1	Title of the Tender	:	To let out on rent available at Newly constructed Kapas Bhavan admeasuring carpet area 3722.32 SF , Ground Floor situated at Kapas Bhavan , Shop.No.7 to 11 , New Housing Board complex , Huda Chowck , Barnala Road , Sirsa – 125055 (Haryana)on long-term leave and License basis regarding
2	Tender Ref. No.	:	CCI/Sirsa/Kapas Bhavan/Rent/2017-18 dated 14.06.2018
3	Product Category	:	Letting out office Premises on rent
4	Sub Category	:	Letting out office Premises on rent Ground floor at Kapas Bhavan.
5	EMD	:	Rs.50, 000/-
6	Tender Value	:	560/-
7	Document Cost	:	Rs.Rs.500 /- plus applicable GST (Inclusive of taxes) Non Refundable
8	Tender type	:	-
9	First announcement Date & Time	:	19.06.2018 14:00 hrs
10	Last Date & Time of Document Collection	:	All working days between 11.00 am to 5:30 p.m up to 25.07.2018
11	Last Date & Time of Submission of tender	:	On or before 25.07.2018 at 1:00 p.m.
12	Opening Date & Time	:	25.07.2018 at 3:00 p.m only Technical Bid
13	Pre bid meeting	:	24.07.2018 at 11:00 p.m
14	Work description	:	To let out on rent available at Newly constructed Kapas Bhavan admeasuring carpet area 3722.32 SF, Ground Floor situated at Kapas Bhavan , Shop.No.7 to 11 , New Housing Board complex , Huda Chowck , Barnala Road , Sirsa – 125055 (Haryana) on long-term leave and License basis regarding
15	Pre-Qualification If broker is presenting tender Attested Authorization letter from the concern Insurance Company	:	**i)** PAN under Income tax authority (Govt of India), **ii)** GST Number **iii)** The firm should give Self- Certificate that they have not been blacklisted by any Central/State Govt. Agency in past three years. **iv)** EMD Amount Rs.50000/- **v)** Certificate of Incorporation/ Constitution of Firm/Company etc. **vi)** In case Broker is representing tender concerned of Firm/company, original letter of authorization of the concerned firm/company must be enclosed. **vii)** Audited Annual Accounts regarding turnover and profit for last three financial years 2014-2015, 2015-16 and 2016-17 having annual Average turnover minimum of Rs.2.00 Crores. The copy of certified certificate from chartered Accountant must be enclosed. **viii)** Bank Solvency Certificate from any schedule bank minimum of Rs. 10.00 Lakh. *(Self-attested Copies of the same shall be enclosed)*

भारतीय कपास निगम लिमिटेड

THE COTTON CORPORATION OF INDIA LTD.

(भारत सरकार का उपक्रम, वस्त्र मंत्रालय के अंतर्गत्)

(Government of India Undertaking, Ministry of Textiles)

निगमित पहचान संख्या/CIN :U51490MH1970GOI14733

कपास भवन:एससीओ 7-11,न्यू हाउसिंग बोर्ड,बरनाला रोड,सिरसा - 125055

Kapas Bhawan : S.C.O. 7 to 11, New Housing Board, Barnala Road, Sirsa(Hry.) 125055

दूरभाष : 01666-248601, 248602, 248605 फैक्स : (01666) 248604

Website: www.cotcorp.org.in Email:sirsa@cotcorp.com Ministry Website: www.ministryoftextiles.gov.in

No.CCI/Sirsa/Kapas Bhavan/Rent/2017-18 __.__.2018

निविदा सुचना

भारतीय कपास निगम लिमिटेड अपनी नवनिर्मित "कपास भवन" परिसर नई हाउसिंग बोर्ड के शोपिंग काम्प्लेक्स संख्या 7 से 11, हुडा चौक के बिलकुल सामने, बरनाला रोड, सिरसा -125055 (हरियाणा) स्तिथ ग्राउंड फ्लोर (कारपेट एरिया 3722.32 वर्ग फीट) दीर्घावधि समय के लिए लीव अँड लाइसेंस आधार पर किराये पर देने हेतु इच्छुक प्रतिष्ठित एजेंसियों / फर्म /कंम्पनीज़/ कंपनी के अधिकृत ब्रोकर्स / बैकों /व्यक्तियों से दो बोलियों प्रणाली में मोहरबंद निविदा आमंत्रित करता है ।

