

## **TENDER NOTICE**

(Invitation of Tender for Opening & Operating a cafe at Club House, Amrapali Sapphire Phase 2, Sector-45, Noida.)

### **1. TENDER DETAILS :**

**Last Date & Time for Submission:** 09-05-2026, by 11:00 AM.

**Tender Opening Date & Time:** 09-05-2026, at 11:30 AM.

**Submission Address:** Maintenance Office, Amrapali Sapphire Phase 2, Sector-45, Noida.

**Tender Document Fee:** Nil

Tender documents must be submitted in **sealed envelopes**:

Amrapali Sapphire Phase 2 Society, hereby invites sealed tenders from eligible, experienced, and financially sound vendors/companies for the **operation of a premium Cafe in the Club Serene** of the society. The society comprises approximately 1300 high-rise residential flats.

### **2. SCOPE OF WORK:**

The selected vendor will be responsible for setting up and operating a fully functional, premium cafeteria within the designated club house space.

**cafeteria Space:** Area: 500. Sq. Feet ( 400 sqft inside + 100 sqft open area ) with Water Supply provided and Maintenance & Electricity to be borne by the vendor.

#### **Core Services Expected:**

1. Haircutting, Styling & Advanced Hair Designs.
2. Hair Colouring, Smoothing, Keratin & Hair Treatments.
3. Skin Care, Beauty & Facial Services.
4. Bridal, Party & Occasion Makeup.
5. Manicure, Pedicure & Related Beauty Services.

### **3. ELIGIBILITY & TECHNICAL CRITERIA:**

The bidder must meet the following eligibility requirements:

#### **1. FSAI licence**

Valid FSAI licence for the company

#### **2. Company Experience**

The bidding company/entity must have at least 2 years of experience in the food industries business.

#### **3. Investment Commitment**

The bidder must clearly specify the maximum proposed investment in interior design and infrastructure development of the cafeteria.

#### **4. Design Submission**

The bidder must submit a 3D Design/Layout of the proposed cafeteria, including interior concept, workstation layout, reception area, and equipment placement.

#### **5. The tender is not open**

The tender is not open to any Resident / AOA Members / Relation / maintenance staff of Amrapali Sapphire-1 & Amrapali Sapphire-2 .

### **6. COMMERCIAL TERMS & PAYMENT STRUCTURE:**

**Revenue Sharing**

- A total 20% value commitment will apply on the published price list as follows:

#### 10% Resident Discount

A mandatory 10% discount on the published price list must be offered to all residents of the society.

#### 10% Revenue Share to AOA

The remaining 10% shall be paid to the AOA as revenue sharing, payable on a monthly basis.

- **Minimum Monthly Guarantee (MMG)**

The selected vendor shall pay a Minimum Monthly Guarantee (MMG) of ₹20,000 to AOA.

If the 10% revenue share exceeds ₹20,000, the higher amount shall be payable.

If the revenue share is below ₹20,000, the vendor shall still pay ₹20,000 as the minimum monthly commitment.

- **Electricity Charges**

Electricity consumption shall be charged separately on actual usage.

Charges will be calculated as per commercial electricity tariff of UPPCL (Uttar Pradesh Power Corporation Limited).

The vendor shall pay electricity charges monthly based on meter readings.

- **Billing & POS Compliance**

A Point of Sale (POS) billing system is mandatory.

Real-time billing data access must be provided to AOA for transparency.

Any service provided without a bill will attract penalties as per AOA rules and regulations.

## **7. DURATION & AGREEMENT:**

### **Lease Period**

- The lease period shall be 5 years, subject to performance compliance and operational standards as determined by AOA.

### **Rate List**

- The service rate list will be decided by the vendor/brand, however it must remain competitive and aligned with prevailing market standards for premium cafeteria services.
- A formal agreement shall be executed on appropriate stamp paper as per AOA norms and applicable legal requirements.

## **9. OPERATIONAL CONDITIONS:**

The cafeteria must remain operational daily from 11:00 AM to 10:00 PM. Any change in operating hours must be approved in writing by AOA.

Repeated closure during operational hours without valid reasons may attract penalties or termination of agreement.

### **Brand Continuity**

The selected vendor shall not change the cafeteria brand, operating entity, or transfer operational rights without prior written approval from AOA.

Sub-leasing or franchise transfer without AOA approval will be strictly prohibited.

### **Right to Audit**

AOA shall have the right to audit sales records and billing data at any time to ensure transparency and compliance with the revenue-sharing model.

The vendor must maintain proper accounts and digital billing records.

Any discrepancy or concealment of revenue may attract penalties or termination of agreement.

### **10. SECURITY DEPOSIT:**

The selected vendor shall submit a refundable security deposit of ₹1,00,000 (Rupees One Lakh Only) in favor of the AOA prior to commencement of operations.

The security deposit shall be refunded at the end of the agreement period, subject to clearance of all dues and restoration of the premises in satisfactory condition.

AOA reserves the right to adjust any outstanding dues or damages from the security deposit.

### **11. GENERAL TERMS & CONDITIONS:**

1. The cafeteria must operate as per society timings and maintain cleanliness, hygiene, and discipline.
2. The vendor will bear all costs of interior setup, equipment, furniture, and staffing.
3. All statutory licenses, GST registration, and insurances shall be the vendor's responsibility.
4. AOA reserves the right to reject any or all tenders without assigning any reason.
5. The decision of the AOA Tender Committee shall be final and binding.

### **12. INTERIOR OWNERSHIP CLAUSE:**

All permanent interiors, civil works, electrical installations, plumbing, flooring, partitions, ceiling work, fixtures, and fittings installed by the vendor in the cafe premises shall become the property of the AOA upon completion or termination of the agreement period of 5 years if he doesn't want to continue further, without any financial claim or compensation to the vendor.

The vendor shall not remove or dismantle any permanent installations made within the premises at the end of the lease period.

However, the vendor may remove movable equipment and items, including but not limited to:

- Kitchen cooking material with accessories
- Air conditioner
- Furniture not fixed to the structure
- Products and consumables

The vendor shall ensure that the premises are handed back in good working condition, subject to normal wear and tear.

### **13. STRUCTURAL MODIFICATION CLAUSE:**

- The vendor shall not carry out any structural modifications, wall alterations, plumbing changes, electrical load changes, or civil work affecting the structure of the premises without prior written approval from the AOA.

- Any approved structural work shall be executed strictly under the supervision and guidelines of the AOA maintenance team.
- Any unauthorized structural modification shall attract penalties and may lead to termination of the agreement.

**14. GENERAL TERMS & CONDITIONS:**

- The cafeteria must operate as per society timings and maintain cleanliness, hygiene, and discipline within the premises.
- The vendor will bear all costs related to interior setup, equipment, furniture, fixtures, and staffing required for cafeteria operations.
- All statutory licenses, GST registration, trade licenses, and insurance requirements shall be the sole responsibility of the vendor.
- AOA reserves the right to reject any or all tenders without assigning any reason.
- The decision of the AOA Tender Committee shall be final and binding on all bidders.

**15. SUBMISSION REQUIREMENTS:**

The bidders must submit the following documents along with their proposal:

- Company Profile
- Experience Certificates
- Financial Bid with Rate List
- 3D Design Layout of Proposed cafeteria
- Proof of Technical Qualifications (Staff Training Certificates)
- PAN, GST, and Other Business Registration Documents

16. Minimum payment to AOA on award work successful vendor has to pay 12 months of Minimum guarantee rent in advance upon award of contract .

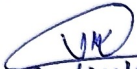
**17. AWARDING CRITERIA:**

**The tender shall be awarded on marking system to the best financially sound and technically qualified vendors :**

Sr	Particulars	Criteria	Supporting Documents	Remarks
1	Numbers of years of experience	0-2 Years = 2 Points 2-5 Years = 5 Points 5+ Years = 10Points	Proof of bill in via electricity bill & Company Registration Documents	

2	Company turn over ( average of last 2 years will be consider )	0-2 Cr = 2 Points 2-5 Cr = 5 Points 5+ Cr = 10 Points	Balance sheet of last 2 Year	
3	Numbers of cafe outltes	1 Shop = 2 Points 2-5 Shop = 5 Points 5+ Shop = 10 Points	Cafe Name & Location with paper	
4	Experience In-site gated society ( Outside shop at commercial not be consider )	1 Shop = 2 Points 2-5 Shop = 5 Points 5+ Shop = 10 Points	Name of society with location Details	
5	Minimum rent Guaranty ( Share is on billing extra )	20000 / Month = 2 Points 40000 / Month = 5 Points 60000 / Month = 10 Points	Bidder to mention his proposal to remarks column	
6	Numbers of certified Staff	2 Staff = 2 Points 5 Staff = 5 Points 5+ Staff = 10 Points	Bidder to provide staff cirtificate	
7	Minium Lease Period	2 Year = 2 Points 3 Year = 5 Points 4-5 year = 10 Points	Bidder to confirm how many year to be committee	
8	Numbers of Staff guaranty of our cafeteria	1 Cook + 1 waiter = 2 Points 2 Cook + 2waiter = 5 Points 3 Cook + 3 waiter = 10 Points	Bidder to confirm	
9	3D Layout & design Considration	20 points club committee the bidder must submit a 3D DESIGN/LAYOUT of the proposed cafe , including interior concept , workstation layout , reception area and equipment placement	bidder to submit 3D layout	

Amrapali Sapphire Phase II, Noida

  
30/04/2026  
(NIVEK)

**AMRAPALI SAPPHIRE PHASE-II  
APARTMENT OWNERS ASSOCIATION**