OFFICE OF THE CHIEF EXECUTIVE OFFICER,
SHRI MATA VAISHNO DEVI SHRINE BOARD

Sub: **E-NIT NO. CO/DON/68/144 of 2026 dated 03.07.2026 for licensing, operation, maintenance, and management of 09 Nos. premium cottages comprising fully furnished 02 BHK units with modern facilities situated near Sports Stadium, Katra**

CORRIGENDUM

Following pre-bid meeting held in reference to e-NIT No cited above, the below mentioned modifications and additions have been incorporated integral to the e-NIT:

S. No	Description as per e-NIT clauses	Modification/Additions
1.	The Licensee shall also have to deposit Security Deposit amounting to **Rs. 1.00 crore/- (Rupees One Crore only**) in the shape of CDR/ FDR pledged in favour of "FA/Chief Accounts Officer, SMVDSB, Katra" within fifteen days of issue of LOA. The security deposit shall be forfeited in case the licensee fee, fails to discharge its duties/commitments or whose contract is terminated pre-maturely: save for valid reasons. In case the licensee fails to deposit the SD/PBG within the prescribed period, his EMD shall stand forfeited.	Clause-12 (b) of the e-NIT is amended that the Earnest Money Deposit revised to **Rs. 15 Lakh (Rupees Fifteen Lakh only) instead of Rs. 1.00 Crore (Rupees one Crore only)**.
2	Compliance with all applicable laws relating to Tourism, Labour, food safety, public health, fire safety and environmental protection.	**Clause No. 8(d)** The same shall be within the scope of work of the successful bidder
3	Garden Maintenance: It shall be the is the responsibility of the service provider to maintain gardens and other areas surrounding Construction of Cottages near sports Stadium, Katra (approximately 1,80,000 sft. area), shall also have to be maintained by the licensee at his expense, in spic and span condition	**Clause no. 6 (aa) (Development and Maintenance of Lawns**) of the e-NIT that one time landscaping work shall be done by Shrine Board (Licensor), thereafter the same shall be maintained and improved by the licensee.
4	Five year, unless extended (on mutually decided terms and conditions and subject to good performance of licensee).	**Clause – 10 (DURATION OF THE LICENSE)** of the e-NIT is amended that the duration of the License period from **Five years to Ten years** extendable upto additional five years, unless extended (on mutually decided terms and conditions and subject to good performance of licensee)

5	a) Each cottage has 3 floors with 2BHK flats on each floor. Total: 9 cottages x 3 = 27 Nos. of 2BHK flats. b) Fixed reserved rent Rs. 11000/- per 2BHK flat per day.	Clause-11 B (a) (**Accommodation Charges)** of e-NIT is amended that the room rent shall be flexible between **Rs. 8,000/- to Rs. 14,000/- per night per 2 BHK**. The proper record shall be maintained by the licensee. The room rent charges shall be revised on mutual consent of both the parties on annual basis.
6.	**Security Deposit (SD) / Performance Bank Guarantee (PBG):** a) The Licensee shall submit within fifteen days of issue of LOA, a standard Bank Guarantee equivalent to 10% of the License Fee in favour of SMVDSB. The Performance Bank Guarantee (PBG) shall be valid for the entire period of License. b) Besides, the Licensee shall also have to deposit Security Deposit amounting to Rs. 1.00 crore (Rupees One Crore only) in the shape of CDR/ FDR pledged in favour of "FA/ Chief Accounts Officer, SMVDSB, Katra" within fifteen days of issue of LOA. The security deposit shall be forfeited in case the Licensee, fails to discharge its duties / commitments or whose contract is terminated pre-maturely; save for valid reasons. In case the licensee fails to deposit the SD/PBG within the prescribed period, his EMD shall stand forfeited.	Clause-12 (a) (**Performance Bank Guarantee)** of e-NIT is amended that the successful bidder shall furnish a Performance Bank Guarantee (PBG) of **₹ 50,00,000/- (Rupees Fifty Lakh only)** in the prescribed format within the stipulated period, as specified in the tender document. The Performance Bank Guarantee shall remain valid for the entire contract period, including any applicable warranty or defect liability period, if any.
7	Preference shall be accorded to entities having a proven track record of successfully managing hospitality and/or accommodation facilities for a minimum period of five years. Licensee shall submit documentary evidence in support of their relevant experience, organizational credentials, and financial capability. In addition, the Firm who are already running big chains at Katra be preferred over the other Firms.	Clause 16 (Preference) of the e-NIT is hereby dropped.
8	The Shri Mata Vaishno Devi Shrine Board shall have the right to accommodate its guests/donors in the cottage premises, which shall be intimated to the successful firm at least 03 (three) days in advance. Such accommodation, including food, shall be provided on a complimentary basis by the successful firm.	**Clause 17** A Standard Operating Procedure (SOP), mutually agreed upon by both parties, shall be prepared and form an integral part of the agreement.
8	**RATES AND TAXES:** The quotes for services of housekeeping, reception, laundry services, general maintenance & facility management service etc., should be inclusive of all taxes/charges levied by the Central Govt. / State	Clause No. 21 (**Rates and Taxes**) of the e-NIT is amended that the room rent charges shall remain exclusive.

	Govt., wherever applicable.	
10.	**<u>Principal Firm Criteria (Applicable for Franchise/Authorized Operators)</u>** 1. The Principal Firm must have a minimum of 10 (Ten) years' experience in the hotel and hospitality industry. 2. The Principal Firm shall own, operate, manage, or franchise hotels having 4-star or 5-star classification/ rating from the competent authority or recognized hospitality rating agency. 3. The authorization issued by the Principal Firm shall remain valid throughout the contract period. 4. Documentary evidence regarding hotel classification/rating and experience shall be furnished.	Clause 2 (c) **(Principal Firm Criteria (Applicable for Franchise/ Authorized Operators))** of the annexure –II of e-NIT is amended that the principal firm must have a chain of 60 hotels, wherein, atleast 50% should be five star category. The requisite certificate shall be enclosed by the licensee during the time of filing of bid.
11.	**ONE TIME OBLIGATION OF SMVDSB (LICENSOR):** Although the facilities under reference shall be handed over to the successful bidder on 'As Is Where Is' basis and the licensee shall have to accept these as provided, yet, following shall be an indicative list of one-time obligations of the Licensor: i) Reasonable Furnishing of rooms with required furnishing items such as pillows, mattresses, bed sheets and other linen Items etc. Any subsequent replacement / maintenance thereof shall be Licensees' responsibility. ii) Air conditioners, voltage stabilizers, LED's, geysers. iii) Curtains, blankets, Looking Glass, wall clocks, table lamps, water jugs, wall hangings, etc. iv) Intercom facility for room service. v) Electricity and water connections. vi) Essential Electrical fittings, tube lights (energy savers), bulbs, fans, etc., as aggregate level infrastructure. vii) Minimum essential repairs / renovations at the time of hand over. viii) Water heating, emergency power line etc. ix) The Licensee shall operate and maintain the newly constructed Sewage Treatment Plant (STP) of 30 KLD capacity based on MBBR technology, 10 complete in all respects and ready for operation, in strict accordance with JKPCC and NGT norms and guidelines. The Licensee shall ensure uninterrupted functioning, regular maintenance, and compliance with all prescribed effluent discharge standards. x) Equipments like water coolers/water purifiers/geysers/ electric fly catchers/ Shoe Shine machine (Bi-Colour), Racks, Almirah, room locking	**Clause -5 ONE TIME OBLIGATION OF SMVDSB (LICENSOR)** A Standard Operating Procedure (SOP), mutually agreed upon by both parties, shall be prepared and form an integral part of the agreement.

	arrangement, shoe/luggage rack etc. xi) A liaison / front desk inside the Cottages at a place suitable for the Cottages.	
12	The Shri Mata Vaishno Devi Shrine Board shall have the right to accommodate its guests/donors in the cottage premises, which shall be intimated to the successful firm at least 03 (three) days in advance. Such accommodation, including food, shall be provided on a complimentary basis by the successful firm.	Clause No-17 of the e-NIT is amended that a Standard Operating Procedure (SOP), mutually agreed upon by both parties, shall be prepared and form an integral part of the agreement.
13	**Housekeeping, Catering & Facility Management** The Licensee shall ensure comprehensive housekeeping, sanitation and catering services, including: c) Daily cleaning and sanitization of kitchens and dining areas in accordance with food safety standards. i) Provision of hygienic, wholesome vegetarian catering services on chargeable basis in accordance with applicable Food Safety regulations and Shrine Board policies. The use of onion, garlic and alcohol shall be strictly prohibited. j) Procurement, storage, preparation and service of food strictly in accordance with FSSAI requirements and industry best practices	Clause-8.2 (**Housekeeping, Catering & Facility Management**) of e-NIT is amended that complimentary breakfast to be served and the pricing shall be fixed by the licensee. Revenue sharing percentage shall be finalized later. However, a Standard Operating Procedure (SOP), mutually agreed upon by both parties, shall be prepared and form an integral part of the agreement
14	**New Clauses**	**One-Time Obligations:** The enhancement of the capacity of the Diesel Generator (DG) Set and the augmentation/procurement of Battery Operated Cars (BOCs) shall form part of the one-time obligations of the successful bidder and shall be included within the scope of work.
15		**Depreciation of Assets:** The depreciation will be charged as per standard norms of Government.
16.		**Force Majeure:** The force majeure clause shall be incorporated and read as If during the currency of contract, there is any outbreak of war, fire, major floods, earthquake, riots (other than among the contractor's employees) and similar other causes which whether financially or otherwise affects the execution of the Contract; the contractor unless

		contract is terminated under provision of this clause shall make his / her best efforts to complete the contract. However, after the outbreak of such war, Shri Mata Vaishno Devi Shrine Board shall be entitled to terminate the contract at any time by giving notice in writing. Force Majeure is hereby defined as a clause which is beyond the control of SMVDSB / contractor and which consequently affects the performance of the contract.
17.		**Validity of Financial Bid:** The Financial Bid submitted by the bidder shall remain valid for a period of **120 (One Hundred Twenty) days** from the date of opening of the Financial Bid. During this period, the bidder shall not withdraw or modify the Financial Bid, and it shall remain binding on the bidder.
18.		**Exit Clause:** Either party may terminate the Agreement upon completion of the initial contract period of **five (05) years** by serving a **180 (One Hundred Eighty) days' prior written notice** to the other party. During the notice period, both parties shall continue to perform their respective obligations under the Agreement until its expiry or termination.

This issues with the approval of Chief Executive Officer, SMVDSB

Sd/-
(Alok Kumar Maurya), IFS
Addl. Chief Executive Officer

No: CO/Don/68/163-169
Dated: 22-07-2026

Copy to the:

1. Chief Executive Officer, SMVDSB, for kind information.
2. All Committee Members _____
3. Concerned file/ Master file.