क्रम संख्या	कार्य का ब्योरा	रिक्त निविदा दस्तावेजों की राशि रू	अग्रिम जमा राशि रू.	बोली की वैधता
1.	निगम अपनी नवनिर्मित "कपास भवन" परिसर नई हाउसिंग बोर्ड के शोपिंग काम्प्लेक्स संख्या 7 से 11, हुडा चौक के बिलकुल सामने, बरनाला रोड, सिरसा -125055 (हरियाणा) स्तिथ ग्राउंड फ्लोर (कारपेट एरिया 3722.32 वर्ग फीट) दीर्घावधि समय के लिए लीव अँड लाइसेंस आधार पर किराये पर देने सबंध मे	500/- GST Extra अप्रतिदेय	50000/-	मोहरबंद निविदा जमा करने कि दिनांक से 60 दिन तक

1. रिक्त निविदा विस्तृत नियम और निविदा की शर्तों के साथ ऊपर दिए गए पते पर सोमवार से शुक्रवार कार्यालय समय में सुबह 11 बजे से शाम 5.00 बजे दि 25.07.2018 से पहले निविदा दस्तावेजों की राशि रू. 500/- GST Extra अप्रतिदेय मुल्य पर उपलब्ध हैं या निविदा दस्तावेजों को निगम के वेबसाइट www.cotcorp.org.in एवं http://www.eprocure.gov.in से भी डाऊन लोड किया जा सकता है और साथ में भारतीय कपास निगम लिमिटेड के पक्ष मे किसी भी अनुसुचित बैंको में से तैय्यार निविदा दस्तावेज राशि रूपये 500 / - **(पांच सौ केवल) + GST Extra** अप्रतिदेय का डिमांड ड्राफ्ट/ पे आर्डर/बैंकर चेक सिरसा पर देय के साथ दे सकती है। अपेक्षित बिना निविदा दस्तावेज राशि के साथ आपका प्रस्ताव स्वीकृत नही किया जायेगा ।
2. इछुक एजेंसी/ कंपनी लोकेशन "कपास भवन" परिसर नई हाउसिंग बोर्ड के शोपिंग काम्प्लेक्स संख्या 7 से 11, हुडा चौक के बिलकुल सामने, बरनाला रोड, सिरसा -125055 (हरियाणा) में सोमवार से शुक्रवार कार्यालय समय में सुबह 10 बजे से शाम 5.00 बजे के बीच दि. 24.07.2018 से पहले निगम के कार्यालय से सुचना देकर देख सकते है । कार्यालय दुरध्वनी क्रमांक : दूरभाष : 01666-248601, 248602, 248605
3. निविदा के विस्तृत नियम एवं शर्तों के साथ एजेंसी / कंपनी अपना प्रस्ताव भारतीय कपास निगम लिमिटेड के पक्ष मे किसी भी अनुसुचित बैंको में से तैय्यार बयाना राशि रूपये 50000/- **(पचास हजार केवल)** का डिमांड ड्राफ्ट/ पे आर्डर /बैंकर चेक सिरसा पर देय के साथ दे सकती है। अपेक्षित बिना बयाना राशी के साथ आपका प्रस्ताव स्वीकृत नही किया जायेगा ।
4. इछुक एजेंसी/ कंपनी अपनी मोहरबंद निविदा अपराह्न 3:00 बजे दि. 25.07.2018 को या इसके पूर्व कपास भवन,शोपिंग काम्प्लेक्स संख्या 7 से 11, हुडा चौक के बिलकुल सामने, बरनाला रोड, सिरसा -125055 (हरियाणा) स्तिथ कार्यालय में प्रथम मंजिल पर रखी गई निविदा पेटी (टेंडर बॉक्स) में डाल सकते है ।
5. पूर्व बोली बैठक दि. 24.07.2018 अपराह्न 11:00 बजे कपास भवन, शोपिंग काम्प्लेक्स संख्या 7 से 11, हुडा चौक के बिलकुल सामने, बरनाला रोड, सिरसा -125055 (हरियाणा) स्तिथ कार्यालय में प्रथम मंजिल पर होगी ।

6. मोहरबंद निविदा दस्तावेज , निन्मानुसार प्रस्तुत किया जाना है

   लिफाफा “ए “- (तकनिकी बोलि -1 एवं बयाना राशी), लिफाफा “बी “- वित्तीय बोलि -2

   लिफाफा “सी“-लिफाफा “सी “ में लिफाफा “ए “ और “बी” दोनों होने चाहिए ।

   प्रत्येक लिफाफे पर “भारतीय कपास निगम लिमिटेड , अपनी नवनिर्मित “कपास भवन” परिसर नई हाउसिंग बोर्ड के शोपिंग काम्प्लेक्स संख्या 7 से 11, हुडा चौक के बिलकुल सामने, बरनाला रोड, सिरसा -125055 (हरियाणा) स्तिथ ग्राउंड फ्लोर (कारपेट एरिया 3722.32 वर्ग फीट) दीर्घावधि समय के लिए लीव अँड लाइसेंस आधार पर किराये पर देने सबंध मे..”, अंकित करे एवं और लिफाफे की बायी तरफ निविदा कर्ता का पूरा पता होना चाहिए ।

7. प्राप्त निविदा उसी दिन दि. 25.07.2018 को अपराह्न 3:00 बजे उपस्थित निविदा प्रतिनिधी के समक्ष खोले जायेंगे । निगम कोई निविदा स्वीकर या अस्वीकार (सभी निविदा अस्वीकार) करने का अपना अधिकार आरक्षित रखता है । तथापि निविदाकर्ता निगम से उनके निविदा की अस्वीकृत करने का कारण पुछ सकता है।

शाखा प्रबंधक

भारतीय कपास निगम लिमिटेड
THE COTTON CORPORATION OF INDIA LTD.
(भारत सरकार का उपक्रम, वस्त्र मंत्रालय के अंतर्गत्)
(Government of India Undertaking, Ministry of Textiles)
निगमित पहचान संख्या/CIN :U51490MH1970GOI14733

कपास भवन:एससीओ 7-11,न्यू हाउसिंग बोर्ड,बरनाला रोड,सिरसा – 125055
Kapas Bhawan : S.C.O. 7 to 11, New Housing Board, Barnala Road, Sirsa(Hry.) 125055
दूरभाष : 01666-248601, 248602, 248605 फैक्स : (01666) 248604
Website: www.cotcorp.org.in Email:sirsa@cotcorp.com Ministry Website: www.ministryoftextiles.gov.in

No.CCI/Sirsa/KapasBhavan/Rent/2017-18 __.__.2018

TENDER NOTICE

The Cotton Corporation of India Ltd., invites tender in Two Bid System from interetsted reputed firms/agency(s)/Comapany / Authosirsed Brokers of Comapany/ Banks /individuals to let-out on rent avaialble newly constrcuted office premises of Kapas Bhawan , Ground Floor admeasuring carpet area of 3722.32 Sq.ft situated at Shop No. 7 to 11 , New Housing Board , In front of Huda Chowk, Barnala Road , Sirsa - 12055(Haryana) on long-term leave and License basis.

Sr. No	Particulars of Work	Blank Tender Document cost in Rs.	EMD Amount in Rs	Bids Validity
1.	To let out on rent available newly constrcuted office premises of Kapas Bhawan , Ground Floor admeasuring carpet area of 3722.32 Sq.ft situated at Shop No. 7 to 11 , New Housing Board , In front of Hudaa Chowk, Barnala Road , Sirsa -12055(Haryana) on long-term leave and License basis regarding	500 plus GST Extra Non Refundable	50000 /-	60 Days from the Date of Submission of Sealed Tender

1. Blank tender document forms with detailed terms and conditions of the tender, are available at above mentioned address on payment of Rs. 500 (Inclusive of all taxes) on all working days between 11.00 am to 3.00 p.m up to 25.07.2018**.**The tender documents can also be down loaded from the Corporation web site i. e www.cotcorp.org.in and http://www.eprocure.gov.in The cost for tender document amounting to Rs. Rs.500 /- plus applicable GST (Rupees Five Hundred Only plus GST extra) in the form of Crossed Demand Draft/Pay Order/Banker's Cheque drawn on any of the scheduled Banks in favour of THE COTTON CORPORATION OF INDIA LTD., at Sirsa must accompany the tender. Any Tender not accompanied by the requisite tender document cost, shall be summarily rejected.
2. Interested party may visit the location during all office working days i.e. Monday to Friday between 10:00 a.m. to 5:00p.m up before 24.07.2018 by intimation to The Cotton Corporation of India Ltd. , Kapas Bhavan , Shop No. 7 to 11 , New Housing Board , In front of Huda Chowk, Barnala Road , Sirsa -12055(Haryana) . CCI Office contact No. 01666-248601, 248602, 248605
3. Earnest money amounting to Rs. 50000/-(Rupees Fifty Thousand Only) in the form of Crossed Demand Draft/Pay Order/Banker's Cheque drawn on any of the scheduled Banks in favor of THE COTTON CORPORATION OF INDIA LTD., payable at Sirsa must accompany the tender. Any Tender not accompanied by the requisite Earnest Money, shall be summarily rejected.
4. Sealed Tender documents may be submitted as under:
   Envelope A– (Technical bid-I with all enclosures and EMD) , Envelope B - (Financial bid-II)
   Envelope C: Envelope "C" should contain both Envelope "A" & Envelope "B"
   Each envelope be subscribed as "Tender for To let out on rent available newly constrcuted office premises of Kapas Bhawan , Ground Floor admeasuring carpet area of 3300.94 Sq.ft situated at Shop No. 7 to 11 , New Housing Board , In front of Huda Chowk, Barnala Road , Sirsa -12055(Haryana) on long-term leave and License basis and should bear the full address of tenderer at left side bottom of the envelope.
5. The pre bid meeting will be held at Kapas Bhawan , Ground Floor admeasuring carpet area of 3722.32 Sq.ft situated at Shop No. 7 to 11 , New Housing Board , In front of Huda Chowk, Barnala Road , Sirsa - 12055(Haryana) on 24.07.2018 at 11:00 pm.
6. The sealed tenders must be submitted/dropped in the Tender Box placed at 1st Floor , Kapas Bhavan situated Shop No. 7 to 11 , New Housing Board , In front of Huda Chowk, Barnala Road , Sirsa -12055(Haryana) up to 1.00 p.m. of 25.07.2018.
7. The tenders shall be opened on the same day i.e. 25.07.2018 at 3.00 p.m. in the presence of tenderers who may wish to remain present**.** Corporation reserves its right to accept or reject any tender (s). However, tenderer may seek the reasons for rejection of their tender from the Corporation.

BRACNH MANAGER

भारतीय कपास निगम लिमिटेड
THE COTTON CORPORATION OF INDIA LTD.
(भारत सरकार का उपक्रम, वस्त्र मंत्रालय के अंतर्गत्)
(Government of India Undertaking, Ministry of Textiles)
निगमित पहचान संख्या/CIN :U51490MH1970GOI14733

कपास भवन:एससीओ 7-11,न्यू हाउसिंग बोर्ड,बरनाला रोड,सिरसा – 125055
Kapas Bhawan : S.C.O. 7 to 11, New Housing Board, Barnala Road, Sirsa(Hry.) 125055
दूरभाष : 01666-248601, 248602, 248605 फैक्स : (01666) 248604
Website: www.cotcorp.org.in Email:sirsa@cotcorp.com Ministry Website: www.ministryoftextiles.gov.in

TENDER DOCUMENT FOR

TO LET OUT ON RENT AVAILABLE NEWLY CONSTRCUTED OFFICE PREMISES OF KAPAS BHAWAN , GROUND FLOOR ADMEASURING CARPET AREA OF 3722.32 **SQ.FT SITUATED AT SHOP NO. 7 TO 11 , NEW HOUSING BOARD , IN FRONT OF HUDAA CHOWK, BARNALA ROAD , SIRSA -12055(HARYANA) ON LONG-TERM LEAVE AND LICENSE BASIS REGARDING.**

TECHNICAL BID-I

INDEX

Sr. No.	Particulars	Page No.
1	Submission of tender and Declaration	1
2	Check list of documents enclosed	2
3	Eligibility criteria	3-4
4	**SELF DECLARATION FORM**	5
5	General Terms and Conditions, Scope of work,	6 – 9
6	Floor Plans of Kapas Bhawan Building (PDF- for reference)	10-12

Date: _____

To,

The Cotton Corporation of India Ltd.,
Kapas Bhawan ,
Shop No.7 to 11 ,
New Housing Board ,
In front of Huda Chowk ,
Barnala Road , Sirsa -12055
(Haryana)

Sub	:	"Tender for **To let out on rent available newly constrcuted office premises of Kapas Bhawan , Ground Floor admeasuring carpet area of** 3722.32 **Sq.ft situated at Shop No. 7 to 11 , New Housing Board , In front of Huda Chowk, Barnala Road , Sirsa -12055(Haryana) on long-term leave and License basis** regarding.." and DECLARATION

Dear Sir,

1 I/We have read and understood all the terms & conditions of the tender and other instructions and hereby undertake to abide by them.

2 I/We are enclosing herewith, Demand Draft No. _____ dt. _____ in your favour, towards earnest money deposit of Rs. 50000/-

3 I/We have filled and signed each page of the tender documents and the same are enclosed here with.

4 I/We hereby declare that tender documents have been downloaded from CCI website www.cotcorp.org.inand it is submitted in original without any alterations/modifications/deletions/additions. I/we are enclosing tender documents cost of Rs.500 /- plus applicable GST non Refundable in favour of The cotton Corporation of India Ltd., payable at Sirsa

Signature and seal of tenderer
Name
Capacity /authority to sign
Full address:

CHECK LIST OF SELF ATTESTED DOCUMENTS

Please make tick (√) Mark

1. a, Blank tender document collected from office	Yes		No	
b. Tender document down loaded from web site and enclosed requisite tender document cost Rs. Rs.500 /- plus applicable GST in favour of The Cotton Corporation of India Ltd., Sirsa	Yes		No	
2. Earnest Money Deposit Amount of Rs. 50000/- in favour of The Cotton Corporation of India Ltd., Sirsa is enclosed.	Yes		No	
3. Registration of various authorities and their Nos. for Eligibility Criteria *(Self attested Copies of the same shall be enclosed)*				
A.PAN from Income Tax Authority.	Yes		No	
B. GST No.	Yes		No	
C. The firm should give Self- Certificate that they have not been blacklisted by any Central/State Govt. Agency in past three years.	Yes		No	
4 Certificate of Incorporation/ Constitution of Firm/Company etc. *(Self-attested Copy shall be enclosed)*	Yes		No	
4a. Original Letter of Authorization in favour of Broker from concerned Firm/company in case of quote by Broker	Yes		No	
5. Audited Annual Accounts regarding turnover and profit for last Three financial years 2014-2015, 2015-16 and 2016-17 having annual Average turnover minimum of Rs.2.00 Crores The copy of certified certificate from chartered Accountant must be enclosed.	yes		No	
6. Bank Solvency Certificate from any schedule bank minimum of Rs. 10.00 Lakhs, (copy of certificate to be attached)	yes		No	

Signature and seal of tenderer
Name

Full address:

ELIGIBILITY CRITERIA FOR TENDERERS

1. Name of the firm/Agency	M/s._____ Official Address_____ _____ City: -_____ PIN: - _____ Tel.No. _____ (O) _____(R) Mobile No. _____ Email. :_____
1a Blank tender document if collected from CCI office	Date of collection: _____. _____.2017
1b Tender document down loaded from web site and tender documents cost of Rs.Rs.500 /- plus applicable GST nonrefundable in DD/Pay Order /bankers cheque details	Rs._____(Rupees_____ _____)Drawn on _____Vide DD/PO No./Bankers cheque No. _____in favour of The Cotton Corporation of India Ltd., Sirsa is enclosed.
2. Earnest Money Deposit Amounting to Rs.50000/- & Its details:	Rs._____(Rupees_____ _____)Drawn on _____Vide DD/PO No./Bankers cheque No. _____in favour of The Cotton Corporation of India Ltd., Sirsa is enclosed.
3. Registration of various authorities and their Nos. for Eligibility Criteria *(Self-attested Copies of the same shall be enclosed)*	
A. Permanent Account No. under Income Tax Act. *(Self-attested Copy shall be enclosed)*	**PAN No. _____**
B. GST Number *(Self-attested Copy shall be enclosed)*	**GST No._____**
C.The firm should give Self- Certificate that they have not been blacklisted by any Central/State Govt. Agency in past three years.	Self-certificate Letter No and date . _____ Authorized Name & Signatory _____
4. Certificate of Incorporation/ Constitution of Firm/Company etc. *The copy should be enclosed)*	Date of Incorporation /Partnership Deed:

<table>
<tr><td>In case Broker is representing tender concerned of Firm/company, original letter of authorization of the concerned firm/company must be enclosed.
(Incase company / firm and authorized broker represent the said tender then tender of the both both represented same tender</td><td>Valid Original Letter of firm/company for representing tender:
Letter No. dated

Name & Registered addressed of Brokerage firm :</td></tr>
<tr><td>FINANCIAL STATUS</td><td></td></tr>
<tr><td>5. Audited Annual Accounts regarding turnover and profit for last Three financial years 2013-2014, 2014-15 and 2015-16 having annual Average turnover minimum of Rs.2.00 Crores The copy of certified certificate from chartered Accountant must be enclosed.</td><td>
<table>
<tr><th>Financial Year</th><td>2013-14</td><td>2014 - 15</td><td>2015 - 16</td></tr>
<tr><th>Annual turnover Amount in Rs (Lakhs)</th><td></td><td></td><td></td></tr>
<tr><th>Annual profit Amount in Rs (Lakhs)</th><td></td><td></td><td></td></tr>
<tr><th>Annual Average turnover in Rs. (Lakhs)</th><td colspan="3"></td></tr>
</table>
</td></tr>
<tr><td>6. Bank Solvency Certificate from any schedule bank minimum of Rs. 10.00 Lakhs (copy of certificate to be attached)</td><td>Name of Bank : _____

Branch location and its Address : _____

_____

Amount of solvency in Rs. _____</td></tr>
<tr><td colspan="2">Pl. Note that :-

(i) Self-attested copies of appropriate documents issued by the concerned authorities/departments must be enclosed in support of the claims/declarations made above.
(ii) The tender shall be considered eligible only if it meets all the eligibility criteria including submission of relevant documents wherever required.</td></tr>
</table>

Signature and seal of tenderer
Name

Capacity /authority to sign

Full address:

SELF DECLARATION FORM

(This form shall be duly filled-up and signed by the bidder on their Letter Head & submitted along with the original copy of the Bid.)

Tender Notice No: ----------

To,

The Cotton Corporation of India Ltd.,
Kapas Bhawan , Shop No.7 to 11 ,
New Housing Board ,
Barnala Road , Sirsa -12055
(Haryana)

Sir/ Madam,

1. I / we, the undersigned do hereby declare that, declare that my/our firm/company M/s…….. is not blacklisted/delisted or debarred or on Holiday list with any company of Private/Public Ltd. or Government Company/Govt. deptt. from participating in the tender as on date.
2. In the event of any such information pertaining to the aforesaid matter found at any given point of time either during the course of the contract or at the bidding stage, my bid/contract shall be liable for truncation / cancellation / termination without any notice at the sole discretion of the corporation

Place
Date-

Yours faithfully,

Signature of the Tenderer with seal

MAIN TERMS AND CONDITIONS OF THE TENDER FOR LETTING OUT OFFICE PREMISES GROUND RENT ON LEAVE AND LICENSE AGREEMENT SITUATED AT KAPAS BHAWAN, S. C. O. Nos. 7-11, New Housing Board, Barnala Road, SIRSA-125055 (HARYANA)

A) <u>Location of property, area and its usage:</u>

1. Name and address of the Landlord	:	**The Cotton Corporation of India Limited, (A Govt. of India Undertaking) Kapas Bhawan, SCO Nos. 7-11, New Housing Board, Barnala Road, SIRSA-125055 (HARYANA)**
2. Brief particulars and location of the building.	:	• The Office building is situated at prime location & High commercial valued area of the Municipal Authority Area of Sirsa City. New Housing Board, Barnala Road, Sirsa Haryana. Just opposite HUDA Chowk, Barnala Road, Sirsa. • Very Near to Civil Courts. • A landmark newly constructed building having Basement, Ground Floor & Ist Floor. • RCC structure Built-up with Top Quality Materials • Anodized Aluminum Glazed sliding Windows with protection Jali. • Ample Space available in front of building for parking.
3. Land Details	:	**Plot Size 90 x 66= 5,940 Sq.ft purchased from** Haryana Housing Board , Panchkula
4. Year of Construction	:	2012 (Constructed through CPWD , KARNAL)
5. Ground Floor Area to be Let out on Rent	:	Carpet Area –3300.94 Sq.Ft.
6. Electrical Supply	:	• Electrical supply Connection to the Building from Haryana Electricity Board. • Sanctioned Load (KW) is 60 and supply voltage is 0.40 KV • 1No. Transformer of 200 KVA • 40 KVA DG Set as second source of power supply only for 1st floor (Exclusive for First Floor)
7 Inventories/facility at Ground floor	:	i) Porch/ Corridor Area 90 feet x 11 feet 9 Inch ii) One Gents Toilet & One Ladies Toilet Drinking Water Platform iii) Porch/ Corridor Area 90 feet x 11 feet 9 Inch iv) One Gents Toilet & One Ladies Toilet Drinking Water Platform
	:	v) Electrical Inventories in working condition a. Electrical Point wiring-71Nos, b. Power Plug -28 Nos, c. 1x28W Box type fitting- 10 Nos, d. 2x28W M.O - 10 Nos, e. Ceiling Fan -26 Nos, f. Exhaust Fan-2 Nos, g. 2x11W M.O - 11 Nos, h. 1x11W Mirror Light Fitting - 2Nos, i. 8Way TP DB- 1 No, j. 4Way TP DB- 1 No.
Source of Water Supply	:	Local water supply connection and Overhead Water tank Capacity Appx.20000 Ltr.

B. Maintenance and Service Charges will be shared as under:

i) Water & Sewerage charges : Water & Sewerage Charges shall be shared in ratio of 50:50 between CCI & successful bidder .

ii) The Payment of Property/ Municipal Tax/Other Cess:

The Present property/municipal tax/other Cess payable to the statutory/local authorities is Rs. 2046/- and shall be shared between CCI & successful Bidder at ratio of 50:50 during the currency of the Leave & License period OR if there is any separate Property Tax bill directly on the Licensed Premises licensed to the Licensee, the same shall be liable to be paid in its entire by Licensee alone.

iii) Open parking space in front of the premises:-

Open parking space in general is available on ground floor in front of the Premises.

iv) Sharing of energy charges on the basis of energy units consumed by CCI

An average expenses towards electricity of Kapas Bhavan is Rs.30864/- . Till the unit consumptions are determined through separate meter readings, the rate for energy charges shall be applicable as under: -

Tenant shall share electricity charges (including fix charges) on proportionate consumption basis. Separate sub meter will be installed to determine energy consumption of area being rented out and per unit electricity charges shall be calculated from electricity bill of Main Meter (i.e. Total billing amount divided by total units consumed).Tenant's share of electricity bill shall be calculated by multiplying his consumption units (As per Sub-meter) and per unit rate (as calculated on above para). Additional load if required on electricity charges will be borne by tenant. In case, High Capacity Electric Metering Unit (Sub meter) for Ground Floor is required, then all expenses will be borne by the Tenant.

C. Other Terms & conditions:

1. Interested parties may visit the site on any working day between 10.00 a.m. to 5.45 p.m.
2. The Bidder should quote his monthly rent for total area only and not for the part area**.** The quotes received for part area will not be considered.
3. **Incase company / firm and their authorized broker** represent the same tenders on behalf of concerned company/firm to the corporation then these tenders are liable to rejected and EMD's of the both tenderers will be forfeited.
4. **The offer shall remain valid for a period of 60 days from the last date of opening of tenders.**
5. The above property is offered under leave & license agreement for Five(05) terms of Eleven (11) Months each. Further renewal for Five (05) terms of Eleven (11) Months each will be made on mutual agreed terms **otherwise the licencee shall have to vacate the premises on expiry of Fifty Five (55) Months initial terms.**
6. The monthly Rent to be fixed on the basis of this tender shall be revised upwards by 5% of rent after expiry of each term of 11 months.
7. The Earnest Money Deposit of Rs.50,000/- of the successful bidder will be adjusted against the interest free Deposit equal to Three Months Rent and Earnest Money to the unsuccessful bidders will be re- funded.

8. The successful Bidder shall be assigned the rights of exclusive use of the above property during the currency of the leave & license agreement. The successful Bidder will have to enter into a written leave & license agreement with the Corporation for use of the above said property.
9. Successful Bidder will have to deposit three(3) month rent amount as interest free Deposit at the time of execution of L&L agreement and keep deposited with the corporation during the period of this agreement and renewal refundable on the expiry of the period of the license or earlier determination or termination thereof as hereinafter provided on handing over vacant possession of the premises to the Licensor after adjusting outstanding dues, if any.
10. In lieu of assigning rights of exclusive use of the above property, Corporation shall charge Rent on monthly basis payable in advance i.e. by 10th of every month.
11. Successful Bidder will not be permi tted for erection or to make any structural alterations or Additions whatsoever to the said premises licensed to or any part thereof without the specific prior written permission of the corporation except modification of toilets, and false ceiling, internal wooden partitions, cabins, shelving racks, electrical equipment and other interior works of temporary nature.
12. Successful Bidder shall have to conform to the administrative discipline set up by the corporation for the building as may be mutually agreed.
13. Successful Bidder shall have to use the nomenclature "KAPAS BHAWAN" as address identifying code of the said premises.
14. Successful Bidder shall not assign, sublet or transfer the rights of the L&L agreement in any manner to any person(s)/party (ies).
15. Successful Bidder shall have to make their own arrangement for interior works but will submit the Layout Plan for Interiors to the corporation, to enable the corporation to assess whether the successful Bidder is making any structural alterations to the said premises.
16. The Leave and Licenses Agreement will be drafted/ prepared based on the existing terms by the Corporation. The total expenses towards stamp Duty and registration Fee of L&L Agreement will be borne by the tenant/ successful Bidder.
17. The above office premise has been considered for letting out on L&L agreement with General office working time i.e. Monday to Saturday.
18. The tenders received within the specified time shall be opened on the same day at the given time in the presence of Bidders who may wish to remain present. Tenders received late will not be accepted at any circumstances.
19. Financial Bid-II shall be opened in respect of those Bidders who qualify the Technical Bid-I.
20. Corporation reserves its right to accept or reject any tender (s). However, tenderer may seek the reasons for rejection of their tender from the Corporation.

Signature and seal of Bidder:

Name:

Full address:

Basement Area of Kapas Bhawan

Ground floor Area of Kapas Bhawan

First floor area of Kapas Bhawan

Terrace Floor Area of Kapas Bhawan

भारतीय कपास निगम लिमिटेड
THE COTTON CORPORATION OF INDIA LTD.
(भारत सरकार का उपक्रम, वस्त्र मंत्रालय के अंतर्गत्)
(Government of India Undertaking, Ministry of Textiles)
निगमित पहचान संख्या/CIN :U51490MH1970GOI14733

कपास भवन:एससीओ 7-11,न्यू हाउसिंग बोर्ड,बरनाला रोड,सिरसा – 125055
Kapas Bhawan : S.C.O. 7 to 11, New Housing Board, Barnala Road, Sirsa(Hry.) 125055
दूरभाष : 01666-248601, 248602, 248605 फैक्स : (01666) 248604
Website: www.cotcorp.org.in Email:sirsa@cotcorp.com Ministry Website: www.ministryoftextiles.gov.in

TENDER DOCUMENT FOR

TO LET OUT ON RENT AVAILABLE NEWLY CONSTRCUTED OFFICE PREMISES OF KAPAS BHAWAN , GROUND FLOOR ADMEASURING CARPET AREA OF 3722.32 SQ.FT SITUATED AT SHOP NO. 7 TO 11 , NEW HOUSING BOARD , IN FRONT OF HUDAA CHOWK, BARNALA ROAD, SIRSA -12055(HARYANA) ON LONG-TERM LEAVE AND LICENSE BASIS REGARDING.

FINANCIAL BID – II

Sr.No.	Particulars	Page Nos.
1	Financial Bid	1-2

भारतीय कपास निगम लिमिटेड
THE COTTON CORPORATION OF INDIA LTD.
(भारत सरकार का उपक्रम, वस्त्र मंत्रालय के अंतर्गत्)
(Government of India Undertaking, Ministry of Textiles)
निगमित पहचान संख्या/CIN :U51490MH1970GOI14733

कपास भवन:एससीओ 7-11,न्यू हाउसिंग बोर्ड,बरनाला रोड,सिरसा – 125055
Kapas Bhawan : S.C.O. 7 to 11, New Housing Board, Barnala Road, Sirsa(Hry.) 125055
दूरभाष : 01666-248601, 248602, 248605 फैक्स : (01666) 248604
Website: www.cotcorp.org.in Email:sirsa@cotcorp.com Ministry Website: www.ministryoftextiles.gov.in

No.CCI/Sirsa/KapasBhawvan/Rent/2017-18 __.__.2017

To,

The Cotton Corporation of India Ltd.,
Kapas Bhawan ,
Shop No.7 to 11 , New Housing Board ,
Infront of Huda Chowk ,Barnala Road ,
Sirsa -12055 (Haryana)

Sub: TO LET OUT ON RENT AVAILABLE NEWLY CONSTRCUTED OFFICE PREMISES OF KAPAS BHAWAN , GROUND FLOOR ADMEASURING CARPET AREA OF 3722.32 SQ.FT SITUATED AT SHOP NO. 7 TO 11 , NEW HOUSING BOARD , IN FRONT OF HUDAA CHOWK, BARNALA ROAD , SIRSA -12055(HARYANA) ON LONG-TERM LEAVE AND LICENSE BASIS REGARDING

Sir,

I/we submitting our Financial Bid-II for the above property as detailed below:

Financial Bid – II

Sr. No.	Particulars of Property	Unit	Qty	Monthly Net Rent per sq.ft (In Rs.)		Total Monthly Net Rent (In Rs.)
I	II	III	IV	V	VI	VII
				In Fig	In Words	
A.	TO LET OUT ON RENT AVAILABLE NEWLY CONSTRCUTED OFFICE PREMISES OF KAPAS BHAWAN , GROUND FLOOR ADMEASURING CARPET AREA OF 3722.32SQ.FT SITUATED AT SHOP NO. 7 TO 11 , NEW HOUSING BOARD , IN FRONT OF HUDAA CHOWK, BARNALA ROAD , SIRSA -12055(HARYANA) ON LONG-TERM LEAVE AND LICENSE BASIS REGARDING . ***Pl. note:*** The area of carpet of 3722.32 is worked out by considering open hall area, columns 4 Nos , & Toilet Block area (exclusive for Ground floor) and deduction for area towards , panel room , ramps and stairs as per ground floor plan is considered . *Please Quote the rent by considering All the above, as no dispute regarding calculation of Carpet Area shall be considered. The above details and area to be quoted for rent in reference to the terms and conditions mentioned in the Technical Bid of the said tender. :	Sq.ft	3722.32			
	Total Amount in Rs.					

(In word Rupees_____)

Contd…2

Please note:

1. Monthly rent should be quoted excluding taxes. Taxes as applicable including GST etc. From time to time will be on user's account.
2. Other charges will be additional as per terms and conditions of the tender. No conditional tender will be accepted.
3. The comparison of rates to find out Highest-1 (H-1) party will be made based on lump sum total Maximum monthly Net Rent.
4. The Bid will be decided on Total amount of Rent quoted. Conditional quote shall not be accepted and will be treated at conditional tender and liable for rejection.
5. Any Bid received by the Employer after the deadline prescribed in tender notice will be returned unopened to the bidder and the validity of tender is 60 days from the prescribed schedule date of submission of tender.
6. The amount stated in the Bid will be adjusted by the Owner in accordance with the procedure for the correction of errors and, with the concurrence of the Bidder, shall be considered as binding upon the bidder. If the Bidder does not accept the corrected amount the Bid will be rejected, and the Bid security may be forfeited in the case as under:
   i) Bidder withdraws the Bid after Bid opening during the period of Bid Validity.
   ii) Bidder does not accept the correction of the Bid Price If there is any arithmetical error in totaling of individual items, the correct total shall be computed by the Owner and the same shall govern.

Signature and seal of tenderer
Name

Capacity /authority to sign

Full address: