

**TENDER
FOR
LEASING OUT
SHED No.F-29, OPEN
LAND & ADMIN BLOCK
of 2ND FLOOR FOR
OFFICE
AT
UDYOG NAGAR,
INDUSTRIAL ESTATE,
NAINI
ALLAHABAD**

GENERAL TERMS AND CONDITIONS

- The shed is located at NSIC Industrial Estate, Udyog Nagar, Naini-Allahabad. Covered area of shed no. F-29 is 5705 Sq.ft., Open land to an extent of 12 acres approx. at Industrial Estate and Admin Block at second floor of 326.85 Sq.yd
- The shed is available at NSIC complex and having distance approx. 500 meter from main road, Open land is situated 500 mts. from main gate and admin block of 2nd floor is adjacent to main Mirzapur Road.
- The Shed, Open Land and Admin Block shall be allotted to the highest eligible bidder subject to the approval of the NSIC, Head Office. The Shed, Open land and admin block at 2nd floor will be allotted to the highest eligible bidder on as is where is basis.
- In case of allotment of open land, the unit shall be responsible for erection of temporary shed, installing electrical facilities, water facilities and other necessary amenities as per his requirement which should only be restricted to temporary. Tender for Minimum requirement of open land is 2000 Sqm.
- 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 completion of the entire bidding and tender process. 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 and admin block.
- Bidders should provide authorization letter of authorized signatory/GPA/Board Resolution alongwith the offer letter.
- The manufacturing/service/office units should disclosed their working and details of manufacturing product/services/office planning to set up at Sheds/open Land/Admin Block of 2nd Floor 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 sheds 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 or office work i.e. work station etc. shall be done by the successful bidder at his own cost with prior permission of NSIC.
- The initial allotment of Shed/Open Land/admin block for office purpose shall be done for three years. However, the lease agreement shall be renewed after completion of every 11 (eleven) months on mutual consent of the parties.
- The monthly 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 six months rent without interest through Demand Draft in favour of "NSIC Ltd." payable at Allahabad within 15 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, Open Land & Admin Block of 2nd Floor shall be the responsibility of the lessee and NSIC shall not be responsible for any loss or damage to the equipment, stocks etc.
- The lessee has to sign an Agreement in prescribed format provided by the NSIC.
- The lessee shall 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 or office work station.
- 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/Admin Block of 2nd Floor before the expiry of lease period, they 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 Shed/Open Land/Admin Block of 2nd Floor will stand 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 Shed/Open Land/Admin Block of 2nd Floor 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 shed/open land/Admin Block of 2nd Floor. 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 tender should be in two separate sealed envelopes containing Technical Bid along with self-attested documents along with DD of Rs.10,000.00 & Price Bid containing the Proforma as per Annexure-A.
- The price bid will be opened only those who will qualify the technical bid.
- The tender form will be available on NSIC Website from 19.07.2019 to 25.07.2019 only.
- The tenderers will submit the self-attested photocopies of the following documents.

- a) Copy of ownership registration certificate of the tenderer(supporting documents as applicable in terms of Proprietor, or registered partnership Deed(Partnership Firm) or Memorandum and Article of Association (Ltd./Pvt. Ltd. Firm)
- b) Udyog Aadhar Memorandum and Certificate is mandatory for Shed/open land/admin block.
- c) Copy of GST as applicable.
- d) Net worth of the Proprietor/Director/Partners.
- e) Copy of PAN number in the name of registered owner or firm.
- f) Copy of last three years audited complete balance sheet.
- g) Copy of projection for next five years.

Incomplete or deviating offer shall be rejected.

A. Salient features of industrial Sheds

- i) Shed No.F-29
- ii) Area of Shed – 5705 Sq.ft.
- iii) Year of Construction - 1957

B. Salient features of Admin. Block

- i) 1 Hall at 2nd Floor
- ii) Area of Hall – 326.85 Sq.Yd.
- iii) Year of Construction -1957

B. Salient features of Open Land

- i) 13 Acres Approx.
- ii) Leveled as well as well-maintained greenery
- iii) Secured

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.

LAST DATE OF RECEIPT OF TENDER: 25.07.2019 (Latest By 3.00 P.M. in the Tender Box at Admin. Block, NSIC Udyog Nagar, Naini, Allahabad)

DATE OF OPENING OF TECHNICAL BID & PRICE BID- 25.07.2019 (AT 4.00 P.M.)

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. F-29/ Admin Building at 2nd floor measuring 326.85 Sqyd/Open Land measuring Sq.Mt. of NSIC Industrial Estate, Udyog Nagar, Naini for setting up the(Manufacturing/Service Activity) and office use respectively 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.F-29	Rs..... per month (Rupee..... only) per month
2	Admin Block at 2 nd Floor for office purpose	Rs..... /sqm/month (Rupee..... only) per sqm per month Total Amount Rs.....
3	Open Land at Udyog Nagar, Maidan	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 GST, Statutory liabilities, as applicable in addition to the rent quoted above.

Yours faithfully,

Signature and address of the Authorized Signatory with Seal

RETENDERING

Sub:- Leasing out of Shed no. F-29, Open Land and 2nd Floor, Admin Block at Ind. Estate, Naini-Allahabad.

This is in reference to tender no. NSIC/NAINI/SHED/04/2018-19 Dt.04.02.2019 with respect to subject mention above, bid has been rejected as no qualified bids received.

In this regard, it is informed that the said tender has been retendered.

-sd-

(Krishna Gopal Jaiswal)
Chief Manager (Estate)