

**TENDER
FOR
LEASING OUT
SHEDS AND OPEN SPACE
AT
UDYOG NAGAR,
INDUSTRIAL ESTATE,
NAINI
ALLAHABAD**

GENERAL TERMS AND CONDITIONS

- The sheds and open land are located at NSIC Industrial Estate, Udyog Nagar, Naini-Allahabad. Covered area of sheds no. E-21 & F-29 are 5150 & 5705 Sq.ft. respectively. Open land measuring 13 arces approx. adjacent to sheds is available and leveled as well as full with greenery and secured. The open space shall be allotted minimum 2000 Sqm. The area of the open land shall be measured jointly in the presence of successful bidder and NSIC officials. Area measures shall be acceptable by both the party.
- Open land is available in two locations i.e. one location is adjacent to the NSIC office building and having directly entry from the main road as per the enclosed schematic layout at Annexure “A”. The other open land is also available at NSIC complex and having distance approx. 500 meter from main road.
- The Sheds and Open land shall be allotted to the highest eligible bidder subject to the approval of the NSIC.
- 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/returned without interest after opening of the bids. In case the successful bidder fails to accept the offer, the amount of Rs.10,000/- will be forfeited. The EMD of Rs.10,000/- has to be deposited along with the tender document even if, any bidder is quoting for shed/open land or both.
- Bidders should provide authorization letter of authorized signatory/GPA/Board Resolution alongwith the offer letter.
- The manufacturing/service units should disclosed their working and details of manufacturing product/services planning to set up at Udyog Nagar, Industrial Area, Naini, Allahabad along with their offer.
- NSIC has got the exclusive right to accept or reject the bid without assigning any reasons.
- The shed and open land 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 successful bidder at his own cost with prior permission of NSIC.
- The lease agreement shall be for three years 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) for an amount equivalent to three 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.
- The Power supply connection shall be obtained by the lessee as per his requirement. All electricity and water charges shall be borne by the lessee on the actual consumption.
- The NSIC reserve the right to cancel the lease at any time by giving a notice of 30 days.
- The security arrangement of the allotted shed shall be the responsibility of the lessee and NSIC shall not be responsible for any loss or damage to the equipments, stocks etc.
- 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 like Pollution Control Board, Fire department and other local administration notifications etc. for setting up of their unit.
- The premises shall be used by the lessee 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.
- In case lessee wants to vacate the Shed/open land 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 unit shall vacate the premises immediately and hand over the vacant possession.
- The lessee shall comply all applicable law such as Factory/Labour/Wages Law etc. as per applicable rules of State/Center 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 sheds/open land will stands automatically cancelled and lessee will handover the vacant possession of shed to NSIC. The Lessee shall be liable to pay rent/other charges alongwith interest till handing over the vacant possession of the sheds to the Lessor.
- 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.
- Bidder is advised to visit the Udyog Nagar before submitting their offer and get well versed with the location as well as conditions of the sheds/open land. No claim/request shall be entertain 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 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.

Sr. Branch Manager
BO, Naini

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

PERFORMA FOR THE RATES

To,

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

Dear Sir,

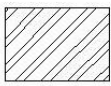
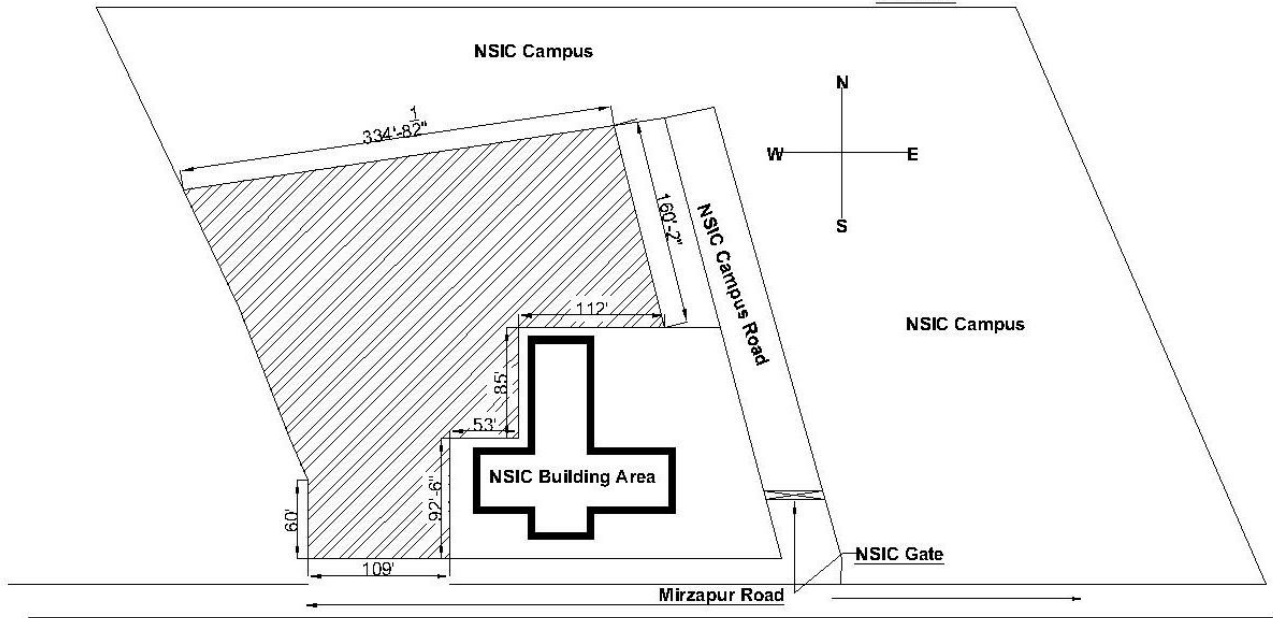
With reference to the Advt. no. Dated....., We, M/s..... offer the following rent to take the Shed No..... and Open Land measuring of NSIC Industrial Estate, Udyog Nagar, Naini for setting up the(Manufacturing/Service Activity) on Lease basis in accordance with the terms & conditions mentioned in the 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.	Details of the Property	Monthly Lease Rent per Shed Offered (Amount in Rupees)
1.	Shed No. E-21	Rs..... per month (Rupee..... only) per month
2	Shed No. F-29	Rs..... per month (Rupee..... only) per month
3	Open Land measuring 6500 sqm adjacent to the NSIC Building (Admin Block) and having direct entry from main road (refer Annex "A")	Rs..... /sqm/month (Rupee..... only) per sqm per month Total Amount Rs.....
4	Open land measuring sqm located 500 meter appox. from the main road	Rs..... /sqm/month (Rupee..... only) per sqm per month Total Amount Rs.....

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

Yours faithfully,

Signature and address of the Authorized Signatory with Seal



← Proposed area for letting out .

→ Schematic layout plan of open land having direct entry from Main Road .