "**Letter of Award**") would be issued to the Successful Bidder by KFDC. The Successful Bidder shall have to enter into the Agreement within 14 (fourteen) days from the date of issue of the LoA. The Successful Bidder on the date of signing of the Agreement shall:

- a. Furnish the Performance Security of **30,000/-** by way of an irrevocable Bank Guarantee issued by a nationalized/ schedule bank in favour of **KFDC**, as required under the Agreement; and

- b. Failure of the Successful Bidder to comply with the requirements mentioned in the above paragraph shall constitute sufficient grounds for the annulment of the LoA, and forfeiture of the Bid Security. In such an event, the Authority reserves the right to:
 - a) Either invite the next best Bidder to match the Bid submitted by the Successful Bidder;
OR
 - b) Call for fresh Bids from the remaining Bidders, OR
 - c) Take any such measure as may be deemed fit in the sole discretion of the Authority, including annulment of the Bidding Process.

17. Force Majeure

Neither the Licensor nor Licensee shall be liable for any inability to fulfill their commitments and obligations hereunder occasioned in whole or in part by Force Majeure, any of the unforeseen events resulting in material adverse effect, shall constitute force majeure events.

18. Fraud and Corrupt Practices

The Bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Bidding Process and subsequent to the issue of the LoA and during the subsistence of the Agreement.

Without prejudice to the rights of the Authority the rights and remedies which the Authority may have under the LoA or the Agreement, or otherwise, if a Bidder or Service Provider, as the case may be, is found by the Authority to have directly or indirectly or through an agent, indulged in any corrupt practice or fraudulent practice during the Bidding Process, such Bidder or Service Provider shall not be eligible to participate in any tender or RFP issued by the Authority during a period of 2 (two) years from the date such Bidder or Service Provider, as the case may be, is found by the Authority to have directly or indirectly or through an agent, indulged in any corrupt practice or fraudulent practice.

19. Ownership

Third Party Products: If license agreements are necessary or appropriate between the Implementing Agency and third parties for purposes of enabling/enforcing/implementing the provisions herein above, the Implementing Agency shall enter into such agreements at its own sole cost, expense, and risk.

20. Warranty

- i. General: The Implementing Agency warrants, that:
 - (a) the Implementing Agency is the lawful owner or licensee of the materials used in the performance of the Services and delivery of the Deliverables, (b) the bespoke development and such materials have been lawfully developed or acquired by the Implementation

Partner, and (c) the Implementing Agency has the rights to the bespoke development and such materials, including the rights of access to and use of the bespoke development, which it grants under this Agreement, without the consent of any other person or entity.

- ii. Warranty for Services – The Implementing Agency warrants, that all services under this Agreement will be performed with promptness and diligence and will be executed in a workmanlike and professional manner. The Implementing Agency warrants, that it shall use adequate numbers of qualified individuals with suitable training, education, experience, and skill to perform the services hereunder.
- iii. If during the Warranty Period of any component mentioned above, any of the warranties are found breached, the Implementing Agency shall promptly (but in no event more than 7 days), make good such default, defect or deficiency as well as any damage to the Project caused by such default, defect or deficiency.

21. Franchisee Agreement

Introduction

The franchise Agreement between KFDC also referred to as the "Corporation" and the Implementing Agency (IA) will be submitted in Form given in Annexure 2 along with security within 2 weeks of receipt of Letter of Award.

Taxes and duties:

The bidder shall be entirely responsible for all taxes, duties, license fees, Octroi, road permits, etc. incurred until delivery of the contracted goods/services at the site of the user or as per the terms of the tender document if specifically mentioned. In case of imposition of any new taxes or increase/decrease in tax structure by the Government then the same would be to the account of the User Department.

22. Annexure 1 – Bid Letter Form

(Registered name and address of the bidder.)

To:

The Divisional Manager
Kerala Forest development Corporation
Gavi Division, Gavi PO, Vandiperiyar- 685533, Kerala

Sir,

Having examined the bidding documents, we the undersigned, offer to provide Design, execute and operate the works for the following project in response to your tender call dated 04/03/2026.

We undertake to provide services/execute the above project conformity with the said bidding documents on profit sharing basis as mentioned in the financial bid.

If our bid is accepted, we undertake to;

1. Provide services/execute the work according to the schedule specified in the bid document.
2. Agree to abide by the bid conditions, and bid may be accepted any time before the expiration of bid validity period of 90 days. We shall remain bound by communication of acceptance within that time.
3. We do hereby undertake that in the event of acceptance of our bid, the work shall be started at designated place as per the timelines from the date of Award of Contract.
4. We enclose the complete Bid enclosing all documents/information as required in the tender document.
5. We have carefully read and understood the terms and conditions of a tender and the conditions of the Contract applicable to the tender and we do hereby undertake the project as per these terms and conditions. The deviations from the above Technical specifications, Services, and Terms & Conditions are only those mentioned in RFP.

