

KERALA STATE INDUSTRIAL ENTERPRISES LTD. (KSIE)

(A Government of Kerala Undertaking) Head Office: St. Joseph's Press Buildings, Cotton Hill,
Thiruvananthapuram - 695 014

Website: www.ksie.net

NOTICE INVITING EXPRESSION OF INTEREST (EOI)

Expression of Interest (EOI) for the Temporary Utilization of KSIE Land Parcels at Thiruvananthapuram and Kozhikode for Festive Exhibitions, Events, and Parking.

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EOI Ref No: KSIE/EST/2026/FEST-01

Date: 31.07.2026

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1. INTRODUCTION

Kerala State Industrial Enterprises Ltd. (KSIE) holds two prime, highly valuable land parcels located in the commercial hubs of Thiruvananthapuram and Kozhikode. To effectively utilize these vacant spaces during the upcoming high-footfall Onam and Christmas-New Year festive seasons, KSIE invites detailed Expressions of Interest (EOI) from established Event Management Teams, Trade Associations, or interested commercial parties to occupy and operate on these lands on a short-term, temporary license basis.

2. DETAILS OF THE PROPERTIES

Plot 1: Thiruvananthapuram

- **Location:** SS Kovil Road, Thampanoor, Thiruvananthapuram.
- **Approximate Area:** ~ 1.383 Acres.
- **Current Status:** Prime city-center location.

Plot 2: Kozhikode

- **Location:** Gandhi Road, Kozhikode (Historic site of Kerala Soaps and Oils).
- **Approximate Area:** ~ 2.42 Acres
- **Current Status:** Cleared land, backed by an active NOC from the Kozhikode Corporation for use as a parking ground.

3. SCOPE OF UTILIZATION

Interested parties must submit targeted proposals outlining their operational plans. Permitted activities include, but are not limited to:

For Plot 1 (SS Kovil Road, Thiruvananthapuram):

- Temporary consumer exhibitions, seasonal trade fairs, or food festivals catering to Onam and Christmas crowds.
- Night markets or festive pay-and-park facilities to alleviate Thampanoor traffic congestion.

For Plot 2 (Gandhi Road, Kozhikode):

- Large-scale "Malabar Trade Fair", consumer expos, handloom/Khadi exhibitions, or temporary amusement/theme parks.
- Integrated pay-and-park facilities complying with the existing Corporation NOC.
- *Mandatory Requirement:* The selected operator must construct and provide a prominent, high-visibility promotional stalls

4. PERIOD OF OCCUPATION

The land parcels will be leased on a strictly temporary basis. The permitted occupation period is for a designated **six months, starting strictly from August 15, 2026, to January 15, 2027** to cover both the Onam and Christmas-New Year festive seasons. Extensions will not be granted.

5. ELIGIBILITY CRITERIA

1. The applicant must be a legally registered Proprietorship, Partnership Firm, LLP, Private Limited Company, or recognized Event Management Agency in India.
2. The applicant must possess a valid PAN and GST Registration.
3. Prior experience in organizing large-scale exhibitions, consumer fairs, or commercial parking operations is highly preferred.

6. GENERAL TERMS & CONDITIONS

1. **Statutory Clearances:** The selected licensee shall be solely responsible for obtaining all mandatory licenses, permissions, and NOCs from local authorities (Police, Fire & Rescue, KSEB, FSSAI, Pollution Control Board, and respective Municipal Corporations) prior to commencing any event.
2. **Temporary Structures Only:** The licensee is permitted to erect only temporary, non-destructive structures (e.g., truss works, shamianas, modular stalls). No permanent civil construction, foundation work, or alteration of the land profile is permitted.

3. Complimentary Stall for Kerala Soaps:

The selected operator/licensee shall mandatorily provide, free of cost, a prominent space at a mutually agreed-upon location near the main entry point of the erected facility/exhibition pavilion. This dedicated space shall be provided to Kerala State Industrial Enterprises Ltd. (KSIE) for setting up and operating an official stall for the exhibition-cum-sale of Kerala Soaps products throughout the entire duration of the event.

4. **Utilities & Infrastructure:** The licensee must independently arrange for temporary electricity connections, water supply, security personnel, and crowd management at their own cost.
5. **Waste Management:** The licensee shall adhere strictly to the Green Protocol of the Government of Kerala. Safe disposal of solid and liquid waste generated during the events is the absolute responsibility of the licensee. The land must be handed back to KSIE in a clean, leveled, and debris-free condition.

6. **Sub-letting:** Sub-letting the land to a third-party management firm is prohibited without prior written consent from KSIE. (Allotting individual stalls to vendors is permitted).
7. **Financial Modalities:** Interested parties must submit their financial bid quoting the **Total Ground Rent** they are willing to pay for the 6-month period (excluding applicable GST and local taxes). An Earnest Money Deposit (EMD) and a subsequent Refundable Security Deposit will be applicable to the successful bidder.
8. **Vacation of Premises:** The licensee must dismantle all temporary structures, clear the grounds, and hand over vacant possession of the property to KSIE strictly by the closing date of the lease period (January 15, 2027).

7. SUBMISSION OF EOI

Interested parties must submit their detailed EOI containing their technical proposal (Event concept, layout plan, safety measures) and financial proposal (quoted lease amount).

- **Proposals can be submitted for either a single location (Thiruvananthapuram OR Kozhikode) or both locations together.**
- **Envelope Superscription:** "Expression of Interest – Temporary Festive Utilization of KSIE Lands at Thiruvananthapuram OR Kozhikode"
- **Last Date of Submission:** On or before **August 10, 2026, 02:00 PM** extended up to **August 17 , 02.00PM**
- **Address for Submission:** The Managing Director, Kerala State Industrial Enterprises Ltd. (KSIE), St. Joseph's Press Buildings, Cotton Hill, Thiruvananthapuram - 695 014.

7.1 EMD & SECURITY DEPOSIT AMOUNTS

Location / Land Parcel	Earnest Money Deposit (EMD)(Submitted with Bid)	Security Deposit (SD)(Submitted by Successful Bidder)
Plot 1: Thiruvananthapuram (SS Kovil Road – ~1.383Acres)	₹50,000/-(Lump-sum)	10% of the Total Quoted Lease Rent
Plot 2: Kozhikode (Gandhi Road – ~2.42 Acres)	₹50,000(Lump-sum)	10% of the Total Quoted Lease Rent
Both Plots Combined	₹ 1,00,000/-(Lump-sum)	10% of Total Accepted Contract Value

7.1.1 Earnest Money Deposit (EMD)

- **Mode of Payment:** Remitted through a Demand Draft (DD) drawn in favor of "Managing Director, Kerala State Industrial Enterprises Ltd." payable at Thiruvananthapuram.

- **Refund:** Fully refundable (without interest) to unsuccessful bidders within 15–30 days after finalizing the contract. The successful bidder's EMD can be adjusted against their Security Deposit.

7.1.2 Security Deposit (Performance Guarantee)

- **Purpose:** Covers potential risks such as failure to vacate the land by January 15, 2027, damage to KSIE property/boundary walls, uncleared waste/debris, or unpaid electricity/water utility bills.
- **Amount:** 10% of the accepted total 6-month contract value
- **Mode of Payment:** 50% via Demand Draft and 50% as a Bank Guarantee / Fixed Deposit from a Scheduled/Nationalized Bank.
- **Refund:** Refunded interest-free after the licensee completely vacates the property, restores the ground to its original state, and submits 'No Dues' certificates for local utilities and municipal levies.

DISCLAIMER

The information contained in this Expression of Interest (EOI) document or subsequently provided to prospective bidders, whether verbally or in documentary form by or on behalf of **Kerala State Industrial Enterprises Ltd. (KSIE)** or any of its employees or advisors, is provided on the terms and conditions set out in this document and such other terms and conditions subject to which such information is provided.

1. Accuracy & Independent Verification:

This EOI is neither an agreement nor an offer by KSIE to the prospective bidders or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their proposals. While all reasonable care has been taken in preparing this document, the information provided—including plot measurements, site conditions, and background details—does not purport to be comprehensive or exhaustively verified. Bidders are strictly advised to conduct their own independent inspection, verification, and due diligence of the respective land parcels at Thiruvananthapuram and Kozhikode prior to submitting their bids.

2. No Guarantee of License/Permissions:

The issuance of this EOI does not guarantee or imply that KSIE will automatically award the license or that local statutory authorities (such as the Police, Fire & Rescue Department, Pollution Control Board, Municipal Corporations, or KSEB) will grant the necessary operational clearances. KSIE shall bear no responsibility or legal liability in the event a selected bidder fails to secure required statutory approvals for conducting their events or operating parking facilities.

3. Limitation of Liability:

KSIE, its directors, officers, employees, and representatives accept no liability or responsibility whatsoever, under any law, statute, rules, or regulations, for any loss, damage, cost, or expense that may arise from or be incurred by any applicant/bidder in connection with:

- The preparation, submission, or evaluation of their EOI proposal.
- Any delay, cancellation, or modification of the EOI process.
- Any operational loss, site interruption, or event cancellation during the occupancy period.

4. Right to Cancel or Modify:

KSIE reserves the absolute right, without assigning any reason or incurring any liability, to:

- Amend, modify, extend, or withdraw any part or condition of this EOI at any time prior to the last date of submission.
- Reject any or all EOIs/bids received, or annul the entire bidding process at any stage.
- Re-invite fresh EOIs or negotiate terms as deemed fit in the best commercial interest of the organization.

MANAGING DIRECTOR

ANNEXURE

FINANCIAL BID FORMAT

(To be submitted on the Official Letterhead of the Bidder)

To,
The Managing Director,
Kerala State Industrial Enterprises Ltd. (KSIE),
St. Joseph's Press Buildings, Cotton Hill,
Thiruvananthapuram- 695 014.

Ref: EOI Notice No. KSIE/EST/2026/FEST-01 Dated 29.07.2026

Sir,

Sub: Financial Bid for the Temporary Utilization of KSIE Land Parcels at Thiruvananthapuram / Kozhikode.

With reference to the EOI cited above, I/We hereby submit our financial bid for the temporary utilization (six months: August 15, 2026 – January 15, 2027) of the vacant KSIE land(s) as detailed below:

BIDDER DETAILS

Description	Details
Name of the Applicant / Agency	
Type of Entity	(Proprietorship / Partnership / Pvt Ltd / Event Agency)
Registered Address	
Contact Person & Designation	
Mobile Number	
Email ID	
PAN Number	

GST Registration Number	
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2. QUOTED LEASE AMOUNT (GROUND RENT)

*(Bidders may quote for either one location or both. **Strike out the row that is not applicable.** Quotes should cover the entire 6-month period.)*

Sl No.	Location / Plot Details	Total Ground Rent for 6 Months (Excluding GST)
1	Thiruvananthapuram (SS Kovil Road) Area: ~ 1.383 Acres	₹ <i>(In words: Rupees ...)</i>
2	Kozhikode (Gandhi Road) Area: ~ 2.42. Acres	₹ <i>(In words: Rupees ...)</i>
3	Total Quoted Amount <i>(If applying for both properties)</i>	₹ <i>(In words: Rupees ...)</i>

(Note: Applicable GST, local taxes, and cess will be extra and borne entirely by the licensee. The party who quoted the highest lease amount will be eligible for occupying the land. However the award of lease will be strictly under the discretion of KSIE)

DECLARATION & UNDERTAKING

1. I/We confirm that the quoted ground rent is exclusively for the designated 6-month period (August 15, 2026, to January 15, 2027) and we will not undertake any permanent structural additions or civil foundation work on the land.
2. I/We agree to independently bear all costs associated with temporary infrastructure (water, electricity, waste management, security).
3. I/We undertake to obtain all necessary statutory clearances and event licenses from the respective local authorities (Police, Fire & Rescue, Corporation, KSEB) at our own risk and expense prior to commencing operations.
4. I/We agree to provide a prominent, high-visibility promotional stall to KSIE for Kerala Soaps at zero cost at the locations.
5. I/We unconditionally agree to dismantle all temporary structures, clear the grounds, and hand over vacant possession of the property to KSIE strictly on or before January 15, 2027.
6. I/We understand that KSIE reserves the absolute right to accept or reject this bid without assigning any reasons thereof.

Place: _____

Date: _____

Signature of the Authorized Signatory: _____

Name: _____

Designation: _____

(Seal of the Applicant/Agency)