KERALA FINANCIAL CORPORATION
STRESSED ASSETS RECOVERY BRANCH, KOTTAYAM

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Tender

KFC/SARB KTM/ 382 /2026-27 **31.08.2026**

Sub: Leasing of industrial unit, Jacobs Rock Sand at Angadi Village, Ranni Taluk, Pathanamthitta - 689674

1. **Introduction**: Kerala Financial Corporation (hereinafter referred to as KFC), is a State Financial Corporation established under Section 3 of the SFC Act 1951. Sec 29(1) of SFC Act,1951 specifies that " Where any industrial concern, which is under a liability to the Financial Corporation under an agreement, makes any default in repayment of any loan or advance or any instalment thereof or otherwise fails to comply with the terms of its agreement with the Financial Corporation, the Financial Corporation shall have the right to take over the management or possession or both of the industrial concerns, as well as the right to transfer by way of lease or sale and realise the property pledged, mortgaged, hypothecated or assigned to the Financial Corporation. (2) Any transfer of property made by the Financial Corporation, in exercise of its powers under sub-section (1), shall vest in the transferee all rights in or to the property transferred as if the transfer had been made by the owner of the property".

   In pursuance to the above section, the Corporation had taken over the **unit, Jacobs Rock Sand at Angadi Village, Ranni Taluk, Pathanamthitta – 689674 on** 14.10.2025. Now, the Corporation intends to lease out the unit measuring 72 cents of land together with building thereon and machinery installed therein through an open tender basis.

2. **Property Details:** 29.15 Ares (72 cents) situated in Sy. No. 270/3-1 & 270/3-1-1 in Angadi Village, Ranni Taluk, Pathanamthitta District, together with building thereon and all other articles including the machinery and equipment.

3. Terms and Conditions

a) The bidder shall have a minimum two years' experience in running any industry as on the date of bid confirmation.

b) The maximum lease period shall be 5 years from the date of first lease deed.

c) The minimum **nonrefundable** upfront payment shall be **Rs. 10.00 lakh.**

d) The selected bidder should remit the upfront amount within 14 days from the date of confirmation of the bid.

e) Minimum monthly rent shall be Rs. 1.50 lakh with a year on year 5% hike of each year.

f) Stamp duty and registration charges as per Sec 17 of Registration Act,1908 shall be borne by the bidder.

g) Monthly lease rent shall commence from the 1st day of the 4th month from the date of handing over possession, allowing a moratorium of three months for repairs, maintenance, and statutory compliances.

h) The unit will be hand over to selected bidder in "As is where is", "As is what is " and "Whatever there is" condition as on the date of hand over.

i) Any statutory or other dues or liabilities known or unknown relating to the unit (if any) to be borne by the bidder and the Corporation is not responsible for the same.

j) KFC will have right to terminate the lease agreement at any time without assigning any reason thereof.

k) KFC will have the right to modify the tender conditions, if required.

4. Sealed Quotations shall be submitted to the Branch Head, Stressed Assets Recovery Branch, Kerala Financial Corporation, Geetha Trade Centre, M.C Road, Near YWCA, Kottayam-686001, before 5 PM on 15.09.2026.

5. The tender should contain the details as per the format given below: (See Annexure A).

6. Date and time of Inspection: Interested parties can visit the site based on **prior intimation** on following dates

a) 08.09.2026, Tuesday - 11.00 am to 04:00 PM
b) 09.09.2026, Wednesday - 11.00 am to 04:00 PM

7. **Finalization of quotes:** The lease agreement will be executed with the highest bidder, who has complied all the above conditions and the selection of the Corporation in this regard shall be final.

8. The Corporation reserves the right to cancel the agreement and reposes the unit on the event of default of monthly rent beyond 30 days from the stipulated date.

31.08.2026

KOTTAYAM (Sd/-)

Assistant General Manager, SARB

Annexure – A. Particulars of bidder

1.	Name of the entity	
2.	Constitution	
3.	Name of proprietor/ partners/ directors	1. Name --------- Phone no---------- 2. Name --------- Phone no---------- 3. Name --------- Phone no----------
4.	Proof of Identity- Copy of Aadhar (all partners /directors)	
5.	Proof of Address- Copy of voter ID/ Driving licence (all partners /directors)	
6.	Activity of existing Unit/Business	
7.	Experience in running the Unit	--------- Years
8.	Proof of Industrial Experience	
9.	Whether copy of Balance sheet and P & L account of existing concern for the last two years (to be attached)	1. FY 2025-26 2. FY 2024-25
10.	GST Reg no of existing Unit/Business	
11.	Offer of Non-refundable upfront amount in lakh	
12.	If selected, no of days required to remit the above amount (Para. 11)	
13.	Offer of monthly lease rentals in lakh (Excluding GST)	
14.	Offer of year-on-year hike of lease rentals.	------- % of each year.
15.	Whether you visited the site , if so date and time	
16.	Proposed amount of investment	------ lakh
17.	Have you availed any financial assistance	

	from any of the branches of the Corporation, If so details	
18.	Do you have any relation with the Jacob Rock Sand / its promoters, If so details	
19.	Details of Net Worth of the applicant	

Declaration

1) I/ We do hereby confirm that particulars given above are true and correct
2) I am/ We are willing to take the unit on lease as per the above particulars in "as is what is "and "whatever there is" condition as on the date of hand over.
3) I /We will bear the Stamp duty and registration charges in connection with registration of immovable property
4) The rent quoted is exclusive of GST and I am / We are aware that the I am /We are liable to make monthly payment including GST.
5) Any statutory or other dues or liabilities known or unknown relating to the unit (if any) in connection with application for running the unit to be borne by me/ us and will not make the Corporation a party for the same.
6) I /We will not cause any damage to the property including the machinery during the lease period except for normal wear and tear.

Date:

Place: Signature(s)

With seal