We understand that you are not bound to accept the lowest or any bid you may receive, nor to give any reason for therejection of any bid and that you will not defray any expenses incurred by us in bidding.

Place:

Date

Bidder's signature and seal

23. Annexure 2 – VR / AR Experience Center Agreement

This Agreement is made on.....between:

1. **KFDC, Aaranyakom, Karapuzha, Kottayam, 686003 Kerala, India** hereinafter referred to as the "Corporation"
2. **Franchisee operated AR / VR experience center**
..... hereinafter referred to as the "Implementing Agency"

Recitals

Whereas the Department desires to enhance visitor experiences at Vagamon by establishing an AR/VR Experience Center, whereas the Implementing Agency agrees to operate and manage the center.

The parties mutually agree as follows:

1. Purpose and Scope

This Agreement outlines the terms and conditions under which the Implementing Agency will establish and manage an AR/VR experience center on a revenue-sharing basis at Vagamon hills garden of KFDC.

2. Obligations of the Department

The Department agrees to:

1. Provide 100 sq. ft. of space at Vagamon for the AR/VR experience center.
2. Equip the space with:
 - o An air conditioning unit (1.5-ton capacity)
 - o 4 rotating Chairs
3. Issue promotional support by including the AR/VR experience center in destination marketing and providing directional signage at the venue.
4. Oversee the Implementing Agency's operations to ensure smooth functioning and alignment with the destination's standards and policies.
5. Implement a coupon-based system in collaboration with the Franchisee to track visitor participation and revenue effectively.

3. Obligations of the Implementing Agency

The Implementing Agency agrees to:

1. Supply, maintain, and upgrade necessary equipment, including:

- 4 Meta Quest 3 VR / AR headsets
- One 50-inch TV for guest engagement
- Required accessories (chargers, cables, controllers, etc.)
- 2. Employ and train one qualified staff member who can operate the VR / AR equipment, assist visitors, and ensure guest safety.
- 3. Develop and maintain VR / AR content suitable for a broad visitor demographic, incorporating engaging and relevant experiences.
- 4. Oversee daily operations, manage customer interactions, and adhere to safety and hygiene standards.
- 5. Take full responsibility for equipment maintenance, accessories, and staff training, including regular disinfection/cleaning and rotating with extra equipment.

4. Revenue Sharing and Financial Reporting

1. **Revenue Sharing**
 - Both parties agree to share net revenue on mutually agreed tender rates.
 - Net revenue shall be defined as total ticket sales minus applicable taxes and regulatory fees.
2. **Coupon System**
 - A coupon-based tracking system will be implemented to monitor visitor activity and revenue generation.
 - The Department and the Implementing Agency will collaborate to ensure the system provides clear, accurate records of transactions.
3. **Financial Reporting**
 - The Implementing Agency will provide monthly revenue reports, visitor counts, and financial records to the Department.
 - An independent audit may be requested by either party to verify revenue records.

5. Term and Termination

1. **Term**
 - The initial term of this Agreement is one year beginning on2026.
2. **Termination**
 - Either party may terminate this Agreement with 30days written notice for reasons including breach of contract, failure to meet revenue targets, or consistent non-compliance with operational standards.

6. Maintenance and Support

- The Implementing Agency is solely responsible for equipment maintenance, VR / AR content updates, and operational support for the AR/VR / AR center.
- The Department shall monitor daily activities, assist in coordinating visitor flow, and ensure that any issues impacting smooth operations are resolved in a timely manner.

7. Insurance and Liability

1. Insurance

- The Implementing Agency agrees to obtain insurance covering equipment liability.

2. Liability

- The Implementing Agency assumes responsibility for any claims, damages, or injuries arising from their operation of the AR/VR center.
- The Department shall not be liable for any incidents caused by the Implementing Agency's equipment or staff.

8. Confidentiality and Data Protection

- Both parties agree to maintain confidentiality of sensitive operational information, financial data, and visitor records.
- All visitor data collected shall be managed in accordance with data protection laws.

9. Governing Law and Dispute Resolution

1. Governing Law

- This Agreement is governed by the laws of Kottayam Jurisdiction

2. Dispute Resolution

- In the event of a dispute, the parties agree to first attempt resolution through mediation.
- If mediation fails, disputes shall be resolved through binding arbitration.

10. Miscellaneous

1. Amendments

- This Agreement may only be amended in writing and signed by both parties.

2. Entire Agreement

- This Agreement represents the complete understanding between the Department and the Franchisee.

11. Signatures

Department Representative:

Name:

Title:

Date:

Implementing Agency Representative:

Name:

Title:

Date:

This agreement draft provides a framework for collaboration, accountability, and revenue-sharing between the Department and the Implementing Agency.

