



**LEASING OUT OF
RESIDENTIAL
FLATS TO GOVT.
COMPANIES/BANKS/
MNC's/CORPORATES**

Ref. No. – NSIC/MUM/FLAT LEASE/JUN.2021



NSIC

(A Govt. of India Enterprise)

FLATS AVAILABLE ON LEASE

Ref. No. – NSIC/MUM/FLAT LEASE/JUN.2021

NSIC. A Govt. of India Enterprises is inviting applications from Govt. Companies, Banks, MNC's & Corporates for leasing the 2BHK flats located at Goregaon & New Tilak Nagar-Chembur.

Application in a sealed envelope may be submitted from 28/06/2021 to 16/07/2021 by 5pm which shall be opened on 16/07/2021 at 5:30pm

◆ For further details contact us ◆

Website: www.nsic.co.in

OR

Sr. Branch Manager, NSIC Ltd., P-104, TTC Industrial Area, Khairane MIDC,
Koparkhairane, Navi Mumbai – 400710.

Tel.: 022-27618080/8989

Telefax: 022-27634969

Mail id: bomum@nsic.co.in

GENERAL TERMS AND CONDITIONS

- The Flats are located at :-

SR.NO	DETAILS OF FLATS	AREA (SQ. FT.-Carpet Area)
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.101, 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.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.

- The flats shall be allotted to the highest eligible bidder.
- The flats shall be allotted to only for Govt. Companies, Banks, Corporates & MNC's
- The preference shall be given to the bidder who will offer the Company lease.
- GST extra as applicable.
- Rate justification shall be done by the NSIC before allotment of flat.
- Earnest Money Deposit of Rs. 5000/- (Rupees Five Thousand) for Each Flat in favour of "NSIC Ltd." payable at Mumbai should be enclosed with the offer letter. Tenders without EMD and/or not in the prescribed form will be liable for rejection. Public sector, Central Government Department, Govt. agencies and the Firms registered with NSIC or MSE's having valid Udyam Registration Certificate (for the service/work for which they are registered), shall be exempted from submission of EMD. 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 / General Power of Attorney / Board Resolution along with 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) of an amount equivalent to three months rent for each flat** in the form of 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 the actual consumption.

- The NSIC & Lessee both reserve the right to cancel the lease at any time by giving a notice of 90 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.
- The lessee has to sign an Agreement in prescribed format provided by the NSIC.
- The lessee shall be abide by all 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 subletted to any other agency/firm in any condition.
- It is agreed that Lessee shall not make any alteration/ changes of any kind whatsoever without the written permission of Lessor.
- In case lessee wants to vacate the flats before the expiry of lease period, he can do so by giving three months (90 days) 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 contained in the agreement, NSIC has right to terminate the agreement and the tenet/Lessee shall vacate the premises immediately and hand over the vacant possession.
- The lessee shall comply all applicable rules of State/Center Govt as applicable
- 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.
- Inventory checking will be done at the time of handing over vis-à-vis at the time of vacating the flat
- 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 Bid shall remain valid for a period of 20 days.

Sr. Branch Manager
BO, Navi Mumbai

I hereby accept all the above terms & conditions.

Signature and Seal of bidder

PERFORMA FOR THE RATES

To,

Sr. Branch Manager
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 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 or exempted as per clause.

Sl. No.	Details of the Property	Monthly Lease Rent 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.101, 1st Floor, B-Wing, Rail View CHSL, MIG Building, Opp. LTT Terminus, Santacruz Chembur Link Road, New Tilak Nagar, Chembur,Mumbai -400089.	Rs..... per month (Rupee..... only) per month
4	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.	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 mention 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

Any dispute or difference which may arise out of this Agreement or in relation thereto, including any dispute relating to its interpretation, validity or effect, shall be subject to the provisions of Maharashtra Rent Control Act. (Eviction of Unauthorized Occupation) Act 1971.

If any dispute or difference arises between Corporation and the Lessee with regard to the construction, meaning, interpretation or termination of this agreement, recovery of dues under the Agreement and effect of these presents or any part thereof the same shall be subject to jurisdiction of the Court at MUMBAI alone..

List of Documents to be submitted by Bidder:

- 1) Copy of Pan card
- 2) Copy of Aadhar Card
- 3) Copy of Identity card of Employee
- 4) Proof of Permanent Address
- 5) Copy of GST Registration Certificate
- 6) EMD/ Documentary Proof in support of claim for exemption
- 7) Letter of Authorization/ General Power of Attorney/ Board Resolution
- 8) All pages of this document with signatures & stamp

Sr. Branch Manager
BO, Navi Mumbai

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