FACT
प्रगति के पथप्रदर्शक
PIONEERS IN PROGRESS

दि फ़र्टिलाइज़र्स एण्ड केमिकल्स ट्रावनकोर लिमिटेड
THE FERTILISERS AND CHEMICALS TRAVANCORE LTD.
(भारत सरकार का उद्यम) (A Government of India Enterprise)
पंजीकृत कार्यालय: एलूर, उद्योगमंडल, कोच्ची - 683 501, केरल राज्य, भारत
Regd.Office: Eloor, Udyogamandal, Kochi-683501, Kerala State, India. Website: www.fact.co.in CIN: L24129KL1943GOI000371

NOTICE INVITING TENDER

Sealed Competitive rate, Single Bid Tenders superscribed with the NAME OF WORK and TENDER REFERENCE NUMBER are invited from reliable contractors of sound financial standing by the Senior Manager (Materials)-Contracts, Materials dept., FACT. Tenders received will be opened in the presence of tenderers or their authorized representatives on the due date and time at PD Administration building. Tender details are given below.

1. Tender No	: 04075/2026-2027/34401
2. Name of Work	: Tendering of Phase II Tea Stall in FACT Cochin Division.
3. Earnest Money Deposit	: Rs.18,900/-
4. Validity of Tender	: 3 Months
5. Period of Contract	: 3 Years.
6. Document Fee	: Nil.
7. Due Date, time and place of Receipt of Tender	: 23.11.2026, 14:00:00Hrs. , Administration (PD)
8. Date, Time and place of Opening Tender	: 23.11.2026, 14:30:00 Hrs. , Administration (PD)

Notes:-

1. Bid/ Tender documents are not transferable.
2. The bidders shall comply with the prevailing statutory ESI/PF regulations for the employees engaged by them.
3. The right to accept the highest or any other tender rests with FACT.
4. Bids without EMD shall be rejected.
5. Contact details:
   Phone: 0484-2568123, 0484-2568122
   Email: soumya@factltd.com, amrutha@factltd.com

Date: 02.11.2026

Signature:

Designation: SM(Mat)-C
Material Dept., FACT

Name of the work: Tendering of Phase II Tea Stall in FACT Cochin Division

1. Sealed Tenders super scribed as "**Allotment/Licensing of Phase II Tea stall in FACT Cochin Division**" on an ***'as is where is'*** basis for operating a legally permitted Tea stall (Canteen) as approved by FACT management, are invited from persons with sound financial standing and relevant experience for allotment of the above shop. License period will be 3 (three) years from the date of allotment.
2. Tender documents can be downloaded from FACT website through the link https://www.fact.co.in-->**Tenders** OR https://fact.co.in/home/Dynamicpages?MenuId=87.
3. The tenderer who quotes the highest monthly license fee/rent for stall (H-1) is treated as successful tenderer.
4. **SUBMISSION OF TENDER**: The Tender, consisting of all the documents shall be duly filled wherever required in original, signed on all pages, along with EMD shall be enclosed and sealed in an envelope super scribing Tender No and due date.
5. The sealed envelope super scribing Tender No and due date shall be addressed to **The Officer (Administration), Central Bid Registration Cell (CBRC), Administrative Office, FACT Ltd, Petrochemical Division Udyogamandal -683 501**. Name/address of the bidder shall be clearly indicated on the sealed envelope.
6. The Tender/bid document(s) as above shall reach the office of the CENTRAL BID REGISTRATION CELL, PD Administration Building, FACT ltd, Udyogamandal, not later than the due date and time specified in the Tender Notice. Alternatively, the Tender/bid document(s) shall be deposited in person in to the BOX kept in the office of the CENTRAL BID REGISTRATION CELL, FACT PD Administration Building, Udyogamandal before the due date and time.
7. FACT shall not be responsible for rejection or loss of bids in case they are posted to any other address other than the above or the bids are not posted /submitted in sealed envelope(s) super scribing Tender No and due date or handed over to any person instead of depositing in the BOX.
8. Late quotations are likely to be rejected It will be kept unopened or may be returned to the bidder at the sole discretion of FACT.
9. Bidders are advised to submit quotation based strictly on the terms and conditions and other schedules contained in this tender document and not stipulate any deviations.
10. Any exception/deviations the bidder may propose, shall accompany the quotation. FACT reserves the right to evaluate quotations containing deviations after taking into account impact of such variations in quoted price. All attachments to these tender documents as applicable will become part of any resulting contract.
11. Tender submitted must be in the ORIGINAL form issued with Tender documents. The instructions to bidders, Tender documents and related Schedules attached shall be signed and resubmitted along with a statement of any deviation that the Tenderer may propose. But Tenderer shall not submit any other documents by way of his standard conditions of Tender. Tenders submitted in a manner, different from the above is likely to be rejected.
12. Timely delivery of tenders at FACT shall be the responsibility of tenderers and FACT shall

not be obliged to receive/accept for consideration such tenders received after the prescribed closing date and time.