24. Pre-Qualification Format

Form Q1 – General Information of Bidder

	Description	Supporting Documents with page nos.
	Name of the Company (the bidder)	
	Date of Incorporation (Registration Number Registering Authority) PAN No. and GST Numb	Certificate of registration, PAN & GST.
	Legal Status of the Company in India & Nature Business in India	Public Ltd Company/Private
	Address of the Registered Office in India	
	Date of Commencement of Business	
	Name & e-mail id, Mobile number of the Contact Person	Name: Mobile: Email:
	Web-Site	

Place:

Bidder's signature

Date:

and seal.

Name of the Bidder

Form Q-2 – Technica Manpower Availability

Sr. No.	Employee name	Designation	Skills & Professional Certification, if any	Proposed Area expertise	Previous Exp.	Experience with Implementing Agency

Note: The Implementing Agency should submit Self-Certification by the authorized signatory.

Place:

Bidder's Signature

Date

25. Technical Bid Formats

Form T-1 - Project Experience

Name of the Bidder

Assignment:	Approx value of Contract (INR)
Country: Location within country:	
Name of Client:	
Address:	
Start date (month/year): Completion date (month/year):	
Name of associated Consultants if any	
Narrative description of Project:	
Description of actual services provided by your staff within the assignment:	

Note:

1. Please submit supporting documents to support the claim and the certificates must be signed by the Senior Executive/Deputy GM of the organization indicating his/her name, designation, and contact details such as Telephone Number, Faxnumber, email-id, etc.
2. Please attach a certificate from the client for the successful completion & implementation of the project.
3. Presentation shall be on the same day of opening of the technical bid.

Place:

Bidder's signature

Date:

with seal

Form T2- Technical Proposal

The Implementing Agency is to submit a detailed technical proposal on the following

1. Project Scope as detailed in Section 3.
2. Project Plan,
3. Specifications of Hardware and Software solutions for the project.
4. Details of Product/Services/Solution
 - a) Features and Operational Details
 - b) Results of past pilots and deployments of the same solution (Details to be also provided as Form T-1)
 - c) Adoption of existing best practices
 - d) Certifications (if any) of the process, product, technology
 - e) Other information may be necessary
5. Experience
 - a. Summary
 - b. Form T-1

Place:

Bidder's Signature

Date:

with Seal

28. Financial Bid Formats

Form F-1 - Financial

Proposal

Submission Form

[Location, Date]

To: [Name and

address of

Bidder] Dear

Sirs:

We, the undersigned, offer to provide the Services for [Insert title of Assignment] in accordance with your Request for Proposal dated [Insert Date], and our Technical Proposal. Our Financial Proposal is attached. We hereby confirm that the financial proposal is unconditional, and we acknowledge that any condition attached to the financial proposal shall result in the rejection of our financial proposal. Our Financial Proposal shall be binding upon us subject to the modifications resulting from Contract negotiations, up to the expiration of the validity period of the Proposal.

Yours sincerely,

Authorized Signature [In full and initials]:

Name and Title of Signatory:

Name of Firm:

Address:

Form F-2 Financial Bid Format

Name of the Bidder

S.no	Item Description	Revenue model (for total 100%)		
		KFDC share in % of Revenue collected from in VR / AR Technology in Vagamon Hills Garden	Partner share in % of Revenue collected from in VR / AR Technology in Vagamon Hills Garden	TOTAL
	Design, Execution, and Operation & Maintenance of AR / VR Technology for 1 year in Vagamon Hills Garden	% in Number	% in Number	(100%) Hundred Percent
		% in words _____	% in words _____	

Note:

1. All other tasks pertinent to the project even though may not have been mentioned in the bid document are assumed to have been included in the work.
2. Deduction of taxes at source will be made as per applicable laws from the payments to be made to the bidder.
3. Sale of tickets will be executed by staff of KFDC
4. The amount collected by sale of tickets will be deposited in the account of KFDC.
5. The KFDC shall pay the share of Implementing Agency amount biweekly on Mondays.
6. Ticket rates will be finalized by KFDC in consultation with the IA. However, the price limit for VR / AR show will be ₹ 100/- - 200/- per head per show, of 10 minutes in the beginning year, and can be reviewed every 3 months.

Date

Signature of Bidder

DECLARATION BY THE TENDERER

It is hereby declared that I/ We the undersigned, have read and examined all the terms and conditions, etc. of the tender document for which I/ We have signed and submitted the tender under proper lawful power of Attorney. It is also certified that all the terms and conditions of the tender document are fully acceptable to me /us and I/We will abide by all the terms and conditions. This is also certified that I/ We/ our principle firm have no objection in signing the Work order for the Brand/ Communication Strategy and media coordination if the opportunity for the brand management/Communication Strategy and media coordination of Kerala Forest Development Corporation against this tender is given to me/us.

Signature of the tenderer.....

Name of the Authorized Signatory.....

Name of the Company/Firm.....

Seal of the Company/Firm.....

Address.....

.....
.....
.....
.....

Contact No.: