

TERMS AND CONDITIONS FOR TAKING SHED ON LEASE RENT

Location

The sheds are located at NSIC Industrial Estate, Udyog Nagar, Naini-Allahabad. Area of sheds no. F-27 & F-29 are 5757 & 5705 Sq.ft. (Built up Area) respectively. However the area shall be measured jointly in the presence of units authorized representative based on covered area and the measurement recorded shall be acceptable by the unit.

Reserve Price

The reserve price of the shed is @ Rs.6.67/sq.ft/month (Excluding Service Tax).

Deposit

The offer will be considered only if Demand Draft of Rs. 10,000/- in favour of “NSIC Ltd.” payable at Allahabad is enclosed with the offer letter.. The amount shall be adjusted in Security Deposit in case of successful bidder and in case of unsuccessful bidder the same shall be refunded without interest. In case the successful bidder fails to accept the offer, the amount of Rs.10,000/- will be forfeited.

Authorization

The unit has to provide authorization letter of authorized signatory/GPA/Board Resolution alongwith the offer letter.

General Terms & Conditions

1. The manufacturing/service units falling under the provision of guidelines as prescribed by Ministry of MSME or State Govt. authorities will be eligible for submitting the offer.
2. NSIC has got the exclusive right to accept or reject the bid without assigning any reasons.
3. The shed will be allotted on “As is where is Basis”. All other work such as white washing, electric fittings and any other fitting required (if any) for installation of machines etc. shall be done by the unit at its own cost. NSIC will not be responsible for any expenses incurred by the unit for reasons mentioned above.
4. The lease rent shall be enhanced by 5% every year from the date of allotment.
5. The lease shall be for a period of three years which can be renewed further based on mutually agreed terms & conditions.
6. The successful bidder shall deposit Interest Free Security Deposit (refundable) for an amount equivalent to six months rent in the form of Demand Draft in favour of “NSIC Ltd.” payable at Allahabad within 10 working days from the issue of acceptance letter to the successful bidder.
7. The electricity and water charges shall have to be paid by the lessee based on the actual consumption.
8. The NSIC reserve the right to cancel the lease at any time by giving a notice of 30 days.

(NSIC Ltd.)
Signature & Seal

Name, Signature & Seal of Bidder

9. The security arrangement of the allotted shed shall be the responsibility of the unit and NSIC shall not be responsible for any loss or damage to the equipments, stocks etc.
10. The unit has to sign a Rent Agreement in prescribed format provided by the Corporation.
11. The unit shall set up its enterprise as per clause (1) above which should be pollution free as per norms of State/Central Govt. The unit shall also obtain NOC (No Objection Certificate) from Pollution Department/any other department if required in terms of applicable law.
12. The premises shall be used by the unit only for the purpose for which it has been allotted and not for any other purpose. The premises shall not be subletted to any other agency/firm in any condition.
13. In case lessee wants to vacate the Shed before the expiry of lease period, he can do so by giving three months (90 days) notice or amount equivalent to three months rent.
14. In case the unit commits breach of any of the terms and conditions as mentioned above and contained in the agreement, NSIC has right to terminate the agreement and the unit shall vacate the premises immediately and hand over the vacant possession.
15. The unit shall comply all applicable law such as Factory/Labour/Wages Law etc. etc. as per applicable rules prevailing in the area.
16. The expenses on account of registration of lease agreement shall be borne by the unit.
17. The unit shall pay the rent in advance on 10th of every month. If the Lessee fails to pay the rent and other charges within the stipulated period, the lessee shall be liable to pay the interest @18% p.a. to the lessor. However, such delay in payment of rent /other charges cannot be exceeded more than two months from the date of issuance of bills failing which the allotment of sheds will stands automatically cancelled and lessee will handover the vacant possession of shed to NSIC(Lessor). The Lessee shall be liable to pay rent/other charges alongwith interest till handing over the vacant possession of the sheds to the Lessor.
18. The lessee shall not be allowed to encroach the area other than the allotted area by way of dumping raw material or any other way. If allottee is found to be doing so, his allotment shall be cancelled and security money will be forfeited.

Jurisdiction

The Court at ALLAHABAD alone shall have exclusive jurisdiction in respect of any Dispute arising out of this Agreement and also for the recovery of amount due under the Agreement.

(NSIC Ltd.)
Signature & Seal

I hereby accept all the above terms & conditions.

(Bidder)
Address, Signature and Seal of the unit.

OFFER OF THE BIDDER

To,

The Sr. Branch Manager
N.S.I.C. Ltd.
P.O.-Udyog Nagar, Industrial Estate
Naini-Allahabad-211009

Dear Sir,

With reference to the Advt. no. Dated....., We, M/s..... offer the following rent to take the Shed No..... of NSIC Industrial Estate for setting up the(Manufacturing/Service Activity) on Lease basis in accordance with the terms & conditions mentioned in the above tender. We are also enclosing Demand Draft No..... dateddrawn on.....(Name of Bank) for Rs. 10,000/- drawn in favour of NSIC Ltd., payable at Allahabad.

Sl. No.	Shed No.	Monthly Lease Rent per Shed Offered (Amount in Rupees)
		Rs. /sq.ft/month (Rupee..... only) per month

Yours faithfully,

Signature and address of the Authorized Signatory with Seal

NSIC

INDUSTRIAL SHEDS AVAILABLE

Sealed offers are invited for the industrial sheds available at Udyog Nagar, Naini, Allahabad on lease rent basis. Bid will be issued from 01.01.2014 to 15.01.2014 and last date of submission of offers to take sheds is 16.01.2014.

For further details please visit at: www.nsic.co.in or contact:

SBM, NSIC Ltd., Industrial Estate, Udyog Nagar, Naini, Allahabad