

**LEASING OUT OF
RESIDENTIAL
FLATS TO CENTRE
AND STATE
GOVERNEMENT
PSU's, GOVT.
COMPANIES/
NATIONALIZED
BANKS/MNC's/ ETC.**



NSIC

(A Govt. of India Enterprise)

FLATS AVAILABLE ON LEASE

NSIC is a Govt. of India Enterprise inviting applications from Centre and State PSU's ,Govt. Companies, Banks (Nationalized), MNC's, etc. for leasing of their 2BHK flats located at Andheri, Goregaon, New Tilak Nagar-Chembur.

Application may be submitted from 20/08/2020 to 10/09/2020 .

◆ For further details contact us ◆

Website: www.nsic.co.in or www.eprocure.gov.in

Manager (Admn), NSIC Ltd., P-104, TTC Industrial Area, Khairane MIDC,
Koparkhairane, Navi Mumbai – 400710.

Tel.: 022-27618080/8989

Telefax: 022-27634969

Email id: bomum@nsic.co.in

GENERAL TERMS AND CONDITIONS

- The Flats are located at Andheri, Goregaon, New Tilak Nagar-Chembur and are as under:-

SR.NO	DETAILS OF FLATS	AREA (SQ. FT.)
1	Flat No.602, Building No. 12, Shastri Nagar, Shri Ganesh CHSL, Goregaon (W), Mumbai- 400 104. MUMBAI -400104. (Maharashtra)	700 SQ. FT.
2	Flat No.604, B Wing, Building No.6, Shastri Nagar Vasundhara, CHSL, Shastri Nagar, Goregaon Mumbai-400104. (Maharashtra)	571 SQ.FT.
3	Flat No.102, 1st Floor, B-Wing, Rail View CHSL, MIG Building, Opp. LTT Terminus, Santacruz Chembur Link Road, New Tilak Nagar, Chembur, Mumbai -400089. (Maharashtra)	610 SQ.FT.
4	Flat No.1204, 12 th Floor, A-Wing, Rail View CHSL, MIG Building, Opp. LTT Terminus, Santacruz Chembur Link Road, New Tilak Nagar, Chembur, Mumbai -400089. (Maharashtra)	610 SQ.FT.
5	Flat No. 402, Azad Nagar Poornima CHSL- Antariksh Alba, Azad Nagar, Andheri, Mumbai- 400 050.(Maharashtra)	750 SQ.FT.

- The flats shall be allotted to the **highest eligible Bidder**.
- The flats shall be allotted only to Central and State government PSU, Govt. Companies, Nationalized Banks, & MNC's, etc.
- The preference shall be given to the Bidder who seeks Company lease.
- Rate justification as per reserve price shall be done by NSIC before allotment of flats.
- **Earnest Money of Rs. 5000/- (Rupees Five thousand) for Each Flat is to be submitted** in favour of "NSIC Ltd." payable at **Mumbai** alongwith the offer letter in the form of DD. The amount shall be adjusted in Security Deposit in case of successful Bidder and in case of unsuccessful Bidder the same shall be refunded/returned (without interest) after opening of the bids. In case the successful Bidder fails to accept the offer, the amount of Rs.5000/- will be forfeited.
- Bidders should provide authorization letter of authorized signatory/GPA/Board Resolution alongwith the offer letter.
- NSIC has got the exclusive right to accept or reject the bid without assigning any reasons.
- The lease agreement shall be for 11 months initially which may be extended further on mutual consent and the rent shall be enhanced by 5% every year from the date of allotment.
- **The successful Bidder shall deposit Security Deposit (refundable without Interest) for an amount Rs. 3,00,000/- (Three Lakhs Only) for each flat** by Demand Draft in favour of "NSIC Ltd." payable at **Mumbai** within 15 working days from the issue of acceptance letter to the



successful Bidder. The interest free security deposit will be refunded only after adjusting all the pending rents, statutory dues, Electricity charges, water charges, etc(if any).

- All electricity and water charges shall be borne by the lessee on actual consumption basis.
- The maintenance charges of the society (of flat) have to be borne by the lessee.
- The NSIC reserves the right to cancel the lease at any time by giving a notice of 03 three months without assigning any reason.
- Inventory checking will be done at the time of handing over and vis-à-vis at the time of vacating the flat.
- The validity of the Bid is **60** days.
- The security arrangement of the allotted flats shall be the responsibility of the Society and NSIC shall not be responsible for any loss or damage whatsoever.
- The lessee has to sign an Agreement in prescribed format (to be provided by NSIC).
- The lessee shall abide by all the rules and regulation of statutory bodies and local administration, notifications, etc. as applicable.
- The flats shall be used by the lessee only for **the residential purpose** and not for any other Commercial and other purposes. The flats shall not be sublet to any other agency/firm in any condition. It is agreed that the lessee shall not make any alteration /changes of any kind whatsoever without the prior written permission of the Lessor.
- In case lessee wants to vacate the flat before the expiry of lease period, he can do so by giving 03 three months' notice or depositing an amount equivalent to three months rent.
- In case the lessee commits breach of any of the terms and conditions as mentioned above and as contained in the agreement, NSIC has all right to terminate the agreement and the tenet/Lessee shall vacate the premises immediately and hand over the vacant possession.
- The lessee shall comply with all applicable rules of State and Central Govt.
- The expenses on account of registration of lease agreement shall be borne by the lessee.
- The lessee shall pay the rent in advance by 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 flats will stands automatically cancelled and lessee will handover the vacant possession of flats to NSIC. The Lessee shall be liable to pay rent/other charges along with interest till handing over the vacant possession of the flats to the Lessor.
- Bidder is advised to visit the Branch Office Navi Mumbai office at P-104, TTC Industrial Area, Khairane MIDC, Koparkhairane, Navi Mumbai -400710 before submitting their offer and get well versed with the location as well as conditions of the flats. No claim/request shall be entertained in this regard after submission of their offer.
- Bidder should quote their rates in enclosed Performa only.
- Bidder should sign every page of this document along with the seal.
- Incomplete or deviating offer shall be rejected.

The Court at MUMBAI 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.

Manager(Admn)
BO, Navi Mumbai

I hereby accept all the above terms & conditions.
Signature and Seal of Bidder



PERFORMA FOR THE RATES

To,

Manager (Admn)
N.S.I.C. Ltd.
P-104, TTC Industrial Area,
Khairane MIDC,
Navi Mumbai-400710.

Dear Sir,

With reference to the Advt. no. Dated....., We, M/s..... offer the following rent excluding maintenance to take the following flats for residential Purpose on Lease basis in accordance with the terms & conditions mentioned in the above documents. We are also enclosing Demand Draft No..... dateddrawn on.....(Name of Bank) **for Rs.5000/- for each flat** drawn in favour of NSIC Ltd., payable at Mumbai.

Sl. No.	Details of the Property	Monthly Lease Rent excluding maintenance per Flats Offered (Amount in Rupees)
1.	Flat No.602, Building No. 12, Shastri Nagar, Shri Ganesh CHSL, Goregaon (W), Mumbai-400 104. MUMBAI -400104. (Maharashtra)	Rs..... per month (Rupee..... only) per month
2	Flat No.604, B Wing, Building No.6, Shastri Nagar Vasundhara, CHSL, Shastri Nagar, Goregaon Mumbai-400104. (Maharashtra)	Rs..... per month (Rupee.....only) per month
3	Flat No.102, 1st Floor, B-Wing, Rail View CHSL, MIG Building, Opp. LTT Terminus, Santacruz Chembur Link Road, New Tilak Nagar, Chembur, Mumbai -400089. (Maharashtra)	Rs..... per month (Rupee..... only) per month
4	Flat No.1204, 12 th Floor, A-Wing, Rail View CHSL, MIG Building, Opp. LTT Terminus, Santacruz Chembur Link Road,New Tilak Nagar, Chembur, Mumbai -400089. (Maharashtra)	Rs..... per month (Rupee..... only) per month
5	Flat No. 402, Azad Nagar Poornima CHSL- Antariksh Alba, Azad Nagar, Andheri, Mumbai- 400 050.(Maharashtra)	Rs..... per month (Rupee..... only) per month



It is hereby certified that I have seen the condition of flats and well versed with the locality. I agree to pay the above mentioned rent in accordance with the terms & conditions mentioned in the documents. I also agree to pay applicable GST Tax, Statutory liabilities, as applicable in addition to the rent quoted above.

Yours faithfully,
Signature and address of the Authorized Signatory with Seal

The Court at MUMBAI 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.

List of Documents to be submitted by Bidder alongwith offer:

- 1) Copy of Pan card
- 2) Copy of Aadhar Card
- 3) Copy of Identity card of Employee
- 4) Proof of Permanent Address

Manager (Admn)
BO, Navi Mumbai

I hereby accept all the above terms & conditions.
Signature and Seal of Bidder