13. No pages of the tender document issued by FACT shall be removed or altered and the whole set of Tender Document as issued must be submitted duly filled in and signed by the Tenderer. Failure to comply with this requirement may result in summary rejection of the tender. The Tenderer shall sign all pages of the Tender.
14. FACT reserves the right to- extend the closing date of the bid without giving any reasons.
15. If any information given is found to be untrue, FACT reserves right to terminate the contract without any notice or assigning any reason thereof.
16. In case more than one bidder become the H1, the contract will be finalised based on revised highest tendered amount which will be obtained from the H1 bidders.
17. If the existing shop owner who participate in the tender, agrees to match the amount quoted by the highest (H1) bidder and submits the no due certificate, the licence will be granted to the existing shop owner.
18. Bids from bidders against whom any criminal case, enquiry or investigation/report by authorities like Vigilance, CBI etc., are pending in relation with FACT or bidders who are defaulting contractors of FACT shall be disqualified and rejected.
19. FACT reserves the right to reject any or all bids without assigning any reasons whatsoever, and / or based on the past unsatisfactory performance by bidders at FACT / other PSEs / Govt. Departments. The opinion of FACT regarding the same shall be final and conclusive.
20. BID OPENING: The bids shall be opened at the time and date prescribed in the Tender Notice at The Central Bid Registration Cell, PD Administration Building, FACT Limited Udyogamandal, in the presence of bidders or their authorized representatives present.
21. **CLARIFICATIONS:** In case any clarifications are required, the bidder shall contact FACT in writing. FACT shall give such clarifications in writing only. All clarifications provided shall be binding on bidder. No claim shall be entertained subsequently on the grounds of insufficient knowledge at the time of submission of tender. All clarifications/ correspondences with respect to this tender enquiry must be made to: Senior Manager (Materials)-C, FACT Ltd, Udyogamandal, 683 501.
22. **CORRECTIONS**: All corrections and alterations in the entries of tender papers shall be signed in fully by the tenderer with date. No erasers or overwriting are permissible. Prices shall be quoted both in figures and words. If any of the discrepancies are found, following procedure shall be followed:
    a) When there is a difference between the values of rate quoted in figures and words the value which corresponds to the amounts worked out by the tenderer shall be taken as correct.
    b) When the values of rate quoted by the tenderer in figures and words tally, but the amount is incorrect, the rate quoted by the tenderer shall be taken as correct.
    c) When it is not possible to ascertain the correct rate as prescribed above the rate in

words shall be deemed correct.

d) For cases not covered under any of the above, the highest value of the rate or amount quoted as fiscally beneficial to FACT for the work shall be taken

e)) If the bidder/tenderer is unwilling to accept the above procedure at the time of evaluation, his offer is liable not to be considered further.

23. **EARNEST MONEY DEPOSIT:**

EMD of Rs.18,900/- shall be remitted online through 'State Bank Collect' portal using the link given below:
https://onlinesbi.sbi.bank.in/sbicollect/icollecthome.htm?corpID=9303&categoryName=Earnest%20Money%20Deposit%20(EMD)%2FSD%20Remittance

The link is also available on of our website www.fact.co.in (Tenders ➞ 'Click Here to Pay EMD/ Security Deposit')

The bidder shall precisely indicate the Name of the bidder, Tender number and other relevant details while making the online payment through 'State Bank Collect' and the payment receipt generated shall be uploaded along with the tender document.

If the above link becomes inactive, EMD remittance may be facilitated via RTGS/NEFT. In such cases UTR No./ scanned copy of the payment receipt may be submitted along with the Part-A of the bid. Details of Bank A/c for remittance of EMD are given below:

Account Type	:	Cash Credit
Account No	:	57017844467
IFS CODE	:	SBIN0070158
Name of Bank	:	State Bank of India
Branch	:	Udyogamandal
District	:	Ernakulam
State	:	Kerala.

Bids without EMD shall be rejected. No interest shall be paid on EMD.

EMD of the unsuccessful bidders will be refunded soon after the contract is finalised.

EMD will be adjusted against the Security deposit for successful tenders.

After fixing the tender, the EMD of the unsuccessful Bidders will be refunded and the EMD and Security Deposit of the highest quoted person will be refunded after the period of the licence.

24. The tenders should have validity for a period of 90 days from the date of opening of the tender.

25. Tenders will be opened at **2:30 PM on 23.11.2026** at Central Bid Registration Cell at FACT-PD Administrative Bldg., Udyogamandal.

26. **SECURITY DEPOSIT**:

The highest Bidder should remit three months license fee in advance as Security Deposit. (The amount quoted x 3 times). The Contractor shall remit it online through 'State Bank Collect' portal using the link given below.

https://onlinesbi.sbi.bank.in/sbicollect/icollecthome.htm?corpID=9303&categoryName=Earnest%20Money%20Deposit%20(EMD)%2FSD%20Remittance

The link is also available on of our website www.fact.co.in (Tenders ➞ 'Click Here to Pay EMD/ Security Deposit')

On receiving the tender/ offer of licence, the Bidder should deposit the amount prescribed, within **10 days** and start the Tea stall on the prescribed date. If he does not remit the security deposit or start the Tea stall within the prescribed period, Management has the right to withhold the EMD and invite other tenderer.

27. Eviction etc. from the allotted shop/ building is governed by provisions contained in Public Premises (Eviction of Unauthorized Occupants) Act 1971 since the shop/building is "Public Premises" as defined in the Act.

28. FACT shall have the right to accept or reject any tender without assigning any reason whatsoever.

29. The successful tenderer is responsible for obtaining required license from the local authority, registrations of Sales Tax/ income tax / service tax etc., for which the Company will not be held liable. And all such license fee and taxes shall be remitted by the tenderer. The Company is liable to remit the building tax and the land tax only.

30. For any information on Tea Stall and for visiting the location if required by the bidders, kindly contact Estate office, FACT Cochin Division (Phone: 272-3354).

31. For any clarification on this enquiry please contact Senior Manager (Materials)-Contracts, [Phone- 0484- 2568123] or Senior Officer (Materials)-Contracts [Phone No.0484-2568122], CORPORATE MATERIALS, FACT Ltd., FACT PD Administration Building, Udyogamandal PIN-683 501.

32. **AUTHORISED REPRESENTATIVE OF TENDERER**: The quotation must contain the name, address, place of business of person or persons making the tender and shall be signed by tenderer with his usual signature with seal of the company. Partnership firms shall furnish the full name of all the partners. It should be signed in the partnership's name by all the partners or by duly authorised representative followed by the name and designation of the person signing. A copy of constitution of the firm with names of all partners shall be furnished. Quotation by a Corporation shall be signed by an authorised representative and a Power of Attorney in that behalf shall accompany the quotation.

33. **AWARD OF CONTRACT:** Contract will be awarded by FACT to the tenderer whose tender has been determined to be in agreement with terms and conditions and schedules of Tender document and who has offered the highest evaluated price provided that the Tenderer so selected for award has the capacity and resources to carry out the contract as

judged by FACT. Notwithstanding the above, FACT reserves the exclusive right to accept or reject any or all tenders without any obligation or liability whatsoever to any of the tenderer.

34. **CHANGE IN CONSTITUTION:** Any Change in constitution of Contractor's firm must be done only with prior information to FACT.

35. AGREEMENT

The Licensee should write a licence agreement in a Stamp paper for Rs.200/- that he should obey the rules and regulations of the Company.

36. FRAUD PREVENTION POLICY:

Bidders shall comply with Fraud Prevention Policy of FACT 2012 (FPPF 2012). The said Policy is available in FACT Website www.fact.co.in

OTHER TERMS AND CONDITIONS: In case of any contradiction between Terms & Conditions of the Contract and Instructions to Bidders or any other terms and conditions anywhere, **Terms & Conditions of the Contract** shall prevail.

Senior Manager (Materials)C
FACT Corporate Materials.
Petro Chemical Administrative Building,
FACT, Udyogamandal Complex
Udyogamandal, PIN 683501

THE FERTILISERS AND CHEMICALS TRAVANCORE LIMITED
COCHIN DIVISION, AMBALAMEDU - 682 303

TERMS AND CONDITIONS OF THE TENDER
PHASE-II TEA STALL IN FACT COCHIN DIVISION
Tender No. 04075/2025-2026/34401

1. The period of running the Tea stall near **Phase-II Gate of FACT (Cochin Division)** is for **three years** from the date of allotment.

2. The Bidders can visit the area on all working days from 9.00 AM to 4.30 PM to confirm the location.

3. Minimum licence fee for the tea stall is Rs.21,000/- Per month. The bidder should quote higher than the minimum licence fee to become an eligible bidder.

4. The Bidder has to quote the maximum amount towards monthly licence fee for the building, should be shown in the tender.

5. The quoted rate should be for the license fee only. The license fee has to be paid on a monthly basis on or before 30th of the preceding month with applicable taxes.

6. In addition to the license fee, service charges @ Rs.500/- per month should be paid plus applicable taxes. Cooking with electricity is strictly prohibited. Electricity is permitted only for the use of fan, light, etc. In for these items only 500 units of electricity/ month is permitted. For the excess units than 500, the rate prescribed by the Company should be paid. Management has the right to increase the service charges during the tenure of the contract. The licence fee, Service charges and applicable taxes shall be paid to Company in advance on or before 30th of preceding month, failing which interest shall be charged @ 10% per annum from the 1st day of the respective month. The electricity charges should be remitted based on demand on the instant month and if there is any default, the connection will be removed and appropriate action will be taken.

7. The highest Bidder should remit three months license fee (the amount quoted x 3 times) in advance as Non-interest bearing Security Deposit.

8. The existing occupier of the Tea stall must obtain a no due certificate from the Estate Department to participate in the tender process. An opportunity will be extended to the existing occupier of the Tea stall, who participated in the Tender and become an eligible bidder, to match with the amount quoted by the highest (H1) bidder and if the existing occupier of the Tea stall agreed to match with the H1 bidder, the licence will be granted to the existing occupier of the Tea stall. In case the existing occupier is not willing to match with the H1 bidder, the Tea stall will be awarded to the H1 bidder subject to the terms and conditions of the tender.

9. **EMD** of **Rs.18,900/-** shall be remitted for participation in the tender.

10. On receiving the tender/ offer of licence, the Bidder should deposit the amount prescribed in the condition No: 7, within 10 days and start the Tea stall on the prescribed date. If he does not remit the security deposit or failed to start the Tea stall within the prescribed period, Management has the right to cancel the offer and in that case the EMD submitted shall be forfeited.

11. After fixing the tender, the EMD of the unsuccessful Bidders will be refunded and the EMD and Security Deposit of the highest quoted person will be refunded after the period of the licence. The said amount submitted as EMD or Security Deposit shall not carry any interest.

12. The licence shall be for the sole purpose of running Tea Stall (Canteen) and the licensee shall not use the building for any other purpose other than to supply meals, tea, coffee, cool drinks and fruits and the licensee shall at his own cost arrange to take licence from local authorities, wherever it is obligatory for the sale of those items.

13. The Successful Bidder should remit one month's license fee/ service charge in advance and the security deposit amount at SBI, Ambalamedu Branch at FACT Account and receive necessary pass and start the Tea stall.

14. If there is any delay in remitting the licence fee and service Charges for 15 days, the company shall have the right to terminate the licence and to take the control of the Tea stall. In such an event, the amount remitted to the Company towards EMD/ Security Deposit etc should be forfeited and the licensee is responsible for all the losses/damages caused to the Company for this.

15. The Licensee should execute a licence agreement in a Stamp paper for Rs.200/- duly agreeing to the terms and conditions herein and that he should obey the rules and regulations of the Company.

16. The LICENSEE shall always maintain the Tea Stall (Canteen) and its premises neat, tidy and in hygienic condition. The Licensee or any of his employees shall not commit any waste or cause damage to the Company's Property. Contrary to this, if any waste is committed or the Licensee or his employee cause damage, the LICENSEE shall pay the compensation as decided by the Officer-in-charge (Estate) of the Company.

17. The fixtures and fittings attached to the building of the company should not be damaged and should not make any changes to the existing structure of the company. If the licensee makes any damages to the building or property, the Management reserves the right to cancel the licence granted and/or to recoup the amount from the security amount.

18. Maintenance and repair of the Tea stall should be done by the licensee with prior approval from the Estate Department.

19. If the licensee violates the rules of the Company, Management reserves the right to terminate the licence with immediate effect.

20. If there is any change in the terms and conditions during the period of the licence, it is applicable to the licensee also.

21. The licensee cannot bring farmyard animals such as cow, buffalo etc near the premises of the Tea stall.

22. The licensee should publish the cost of the items to be given in the Tea stall in front of the Tea stall.

23. Officer-in-charge (Estate) or his representatives has the right to check the Tea stall and premises at any time.

24. Permits/ licence necessary to run the Tea stall from the Government or the local bodies and the ESI, PF, Workmen compensation should be arranged by the licensee and Company has no responsibility in this. The licensee is fully responsible for complying the directions of Local Authorities/ Health officials etc. from time to time.

25. If any temporary extension is necessary for the canteen, permission from the Estate Department should be obtained in writing and the contractor has to remit the rent/ licence fee fixed by the Estate Department. On completion of the licence period, he should remove the shed at his own expenses and risk.

26. The licensee should terminate the workers engaged by him on completion of the licence period and Company has no responsibility in this regard.

27. The canteen should be kept neat and tidy at always and the waste, papers, leaves, etc. should be removed at the earliest and keep the place hygienic. Waste should be divided accordingly and give the same to the garbage removal contractor.

28. The Licensee shall not interfere with the functions of any other contractors or licensees working in the Township/Factory area of the Company. The licensee shall apply to the Manager (Estate) for issuance of valid passes for each of his employees, and shall engage his employees only on obtaining the passes from Manager (Estate).

29. The licensee should collect necessary identity photo passes to the workers engaged by him from Estate Department and renew the same on every two months. He should give the name, age and address of the workers engaged by him to the Estate Office. If there is any change to the workmen, he should intimate the same to the Estate Department and collect the pass. No employees in the Company compound should work without pass, for this two stamp-size photos of the workers and copy of ID cards should be given to the Estate Department for the individual pass.

30. The employees engaged by the Licensee for the conduct of the Tea Stall shall be the Licensee's workers/ employees and those employees or the licensee shall have no claim whatsoever against the Company either for any employment or otherwise. The licensee shall be responsible for all the statutory obligations to the workers engaged by him including their coverage under ESI, PF and workmen compensation.

31. The Licensee shall not assign or transfer any of his rights under the License to any other person. In the event of any such transfer or assignment, the license will stand

automatically terminated unless the Company in writing permits such transfer or assignment.

32. The LICENSEE shall run the Tea Stall in the building assigned to him for the purpose and he shall not change or modify the present form of the Tea Stall.

33. The LICENSEE shall use gas stove, kerosene stove or fire wood for cooking in the Tea Stall. The use of electricity should be for light and fan only.

34. The Manager (Estate) AND/OR other officers of the Company authorised on his behalf, shall have the right of entry in the Tea Stall for inspection of the Tea Stall and its premises at their discretion.

35. If the Licensee commits breach of any of the terms and conditions of the License or cause any loss or damage to the Company, the Company can terminate the license without prejudice to its right to proceed against the Licensee for any claim towards damaged or otherwise.

36. Notwithstanding the period of license stipulated, the Company can without assigning any reason whatsoever terminate the license without giving notice to the Licensee, the licensee shall not have any claim for compensation or otherwise against the Company irrespective of whether it makes alternative arrangements for running the Tea stall or not.

37. The COMPANY shall not be responsible for any loss, if sustained by the Licensee in the running of the Tea Stall nor will be entitled for any compensation from the Company in that regards.

38. If for any reason the Company is put to any loss or damaged or claim for compensation from anybody due to the non-observance by the licensee of any law, rule, regulations in the conduct of the Tea stall or due to neglect or default the licensee shall be bound to indemnify the Company for all such loss or damage.

39. In the event of any dispute or difference in the interpretation or implementation or any other matter under the License Agreement, decision of the General Manager, Cochin Division of the Company shall be final and binding on License.

40. Management has the right to accept or reject the tender without assigning any reasons.

FACT	**FACT CORPORATE MATERIALS - CONTRACTS**	**Tender No. 04075/2026-2027/34401**
	LICENCE AGREEMENT	

Name of Work: Tendering of Phase II Tea Stall in FACT Cochin Division.

AGREEMENT FORMAT

(Agreement shall be made on Rs. 200/- Non –Judicial Stamp Paper)

THIS LICENCE AGREEMENT (Agreement) is made and executed on …….. by and between

The Fertilisers And Chemicals Travancore Limited (FACT), a Central Public Sector Undertaking under the Ministry of Chemicals and Fertilisers and a Company incorporated under the Companies Act, having its Registered Office at Udyogamandal, Kochi-683 501, Kerala, and having one of its manufacturing division (Cochin Division) at Ambalamedu represented by its Officer-Estate (Hereinafter called the 'Licensor' / 'Company' which terms shall unless repugnant to the context mean and include its successors in interest and permitted assigns) of the One Part

And

Sri. …….. (hereinafter referred to as the LICENSEE, which term shall unless repugnant to the context mean and include his successors in interest and permitted assigns) on the other part.

The "LICENSOR" and the "LICENSEE" are hereinafter individually be referred to as the "party" and collectively as the "parties".

Whereas a TENDER NOTICE NO: …….. DT. …….. (Tender) was floated by the Licensor for running a Tea stall (Canteen) in a building near Phase-II Gate of the Cochin Division of the licensor, more fully described in Schedule (hereinafter called the Scheduled Premises).

WHERES the Licensee had participated in the tender duly agreeing to the terms and conditions mentioned in the tender and become the successful bidder and accordingly the licensor issued letter No: …….. DT. …….. communicating the grant of licence for running the tea stall in the scheduled premises.

NOW THE PARTIES WITNESSETH AS UNDER:

1. The LICENSE shall be for the period of 03 years from ……..to ……..

2. The Licensee shall pay to the Company a license fee of ₹……/- per mensem plus applicable GST. The Licensee liable to pay all cess/ taxes as may be applicable on the Licence fee from time to time.

3. In addition to the license fee, service charges @ Rs.500/- per month should be paid plus applicable taxes for the utility charges rendered by the Licensor. Licensor has the right to increase the service charges during the tenure of the Licence. The licence fee, Service charges and applicable taxes shall be paid by the Licensee to the Licensor in advance on or before 30th of preceding month, failing which interest shall be charged @ 10% per annum from the 1st day of the respective month.

4. The licensor shall not use electricity for cooking. Usage of Electricity is permitted only for the use of fan, light, etc. In these items maximum of 500 units of electricity / month is permitted. For the excess units than 500, the rate prescribed by the Company should be paid by the Licensee. The electricity charges should be remitted based on demand on the instant month and if there is any default, the connection will be removed and appropriate action will be taken.

5. The Licensee deposited ₹…… /- (……3 month license fee (₹…… /- remitted towards EMD) being towards interest free bearing Security Deposit and one month license fee and service charge ₹…… /- (in advance. Accordingly total SD remitted comes to ₹……/-

6. The licence shall be for the sole purpose of running Tea Stall (Canteen) and the licensee shall not use the building/scheduled premises for any other purpose other than to supply meals, tea, coffee, cool drinks and fruits. The licensee shall at its own cost arrange to take all applicable licence(s) / permissions from the concerned authorities for running the canteen.

7. If there is any delay in remitting the licence fee and service charges for 15 days, the licence to run the Tea stall will terminate and Company will take the control of the Tea Stall and EMD/Security Deposit etc. shall be forfeited and the licensee is responsible for all the losses/ damages caused to the Company.

8. The LICENSEE shall always maintain the Tea Stall (Canteen) and its premises neat, tidy and in hygienic condition. The Licensee or any of his employees shall not commit any waste or cause damage to the Company's Property. Contrary to this, if any waste is committed or the Licensee or his employee causes damage, the LICENSEE shall pay the compensation as decided by the Officer-in-charge (Estate) of the Company.

9. The Licensee shall not make any structural addition or alteration or erect/build any structure within the scheduled premises. The licensee shall be responsible for any damage caused to the scheduled premises. If any of the fittings and fixtures or any other item belonging to the Licensor is damaged /broken or otherwise rendered unfit for use, the Licensee shall either replace the item or reimburse the cost and the licensor reserves the right to recoup the amount from the security amount or any other mode.

10. The Licensee shall ensure that no wastage of water or electricity occurs in the scheduled premises.

11. The Licensee shall not violate the rules of the company; In such cases Licensor reserves the right to terminate the Licence with one month's notice.

12. The Licensee and the personnel deputed by the Licensee shall abide by and subject to the rules of the Company, particularly the rules regarding their entry and exit.

13. The licensee cannot bring farmyard animals such as cow, buffalo etc near the premises of the Tea stall.

14. The licensee should publish the cost of the items to be given in the Tea stall in front of the Tea stall.

15. Officer-in-charge (Estate)/ Licensor or his representatives has the right to check the Tea stall and canteen premises at any time without any notice.

16. The licensee is fully responsible for complying the directions of Local Authorities / Health officials, etc. from time to time.

17. In the event of expiry or earlier termination of the Licence granted under this Agreement, the Licensee shall remove all its goods and effects from the premises and hand over the vacant possession of the scheduled premises without any demur or protest.

18. If any extension is necessary for the canteen, permission from the Estate Department should be obtained in writing and the Licensee has to remit the rent / licence fee fixed by the Estate Department. On completion of the licence period, he should remove the shed at his own cost and risk.

19. The canteen should be kept neat and tidy always and the waste, papers, leaves, etc should be removed at the earliest and keep the place hygienic. Waste should be divided accordingly and give the same to the garbage removal contractor.

20. The Licensee shall not interfere with the functions of any other contractors, or licensees working in the Township/ Factory area of the Company.

21. The licensee shall submit application to the Officer-in-charge (Estate) for issuance of valid photo passes for each of his employees, and shall engage/depute his employees only after obtaining the passes from Estate department.

22. The licensee should collect the necessary identity card / passes affixed with the Photo of the workers engaged by him from the licensor and renew the same on every two months. For issuing individual identity card/ pass, the Licensee shall furnish

the name, age and address proof/ copy of ID card, two stamp-size photos and other details of the workers engaged by him to the Estate Office. If there is any change to the workmen, he should intimate the same immediately to the Estate Department and collect the pass.

23. The employees engaged by the Licensee shall always be the Licensee's workers/ employees and there shall not be any employer employee relationship between the licensor and the licensee or his employees. The licensee or the employees of the licensee shall have no claim whatsoever against the Company/Licensor either for any employment or otherwise. The licensee shall be responsible for all the statutory obligations to the workers engaged by him including their coverage under ESI, PF and employees compensation.

24. The Licensee shall not assign or transfer any of his rights under the License to any other person. In the event of any such transfer or assignment the license will stand automatically terminated unless the Company in writing permits such transfer or assignment.

25. The LICENSEE shall run the Tea Stall in the building assigned to him for the purpose and he shall not change or modify the present form of the Tea Stall.

26. The LICENSEE shall use gas stove, kerosene stove or fire wood for cooking in the Tea Stall.

27. If the Licensee commits breach of any of the terms and conditions of the License or cause any loss or damage to the Company, the Company can terminate the license without prejudice to its right to proceed against the Licensee for any claim towards damages/ losses or otherwise.

28. Notwithstanding the period of license stipulated in Clause (1) above, the Company can without assigning any reason whatsoever terminate the license without giving notice to the Licensee, the licensee shall not have any claim for compensation or otherwise against the Company irrespective of whether it makes alternative arrangements for running the Tea stall or not.

29. The COMPANY shall not be responsible for any loss, if sustained by the Licensee in the running of the Tea Stall nor will be entitled for any compensation from the Company in that regard.

30. The Licensee shall comply with all requirements under applicable statutes/rules including but not limited to Contract Labour (Regulation and Abolition) Act, 1970, Employees Provident Fund and Misc. Provisions Act, 1952, Employees' State Insurance Act, 1948, Minimum Wages Act 1948, Payment of Wages Act, 1936, Payment of Bonus Act, 1965, Payment of Gratuity Act, 1972, Employees Compensation Act, 1923, Industrial Disputes Act, 1947, Factories Act, 1948, Child Labour (Prohibition & Regulation) Act, 1986, Sexual Harassment of Woman at

Workplace (Prevention, Prohibition and Redressal) Act, 2013 and rules. If for any reason the Company is put to any loss or damaged or claim for compensation from anybody due to the non-observance of any law, rule, regulations by the licensee in the conduct of the Tea stall/licence or due to neglect or default the licensee, the licensee shall indemnify the Company for all such loss or damage.

31. In the event of any dispute or difference in the interpretation or implementation or any other matter under the License Agreement, decision of the General Manager, Cochin Division of the Company shall be final and binding on License.

32. The Tender and letter No: ……. shall become part and parcel of this agreement. Inconsistency, if any, among the provisions of these documents, the order of precedents will be as under:
    a) This Agreement
    b) Letter No: …… DT. ……
    c) Tender Document ……

33. Any amendment or modification to this agreement shall be in writing and signed by the parties.

34. If any dispute arises out of or relating to or in connection with this Agreement, between the Licensor and the Licensee, the same shall be amicably settled through mutual discussions, failing which, the unresolved dispute(s) shall be referred to arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time and number of Arbitrator shall be one. The venue of the Arbitration shall be at Ernakulam and the proceedings shall be in English. Any legal proceedings relating to or in connection with this Agreement shall be limited to the exclusive jurisdiction of the courts at Ernakulum/ High Court of Kerala

In witness whereof this agreement is signed induplicate at Ambalamedu and mutually exchanged on this.

Schedule Of The Building
Tea Stall Building
Near Phase-II Gate
Ward No: 17, Building Number: 921

…….
Officer|Estate|CD
Licensor
For and on behalf of
The FACT LTD

…….
Licensee
Name and Address

Witness: 1. _____
_____
_____
_____

Witness: 2. _____
_____
_____
_____

FERTILISERS AND CHEMICALS TRAVANCORE LIMITED (FACT)

VENDOR DATA FORM (FOR FACT NEW VENDORS)

Sl. No.	Description		To be filled in by Vendor
	Company Profile		
1	Name of Vendor		
2	Name and address of Chief Executive		
3	Address:	a: Regd. Office	
		b: Factory	
4	PIN Code		
5	Telephone Nos		
6	Tele Tax Nos		
7	E mail ID		
8	Contact Person		
9	Details of Local Office/ Representatives/ Liaison Agents		
10	PAN No		
11	GST Registration No.		
12	Bank Details (Payment will be made through RTGS. Please Upload the Format verified by Bank along with a cancelled Cheque)		

(New Vendors please return this format duly filled along with the offer.

Master Data required for Online Payments
(RTGS / NEFT / Fund Transfer)

To,

The Deputy General Manager (Finance)
The Fertilizers and Chemicals Travancore LTD
Udyogamandal
Kerala

1	Vendor Code, Vender Name	**To be filled by FACT**
2	Income Tax PAN No	
3	Name of the Bank	
4	Address of bank branch	
5	City & State	
6	IFS Code of the bank branch	
7	Name of the bank branch	
8	Bank Account No.	
9	Account Holder's Name	
10	Email address	

For Name

Signature & Seal

Verification by the Bank

We hereby certify that all the above particulars relating to Bank Account are verified and found to be correct as per the records of the bank.

Signature and Seal of the Authorized signatory of the bank.

FACT	**COMPLIANCE STATEMENT**	Tender No. 04075/2026-2027/34401

Name of Work:- Tendering of Phase II Tea Stall in FACT Cochin Division.

We state that our offer against Enquiry No. **04075/2026-2027/34401** is in full compliance with the documents issued against the enquiry, without any deviations and we have read and understood the Instructions to Bidders, Terms and Conditions of Contract, and General conditions attached with this enquiry referred above and hereby confirm our acceptance to the same.

Name of bidder:

Signature of the Bidder:

Place:

Date: (Seal)

PRICE BID

Tender No : 04075/2026-2027/34401
Name of work : Tendering of Phase II Tea Stall in FACT Cochin Division.
Completion Period : 3 Years

I hereby submit my / our lowest rates for carrying out the above mentioned work. The work will be carried out strictly as per instruction of the Officer-in-charge, Estate, FACT-CD. I / We also agreed to carry out the works per the General and Special Conditions of the contract which I / We have signed and attached herewith as a token of acceptance of the same.

Sl No.	Description	Unit	Quantity
1	**Licencing out Tea stall near Phase II.** **LIC-TSL-PH2** Licencing out Tea stall near Phase II owned by FACT at Cochin Division.	MONTHS	36.000

Amount quoted (per month) _____ + _____ (GST in %)
Amount quoted (per month) in words Rupees _____

The Rate quoted is subject to the general and special conditions attached.

Date:
Signature and Address Of Contractor: