



**OFFICE OF THE DEPUTY COMMISSIONER OF GST & CENTRAL  
EXCISE, COONOR DIVISION : 65, BROOKELANDS MAIN ROAD,  
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**C. No. I/4/1/2016/Admn**

**Dated: 15.11.2018**

**RE-TENDER FOR HIRING OF OFFICE SPACE FOR THE OFFICE OF  
THE SUPERINTENDENT OF CENTRAL GOODS AND SERVICE TAX  
AND CENTRAL EXCISE, OOTY RANGE, OOTY, THE NILGIRIS**

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On behalf of the President of India, The Assistant Commissioner of CGST & Central Excise, Coonoor Division, Coonoor invites online tenders (e-tenders) for hiring suitable office accommodation for the Central Goods and Service Tax and Central Excise Ooty Range Office –at Ooty ,The Nilgiris on rent having approximate Carpet area of 21,00 square feet for the Range office at Ooty, from legal owners / power of attorney holders of suitable buildings along with provision for sufficient car parking space in the most suitable area preferably within the limit of Ooty Municipality approximately 2 kms distance from Ooty Bus Stand (as detailed in The Terms & Conditions Annexed to this Tender).

2. The amount of rent payable for the premises taken on lease will be as per the Government of India Rules and the same shall be fixed and paid in accordance with the Government of India instructions in force. The details of space requirement, terms & conditions and other documents are outlined in the Annexures to this e-tender as under:

- (a) Annexure-I:Instructions to Bidders
- (b) Annexure-II:Terms & Conditions
- (c) Annexure-III:Technical Bid
- (d) Annexure-IV: Financial/ Price Bid Undertaking
- (e) Annexure-V: Financial/ Price Bid Proforma (BoQ)
- (f)Annexure-VI: Tender Acceptance Letter
- (g) Annexure-VII:Letter of Offer
- (h) Annexure -VIII: Instructions for Online Bid Submission
- (i) Annexue - IX: Standard Lease Agreement.
- (j) Annexure – X :Indicative List of partitions/cabins/cubicles required.

3. Document Download: Interested parties having clear title may download the tender details from the Central Public Procurement Portal (CPPP) site at <https://eprocure.gov.in/eprocure/app> or from the CBEC official website [www.cbec.gov.in](http://www.cbec.gov.in). The schedule as given in the CRITICAL DATE SHEET are as under:

## **CRITICAL DATE SHEET**

e-Published Date – for Re-tender	15.11.2018
Bid Document Download Start Date	15.11.2018 at 05 PM
Clarification Start Date	19.11.2018 at 11.00 AM
Clarification End Date	21.11.2018 at 04.00 PM
Bid Submission Start Date	19.11.2018 at 11.00 AM
Bid Submission End Date	10.12.2018 at 05.00 PM
Bid Opening Date (Technical Bid)	13.12.2018 at 11.00 AM

**3.1 Bid Submission:** Bids shall be submitted online only at CPPP website <https://eprocure.gov.in/eprocure/app> with all the requisite documents signed with digital signature (DSC). The tender shall be submitted online in two parts, viz. (i) **Technical Bid** and (ii) **Financial/ Price Bid** along with other documents as mentioned in the tender documents. Bidders are advised to follow the “Instructions for online Bid submission” provided in the **Annexure-VIII** for online submission of bids. **No tender shall be accepted / entertained by fax, e-mail or submitted in person or any other such means and beyond the specified date /time.**

**3.2.** Tenderer who has downloaded the tender from the CPPP shall not tamper/modify the tender form including downloaded price bid form in any manner.

**3.3.** It may be noted that, in case of non-uploading of copies of documents specified in the Tender document on the CPPP, such technical bid, shall be summarily rejected. The offers submitted through any means other than uploading on the CPPP website <https://eprocure.gov.in/eprocure/app> shall not be considered. No correspondence will be entertained in this matter. This office reserves the right to accept or reject any tender in part or full or without assigning any reasons thereof. **The bidder should refrain from indicating the rent and other financial details in the technical bid and if they do so, the bid will be summarily rejected.**

**4.** The Tender enquiry documents will be available on official website on <http://eprocure.gov.in> from **15.11.2018**. The Bidder should raise any doubt/query regarding the tender document on the CPPP website itself.

**5.** Intending bidders are advised to visit the departmental website and the CPPP website regularly till closing date of submission of tenders for any corrigendum / addendum / amendment.

**6.** Bids will be opened as per date/time as mentioned in the **Critical Date Sheet** of Tender/ CPP Portal. After evaluation of technical bids online, qualifying bidders will get the information regarding their eligibility / pre-qualification on website. Thereafter, a system generated e-mail confirmation will be sent to successful bidders (*i.e* qualified after evaluation of the technical bid). The bidders can check the same from the portal. The financial bid of the successful bidders will be decrypted and opened on-line, on the scheduled date after the pre-scheduled time by the bid openers. The bidders will get the information regarding the status of their financial bid and ranking of bidders on the website.

**7.** After opening of Technical Bid, the original documents as per requirement of the e-tender document may be verified by this office during technical evaluation of the bids. This office reserves the rights to seek any document in original related to the premises on hire for verification at any stage of tender process.

**8** In the event of any of the above mentioned dates being subsequently declared as a holiday / closed day for this office, the tenders will be opened on the next working day at the scheduled time.

**09.** The Bidder/s shall quote rates for the space to be rented only as “Rate per square foot per month” (in both words and figures). This rate shall be exclusive of GST, but inclusive of all other taxes, levies and charges. The lessor would be liable for ensuring compliance with the relevant

rules, and regulations as notified by the Government in this regard from time to time. The total amount of rent per month compared with the carpet area offered in Sq.ft. would be the criteria for deciding the successful bidder.

**10.** In case a particular bidder owns more than one premises and he wishes to submit bids in respect of those premises, he should submit separate bids containing technical bid, financial bid in respect of each premises.

This issues with the approval of Commissioner of CGST & Central Excise, Coimbatore.

Sd/--  
ASSISTANT COMMISSIONER  
GST & CENTRAL EXCISE,  
COONOOR DIVISION

Copy to:

1. The Web Master, i/c of [www.cbec.gov.in](http://www.cbec.gov.in) website, Director General of Systems and Data management, Customs and Central Excise, 4<sup>th</sup> & 5<sup>th</sup> Floor, Hotel Samrat, Chanakya puri, Kautilya Marg, New Delhi 110021, for publishing in the official website. (through e-mail [webmaster.cbec@icegate.gov.in](mailto:webmaster.cbec@icegate.gov.in) )
2. The Superintendent (Computer Cell), CGST & Central Excise Hqrs., Coimbatore Commissionerate for uploading the said Tender Notice on the Departmental websites.
3. The Superintendent, Central Excise- Ooty Range for wide publicity

## ANNEXURE-I

### INSTRUCTIONS TO THE BIDDERS

1. The invitation to bid is open to legal owners/power of attorney holders of properties located in the areas mentioned in the Tender document. The prospective bidders should submit their bids strictly in the proforma prescribed in the Tender documents.
2. The successful bidder will be declared as 'the lessor' which means and includes not only the bidder but also his legal heirs, successors, successors in office, legal representatives, etc. Assistant Commissioner of CGST & Central Excise, Coonoor Division, Coonoor will be 'the lessee' for the hired bidding.
3. The bidder is expected to examine all instructions, forms, terms and conditions, and specifications in the bidding documents. Failure to furnish information as required in the bidding document or submission of the bid not substantially responsive to the bidding document in every respect will result in the rejection of the bid.
4. At any time prior to the deadline for submission of bids, the lessee may, for any reason, whether at his own initiative or in response to clarification requested by prospective bidder, modify the bidding document by a written amendment. The amendment which will be binding, shall be available in the website <https://eprocure.gov.in/eprocure/app>.
5. In order to allow prospective bidders reasonable time within which to take the amendment into account in preparing their bids, the lessee, at his discretion, may extend the deadline for the submission of bids.
6. The carpet area required is indicated as follows:

TYPE OF OFFICE	Name of the station.	Preferred location	Approximate Carpet Area (Sq ft)	Net Area
Central Government Office (Range Office, CGST & Central Excise, Ooty)	Ooty	Approximately within 2 kms. distance from Ooty bus stand	Around 2100 Sq.Ft	

7. In case a particular bidder owns more than one premises and he wishes to submit bids in respect of those premises, he should submit separate bids containing technical bid, Financial bid in respect of each premises.
8. The Technical Bid shall include the following:
  - a) Copy of the PAN card,
  - b) Copy of GST Registration,
  - c) All tender documents, duly filled in, wherever necessary, except the Financial Bid proforma.
  - d) Copy of Affidavit from owner or Power of Attorney holder to the effect that the premises offered on rent is free from all encumbrances.

9. The bid prepared by the bidder as well as all correspondence and documents shall be written in English language. All the columns of the tender document must be filled in and no column should be left blank. "NIL" or "Not applicable" should be marked, where there is nothing to report.
10. In case of co-owners/joint owners, the bid documents i.e. technical bid and financial bid, should be signed by all the co-owners/joint owners. In case any one of the owners chooses to sign the bid documents, he should invariably submit an **Authorization/ Power of Attorney** to do so from the remaining owners.
11. The financial bid should contain the lease rent payable by the lessee without GST. The GST as applicable will be borne by the lessee and paid to the lessor at the applicable rate along with the rent. All other taxes/charges/levies etc. shall be borne by the lessor only. The financial bid should be submitted strictly as per the form prescribed in **Annexure-V (BoQ)**.
12. The lease rent should be quoted in Indian rupees only and should be in both figures and words.
13. The bid shall remain valid for 180 days after the date of opening of the financial bid. A bid valid for a shorter period may be rejected by the lessee as nonresponsive.
14. In exceptional circumstances, the lessee may require the successful bidder's consent for an extension of period of validity. The request and responses thereto shall be made in writing. The bidder accepting the request of the lessee will neither be required nor permitted to modify the bid.
15. The bidder may modify or withdraw the bid after bid submission provided that written notice of the modification or withdrawal is received by the lessee prior to the deadline prescribed for submission of bids.
16. During evaluation of the bids, the lessee may at his discretion, ask the bidder for clarification of its bid.
17. The results of the evaluation of the technical bids along with the date of opening of the financial bids will be communicated to the qualifying bidders online on the CPP Portal itself. The lessee may at his option choose to open the financial bids immediately after the opening and evaluation of the technical bids.
18. The Courts of India at Tamilnadu will have exclusive jurisdiction to determine any proceeding in relation to this contract.
20. Any misleading or false representation in the bid document will lead to disqualification of the bidder at any stage.
21. The bidder should submit Annexure-I (Instructions to bidders), Annexure-II (Terms & Conditions), Annexure-VI (Tender Acceptance Letter), Annexure-VII (Letter of Offer), duly signed on all pages and copy of Affidavit from owner or Power of Attorney holder to the effect that the premises offered on rent is free from all encumbrances along with the Technical Bid (Annexure-III).
22. The Financial/ Price Bid undertaking (Annexure-IV) should be submitted separately with duly filled in Financial/ Price Bid proforma (Annexure-V).

Read and Accepted

Name & signature with stamp (if any) of  
Bidder or Authorized Signatory

## ANNEXURE-II

### **Part-A- Terms & Conditions (General)**

- 1) The terms and conditions shall form part of tender to be submitted by the bidder to the Assistant Commissioner of CGST and Central Excise, Coonoor Division, Coonoor-643101 (hereinafter referred to as 'lessee').
- 2) All columns in the tender document shall be duly filled in and no column shall be left blank. "NIL" or "Not applicable" shall be marked, where there is nothing to report. All the pages of the tender document shall be signed by the owner/owners or his/their authorized power of attorney. The Assistant Commissioner of CGST and Central Excise, Coonoor Division, Coonoor reserves the right to reject incomplete tender or in the event of any of the particulars being found to be incorrect.
- 3) Tender documents filed in Central Procurement Portal website after the due date and time shall be liable to be rejected outright and no correspondence in this regard shall be entertained.
- 4) No tender will be accepted by fax, email, telex or any other such means.
- 5) The tender shall be acceptable only from the original owners of the space or from those having valid power of attorney. The space offered should be free from all encumbrances / claims / liabilities and disputes and litigation with respect to its ownership, lease / renting and pending dues etc.
- 6) Offers received from Government Bodies / Public Sector Undertakings / State Housing Boards etc. would be given preference.
- 7) The Technical bid is required to be submitted along with certified copies of approved building plan as approved by the competent authority, certified copy of land Deed, Municipal receipts, and copy of ownership of building. Technical Bids received without the said documents are liable for rejection without any reference to the party whatsoever. Original documents / certificates will have to be produced before execution of Lease Agreement.
- 8) The bidder is required to enter into Lease Agreement in the prescribed format approved by the Central Government (SLA) copy of which is enclosed as Annexure IX for reference.
- 9) The bidder shall quote expected amount of rent per month for the premises being hired in the financial bid. However, acceptance of rent will be subject to the issuance of "Fair Rent Certificate" by CPWD as per the procedure laid down by the Govt.
- 10) No security deposit or advance rent shall be paid.
- 11) Electricity bills as per actual consumption shall be borne by the lessee.
- 12) The rate of rent finally approved by CPWD is not liable to revision during the period of lease. Any revision of rate of rent will be considered after the expiry of three years from the start of the lease provided that such revision shall not exceed 8% per annum of the rent payable at the time of such revision. Lessee reserves the right to set up additional Generator Sets and other electrical fittings in the premises / common areas of building as required from time to time for which the successful bidder shall facilitate such installations at no additional cost.
- 13) Tender is likely to be rejected because of non-fulfillment of any of the terms stated in tender documents.
- 14) Tender committee headed by the Assistant Commissioner of CGST and Central Excise, Coonoor Division, Coonoor reserves the right to reject all or any tender without assigning any reason thereof.

- 15) Lessee reserves the right during the lease period / extended lease period to carry out further suitable alterations by way of partitions, office fixtures, fittings etc. for the effective use of the office space hired.
- 16) If at any stage it is found that any of the details / documents furnished by the bidder is false / misleading / fabricated, his/her bid would be liable for cancellation without intimation to the bidder.
- 17) The offer should remain valid for six months. During the validity period of the offer, the bidder should not withdraw / modify in the terms of area and price and other terms and conditions quoted in Technical or Financial Bids. The bidder is required to submit an undertaking on non-judicial stamp paper of requisite value duly signed by legal owner or his power of attorney holder that the bidder shall not back out / cancel the offer / offers made to lessee during the validity period.
- 18) The hiring of space will be for an initial period of three (03) years and could be extended further with mutual consent of both the parties.
- 19) The owner / the holder of power of attorney should intimate in writing the likely date of handing over of the premises which shall under no circumstances be later than three months from the Tender Opening date given at Critical Date Sheet in Tender Inviting Notice.

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### **Part-B - Terms & Conditions (Technical)**

- 1) Owing to nature of work of the lessee, the area offered for rent should be in a single building for the lessee. If the area is in more than one floor, the floors should be contiguous. Non contiguous floors will not be accepted.
- 2) The premises should have proper connectivity with local transport and Railway Station. The premises should be located preferably approximately within 2 km riding distance from the Ooty bus stand.
- 3) The building should be sufficiently ventilated and should have natural lighting.
- 4) The area surrounding the building and approach road leading to the building should be not congested and the front road / approach road should be wide.
- 5) The owner/landlords will have to construct sufficient number of toilets (separately for ladies and gents) as per lessee's requirement/lessee's plan and make modifications/alterations in the premises if so desired by the lessee at his own cost before handing over possession to the lessee. Permission/approval required if any regarding additions/alterations/modifications of the premises shall be obtained by the owner /landlords at his own cost from the concerned local authorities.
- 6) The owner/landlords shall provide suitable cabins, partitions etc., as given in the indicative list at Annexure X.
- 7) The layout of the offered space should be suitable for Govt. office and in accordance to the requirement of lessee for various rooms as per the staff strength so that the space could be put for optimum utilization and to minimize space wastage as the area allowed for hiring of office space does not allow extra space for lobby etc. The owner may be required to carry out such alterations to the existing partitions / fixtures and fittings as may be specified by the lessee to make it suitable for its use.
- 8) False ceiling, light fittings, fans, power sockets etc. should be provided as per design approved by the lessee.
- 9) The building should have fire sprinkler system & conform to the firefighting norms and clearance from Chief Fire Officer.
- 10) The building should have electrically operated lifts (at least 1 in no), if the office space is not on ground floor, with the cage dimensions of lift recommended by Bureau of Indian Standards (BIS). The provision of at least one additional lift or if only one lift is provided it is required to be accessible for the physically challenged persons in view of the Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1996 to create barrier free environment for persons with disabilities.
- 11) The building in which space is offered should have easy and convenient approach and preferably with covered parking space for at least 2 cars and 5 two-wheelers. Parking should be provided in the same building offered for hire.
- 12) The building should be in ready to use condition in two months from the date of communication of bid acceptance letter, with electricity, water, sewerage, firefighting equipment and adequate toilet facilities. The particulars of amenities provided/proposed to be provided inside the property/building complex should be clearly indicated in the Technical Bid



- 13) The offered space should have separate electricity supply and having sufficient installed electricity load. The electric power available should be indicated. The owner / landlord shall provide separate electric meter in respect of portion earmarked for the lessee at his/their own cost before handing over possession to the lessee. The connection should be in the name of the owner / landlord and the electricity consumption charges shall be paid by the lessee. If separate connection is not available, sub-meter etc along with wiring shall be got installed by the owner so that the office work is not hampered.
- 14) Additionally, the building should have power supply for essential services like lift, water pumping and common area lighting. There should be adequate open space for installation of additional generator sets of the tenant and provision for connecting it to the power supply lines.
- 15) All Building services such as Lifts, Power supply, Plumbing, Toilets, Sewerage System, Ducts for Local Area Network, Telephone etc., should be fully operational within 2 months from the date of communication of bid acceptance letter. All internal and external walls should be painted with good quality paint at the time of handing over the premises to the Lessee. This would obviate any wastage of time and lead to smooth running of the office right from day one.
- 16) The building should be operative 24 x 7 so that the office work beyond normal working hours and on non-working days is not hampered or stalled.
- 17) The building should be under proper maintenance and having all the general facilities viz: permanent arrangement for adequate supply of potable water (separate overhead tanks should be provided for drinking water) and sufficient water for toilets, wash-basins, housekeeping, other cleaning purposes etc on 24 x 7 basis. The particulars of amenities provided/proposed to be provided inside the property/building complex should be clearly indicated in the 'Technical Bid'.
- 18) Maintenance (mechanical, plumbing, electrical, civil including consumables etc.) shall be undertaken by the owner and shall also carry out periodical repair and maintenance. No additional charges shall be paid for the same by the lessee.
- 19) Painting of the premises including front and back verandahs, bath rooms, toilets, boundary wall, the entire exterior facade and painting or polishing of all doors, windows, ventilators, grills etc., should be done once in 3 / 4 years. Cleaning of common area and glass panels from outside will be carried out by the owner / landlord annually. In case the owner / landlord fails to do so, the Lessee shall have the right to arrange it at the cost of the owner/landlord and deduct the amount from the rent payable or that may become payable, or otherwise recover from the owner/landlord.
- 20) All statutory clearances and permissions required for construction/modification/ additions/alterations and leasing of the premises to the Lessee shall be obtained by the owner/ landlord at his own cost.
- 21) Lease agreement will be executed after verification of all documents related to the property to the entire satisfaction of Lessee. The registration charges, stamp duty for registration of lease deed to be borne by the owner /landlord.

22) **Carpet Area measurements:** The carpet area shall be the area of the premises which is covered but excluding the following

- (a). Wall and columns,
- (b). Portico/canopy
- (c). Sanitary Shafts/toilets,
- (d). Stair cases,
- (e). Bon Louvre,
- (f). Lift Walls,
- (g). Air conditioning ducts,
- (h). Balcony,
- (i). Portion below the window sills,
- (j). Lofts,
- (k). Parking space whether covered or not,
- (l). Open terrace.

Joint measurements will be taken in the presence of Lessee official and vendor / authorized representative for finalizing the carpet area.

23) Lease Rent - Rate per sq.ft. On Carpet area: The carpet area rate shall include statutory charges (i.e. all taxes / cess present and future – House tax, Property tax, water tax, sewerage charge and Municipal taxes etc.) except the GST. The rent will be paid from the date of taking possession of the premises. Nothing extra will be paid other than the monthly lease rent.

Lease rent for every month is payable by 15<sup>th</sup> of next month.

- 24) In case the space offered is to be shared with other tenants then the lessee will pay Service charges proportionate to the area occupied. The Service Charges should generally include proportionate electricity charges for common area & lift, cleaning of common utility areas and fuel charges for Generator usage (on actual usage basis).
- 25) Lessee shall have the right to carry out necessary alterations / modifications or make such structural or other changes to/in the premises as may be required by it for the purpose of its functioning. Provided always that the Lessee shall not make any permanent structural alterations incapable of being reversed or which would render incapable the restoration of the premises to its original position, without the consent in writing of owner / landlord(s) but such consent shall not be unreasonably withheld in the case of such alterations as shall be necessary or required by Lessee for the purpose of better amenities and carrying on its function effectively. But the Lessee shall have all the rights to make temporary alterations in the demised premises and to erect temporary partitions, cabins, counters etc. as are necessary to carry on the day to day activities.
- 26) Lessee shall have the right to install satellite dishes/communication towers and other communication equipment etc. as deemed necessary by the Lessee for facilitating electronic communication as also installation of power generating/ amplifying devices including but not restricted to power transformers, Power Generators etc. as well as placing of sign boards, hoarding / publicity materials, Air conditioners etc. in the terrace or any part of the occupied space for its activities and the owner / landlord will have no objection of any kind whatsoever and shall not claim any compensation or additional rent. However if any damage is resulted upon the demised premises due to such activities, the Lessee would be liable to repair the damage so caused, normal wear & tear is however excepted.

- 27) Since Lessee has no insurable interest, the Lessee will not be responsible for and liable to make good any losses that may be sustained in any future date in respect of such premises/assets on account of risks like burglary, fire or natural calamity.
- 28) Whenever necessary, the owner / landlord(s) will carry out necessary repairs of the building from time to time within reasonable period and in the event of failure or neglect or default on the part of the owner / landlord to carry out or effect necessary repairs, it will be optional for the lessee either to terminate the lease or to retain the occupation of the demised premises or part thereof or to make or effect or carry out the necessary repairs of the premises, after a due notice to the owner / landlord and to deduct, the expenses so incurred along with interest etc. from the rent which is payable or become payable or otherwise recoverable from the owner / landlord. No rent will be payable for the period during which the lessee is deprived of the use of the demised premises or part thereof due to the failure, neglect or default of the owner / landlord to carry out the necessary repairs of the demised premises.
- 29) The possession of the premises will be given to the lessee after completion of entire work as per Lessee's requirement and specifications. After taking possession, if it is found that any item or work remains unattended or not according to Lessee's specifications, the owner/landlord has to complete the same within a reasonable time from the date of possession of premises and in case of default the lessee will have right to get the above unfinished jobs/works/items completed by availing the services of other agencies and recover the amount so incurred from the rent payable to the owner / landlords.
- 30) During the currency of the lease agreement the owner/landlord shall not transfer, mortgage, sell or otherwise create any interest in the premises leased to the Lessee with any party affecting lessee's right of occupation and any of the terms of the lease without written consent of the lessee.
- 31) If the landlord is desirous of making any addition to the building it shall be ensured by him that no access/approach by whatever means from the demised portion or by encroaching upon the open spaces which had been made available to the exclusive use of the lessee.
- 32) In the event of the owner / landlord deciding to sell the demised premises during the period of tenancy or at the expiration of the same he shall in the first instance offer them to the lessee at the lowest price which he is prepared to accept for them and the lessee shall within one calendar month from the date of receipt of such offer may accept or reject such offer.
- 33) Before accepting Technical Bid, all the documents and space/Building shall be inspected by a committee authorized by the Assistant Commissioner of CGST and Central Excise, Coonoor Division, Coonoor and only those premises found satisfactory in all respects shall be proceeded with for opening the financial bid and such decision shall be final. The Technical bids shall be opened in the first instance. The physical inspection of the premises will also be carried out to verify whether the premises comply with the terms and conditions as mentioned in Annexure-II.
- 34) The opening of financial bids shall be done at a later date. The financial bids of only those bidders will be opened which are short-listed after assessing the suitability of the accommodation, compliance to technical specifications, verification of their credentials and other liabilities. The short-listed bidders will be notified about the date and timing of opening of financial bids.

- 35) If the demised premises at the time during the said terms or any extension thereof damaged, destroyed or rendered uninhabitable by fire, earthquake, cyclone, tempest, flood, violence of any mob or other irresistible force or Act of God and be not caused by the acts or neglect or fault of the lessee, then in such case it shall be optional with the lessee to determine the lease or to retain occupation of the demised premises, if the lessee so desires without any diminution of rent hereby reserved.
- 36) The lessee shall have the right to terminate the lease prematurely or surrender whole or any part of the premises to the owner/landlord by giving three months notice in writing. The owner / landlord shall not claim /entitled for any compensation/rent for the unexpired period of lease. The right to terminate the lease before the expiry of lease period will vest only with the lessee.
- 37) That the lessee will at the expiration of the said term or any extension thereof (if agreed to mutually) peaceably and quietly yield and deliver up possession of the demised premises to the owner / landlord in the nearly similar condition as at the time of commencement of initial lease. Wear & tear, and damage by fire, earthquake, cyclone, tempest and flood, violence of any mob or other irresistible force or Act of God are accepted but this condition shall not be construed to render the lessee liable to do any repairs of any kind to the demised premises.
- 38) After receipt of lessee's confirmation for leasing of the premises which is considered to be most suitable / reasonable, if the owner / landlord(s) backs out on account of any reason, the owner / landlord (s) is liable to pay the lessee the full expenditure incurred by the lessee from releasing of advertisement to finalizing the premises and other incidental expenditure incurred in the process.
- 39) Participation in the tender does not entail any commitment from the lessee and lessee reserves the right to reject any/all offers, including that of the lowest bidder without assigning any reason thereof.

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**ANNEXURE III  
TECHNICAL BID**

S. No.	Particulars	Details (Please tick/ fill up with relevant answers, wherever required)
1	Full particulars of the legal owner of the premises: (make separate entries if owners are more than one)	
	(i) Name	
	(ii) PAN and GSTN	
	(iii) Office address & Telephone No.	
	(iv) Residential address & Telephone No.	
	(v) Mobile No.	
	(vi) Tele Fax	
	(vii) Email	
2	Status of the owner (Individual/ Partnership/ Firm/ Company/ Society/ Any other (specify)	
3	(In case the bid is not submitted by the legal owner)	
	(i) Full particulars of person(s) offering the premises on rent/ lease	
	(ii) Relationship with the legal owner (enclose power of attorney also if the applicant is other than owner)	
4	Status of the bidder (Individual/ Partnership Firm/ Company/ Society/ Any other (specify).	
5	Complete Address and location of the building	
6	Details of Earnest Money Deposit (EMD)	
7	Type of building (Commercial/ mixed use)	
8	Details of premises/ building (overall)	
	(i) No. of floors	
	(ii). In case the premises offered is in a multi- storied building having other tenants, specify the floor(s) in which the premises offered for hire is situated. (See condition No.1 of part B of Annexure II).	
	(iii). Total area in each floor including common area i.e. Super Built up area (floor -wise built up area to be furnished)	
	(iv). Carpet area in each floor (upload certified sketch plan also)	
	(v) Total carpet area.	
9	Date of completion of construction ( upload Completion Certificate from competent authority)	
10	Whether accommodation offered for rent is free from litigation including disputes in regard to ownership, pending taxes / dues or like (upload copy of Affidavit from owner or Power of Attorney holder)	
11	Whether approval for building obtained? Copy of Plan approval may be uploaded.	(Yes/No)

12	Total Carpet Area offered for rent in Sq. ft. Note: Carpet area is the area of the premises as given in Sl. No.22 of Part B of Annexure I. (Please mention super built-up/ built-up area along with carpet area with number of floors)	
13	Type of flooring:	
	(i) For carpet area	
	(ii). For common area	
14	a. Covered parking area (please specify the number of cars and two wheelers that can be parked) Please see Sl. No.11 of Part B of Annexure I	
	b. open space for vehicle parking available (in Sq. Ft.)	
15	Whether willing to carry out additions/ alterations/repairs as per specifications/ plan given by the Lessee	(Yes/No)
16	Clearance/ No Objection Certificate from all the concerned Central/ State/ Municipal Authorities and Fire Department for use as office/ commercial premises conforming the municipality laws. (please upload copies)	(Yes/No)
17	Whether running water, drinking and otherwise, available round the clock?	(Yes/No)
18	Whether separate water meter installed	(Yes/No)
19	Whether Bore well installed	(Yes/No)
20	Whether separate toilets for ladies and gents are provided	(Yes/No)
21	Whether separate electricity meter installed	(Yes/No)
22	Sanctioned Load of electricity meter (KVA)	
23	Mention whether additional electricity load/ 3 phase electricity connection, if required by the lessee, will be provided at your cost	(Yes/No)
24	Whether electrical installation and fittings, power plugs, switches of ISI make provided	
24	Details of power backup facility with load.	
25	Details of fire safety mechanism.	
26	Specify the lease period (minimum three years and provision for extension)	
27	Whether the premises is ready for occupation. If not, the date by which it would be ready for occupation after necessary modifications /alterations, which shall in no case be later than 3 months from the tender opening date .	(Yes/No).
28	Whether bidder agrees to provide annual maintenance, if required as per terms & conditions of the tender, at his own cost (Refer Sl.No.18 of Part B of Annexure II)	(Yes/No)
29	Any other facilities being provided inside the premises being offered on hire.	

Name & signature with stamp (if any)  
of Bidder or Authorized Signatory

**ANNEXURE-IV**

**FINANCIAL/ PRICE BID UNDERTAKING**

- (a) Price bid undertaking
- (b) Schedule of price bid in the form of Pdf file.

**(a) PRICE BID UNDERTAKING:**

From: (Full name and address of the Bidder) \_\_\_\_\_  
\_\_\_\_\_

To,

The Assistant Commissioner of CGST and Central Excise,  
Coonoor Division, Coonoor -643101

Sir,

- 1) I submit the Price Bid for \_\_\_\_\_ (please give the name of the building) as envisaged in the Bid document. **(Do not furnish the rent and other amounts here which should be indicated only in the BoQ format.)**
- 2) I have thoroughly examined and understood all the terms and conditions as contained in the Bid document, and agree to abide by them.
- 3) I offer to rent out accommodation for your office at the rates as indicated in the Price Bid in excel format (Annexure-V) excluding GST.

Yours faithfully

Name & signature with stamp (if any)  
of Bidder or Authorized Signatory

**ANNEXURE-VI**  
**TENDER ACCEPTANCE LETTER**

To

The Assistant Commissioner of CGST and Central Excise,  
Coonoor Division, Coonoor -643101

Sir,

**Subject: Acceptance of Terms & Conditions of Tender for “Hiring of  
Office Accommodation for Ooty Range, CGST & Central Excise, Ooty”**

Tender Reference No: F.No. **I/4/1/2016/Admn**

I / We have downloaded / obtained the tender document(s) for the above mentioned Tender from the web site(s) namely \_\_\_\_\_ as per your advertisement, given in the above mentioned website(s).

1. I / We hereby certify that I / we have read the entire terms and conditions of the tender documents from Page No. \_\_\_\_\_ to \_\_\_\_\_ (including all documents like annexure(s), schedule(s), etc., which form part of the tender document and I / we shall abide hereby by the terms / conditions / clauses contained therein.
2. The corrigendum(s) issued from time to time by your department too have also been taken into consideration, while submitting this acceptance letter.
3. I / We hereby unconditionally accept the tender conditions of above mentioned tender document(s) / corrigendum(s) in its totality / entirety.
4. I / We do hereby declare that we have not been blacklisted/ debarred by any Govt. Department/Public sector undertaking.
5. I / We certify that all information furnished by me/ us/ our firm is true & correct and in the event that the information is found to be incorrect/untrue or found violated, then your department shall without giving any notice or reason there for, summarily reject the bid, without prejudice to any other rights or remedy including the forfeiture of the full earnest money deposit absolutely.

Yours Faithfully,

Name & signature with stamp (if any)

Of Bidder or Authorized Signatory



**ANNEXURE-VII**  
**LETTER OF OFFER**

From

\_\_\_\_\_  
\_\_\_\_\_

To

The Assistant Commissioner of CGST and Central Excise,  
Coonoor Division, Coonoor -643101

Sir,

**Subject: Offer for premises for the Central Goods and Service Tax and Central Excise Ooty Range Office –at Ooty, The Nilgiris on lease rental basis- submission of bid- reg.**

With reference to your advertisement for hiring of office premises on lease/ rent, I/ we have uploaded my/ our offer for the same, as mentioned in the tender document, as under:

1. Technical Bid (Annexure-III), duly signed along with signed copies of Tender Acceptance Letter (Annexure-VI), Instructions to bidders (Annexure-I), Terms & Conditions (Annexure-II), EMD in original and copy of Affidavit from owner or Power of Attorney holder to the effect that the premises offered on rent is free from all encumbrances.
2. Financial Bid undertaking (Annexure-IV) and Financial Bid proforma (Annexure-V), duly filled in.

Yours sincerely,

Date:

Name & signature with stamp (if any)

Of Bidder or Authorized Signatory

## ANNEXURE-VIII

### INSTRUCTIONS FOR ONLINE BID SUBMISSION

The bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal.

More information useful for submitting online bids on the CPP Portal may be obtained at <http://eprocure.gov.in/eprocure/app>.

#### **REGISTRATION**

- 1) Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal (URL: <https://eprocure.gov.in/eprocure/app>) by clicking on the link “Online bidder Enrollment” on the CPP Portal which is free of charge.
- 2) As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.
- 3) Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
- 4) Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class II or Class III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India (e.g. Sify/nCode /eMudhra etc.), with their profile.
- 5) Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSC’s to others which may lead to misuse.
- 6) Bidder then logs in to the site through the secured log-in by entering their user ID / password and the password of the DSC / e-Token.

#### **SEARCHING FOR TENDER DOCUMENTS**

- 1) There are various search options built in the CPP Portal, to facilitate bidders to search active tenders by several parameters. These parameters could include Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keywords etc. to search for a tender published on the CPP Portal.
- 2) Once the bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. These tenders can be moved to the respective ‘My Tenders’ folder. This would enable the CPP Portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.

- 3) The bidder should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification / help from the Helpdesk.

## **PREPARATION OF BIDS**

- 1) Bidder should take into account any corrigendum published on the tender document before submitting their bids.
- 2) Please go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.
- 3) Bidder, in advance, should get ready the bid documents to be submitted as indicated in the tender document / schedule and generally, they can be in PDF / XLS / RAR / DWF/JPG formats. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.
- 4) To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g. PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use “My Space” or “Other Important Documents” area available to them to upload such documents. These documents may be directly submitted from the “My Space” area while submitting a bid, and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process.

## **SUBMISSION OF BIDS**

- 1) Bidder should log into the site well in advance for bid submission so that they can upload the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.
- 2) The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
- 3) Bidders are requested to note that they should necessarily submit their financial bids in the format provided and no other format is acceptable. If the price bid has been given as a standard BoQ format with the tender document, then the same is to be downloaded and to be filled by all the bidders. Bidders are required to download the BoQ file, open it and complete the coloured (unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BoQ file is found to be modified by the bidder, the bid will be rejected.
- 4) The server time (which is displayed on the bidders’ dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.
- 5) All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be

viewed by unauthorized persons until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128 bit encryption technology. Data storage encryption of sensitive fields is done. Any bid document that is uploaded to the server is subjected to symmetric encryption using a system generated symmetric key. Further this key is subjected to asymmetric encryption using buyers/bid opener's public keys. Overall, the uploaded tender documents become readable only after the tender opening by the authorized bid openers.

6) The uploaded tender documents become readable only after the tender opening by the authorized bid openers.

7) Upon the successful and timely submission of bids (i.e. after Clicking "Freeze Bid Submission" in the portal), the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.

8) The bid summary has to be printed and kept as an acknowledgement of the submission of the bid. This acknowledgement may be used as an entry pass for any bid opening meetings.

## **ASSISTANCE TO BIDDERS**

- 1) Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.
- 2) Any queries relating to the process of online bid submission or queries relating to CPP Portal in general may be directed to the 24x7 CPP Portal Helpdesk.

**ANNEXURE IX**

**STANDARD LEASE AGREEMENT**

AN AGREEMENT MADE ..... DAY ..... OF ..... Two thousand seventeen between

.....  
Herein after called 'The Lessor' (Which expression shall include its successors assigns, administrator, liquidators and receivers, wherever the context of meaning shall so require or permit) of the one part AND the PRESIDENT OF INDIA (hereinafter referred as 'THE GOVERNMENT OF INDIA' or 'Lessee') of the other part.

**WHEREBY IT IS AGREED AND DECLARED AS FOLLOWS:-**

1. In consideration of the rent hereinafter reserved and of the other conditions herein contained, the Lessor agrees to let out and Lessee agrees to take on lease the land, hired it aments and premises known as.....together with all buildings and erections, fixtures and fittings, standing and being thereon (hereinafter called "THE SAID PREMISES") more particularly described in 'SCHEDULE-'A'.
2. The lease shall commence/shall be deemed to have been commenced\* on the.....day of.....two thousand and seventeen and shall, subject to the terms hereof, continue for a term of..... years with an option to extend the period of lease for a further term as set out in clause 14 hereof.
3. The Lessee shall, subject to the terms hereof, pay gross rent in monthly arrears for the said premises at the rate of Rs.....per month, which also includes a sum of Rs..... towards maintenance and taxes per month. In the event of the tenancy hereby created, being terminated as provided by these presents, the Lessee shall pay only a proportionate part of the rent for the fraction of the current month up to the date of such termination. The rate of rent hereby agreed is not liable to revision during the period of lease or renewal, if any, of the lease and can be considered for revision after the expiry of the three years from the start of the lease or revision of the rent, provided that such revision shall not exceed 5% per annum (in case of residential accommodation) and 8% per annum (in case of non-residential accommodation) of the rent payable at the time of such revision, such rent being equivalent to gross rent reduced by the amount payable towards maintenance and tax.
4. The said premises shall be deemed to include the fixtures and fittings existing thereon as shown in 'SCHEDULE-'B' and the Government of India shall upon the expiration of the terms hereby created or any renewal thereof and subject to clause 11 hereof yield up the said premises including fixtures and fittings in as good a condition as received, fair wear and tear, damage by fire, act of god, riots or other civil commotion, enemy action and/or other causes not within the control of the Government of India excepted, PROVIDED THAT THE GOVERNMENT OF INDIA shall not be responsible for any structural damage which may occur to the same during the terms hereby created or any renewal thereof.
5. The Government of India shall be entitled to use the said premises for any lawful purpose which is not detrimental to the interest of the land lord.
6. The Government of India shall have the right to sublet the whole or any part or parts of the said premises but shall be responsible for the full payment of rent and the term of such sub-lease shall not exceed the period of lease or extension thereof, if any, as set out in Clause 2 hereinabove.

7. All existing and future rates, taxes including property tax, assessment charges and other outgoings whatsoever of every description in respect of the said premises payable by the owner thereof, shall be paid by the Lessor. The Lessor, however, shall be entitled to recover additional levies, paid on account of enhancement in taxes, from the Govt. of India and such recovery shall be proportionate to the amount of taxes payable during the pendency of the lease. In case the said premises is portion of a building subject to payment of tax as one entity, the liability of the Govt. of India in respect of payment of additional tax, unless there has been any addition to the constructed portion of such building, shall be in the same ratio as at the time of original letting. In case of some additional construction having been made by the Lessors, additional tax payable by the Govt. of India shall be as determined by the Central Public Works Department of the Govt. of India. In case of default in payment of taxes etc. by the Lessor to the local bodies, it would be open for the Lessee to deduct such dues from the gross rent (including taxes) payable to the Lessor, and to pay the same directly to the local bodies. However, before making such deduction, the Lessee shall have to give a notice in writing, to the Lessor to show, within 15 days, that he is not in default in payment of taxes to the local bodies.

8. The Government of India shall pay all charges in respect of electricity power, light and water, used on the said premises during the continuance of these presents.

9. The Lessor shall execute necessary repairs usually made to premises in that locality as and may be specified by the Government of India in a notice in writing within such time as may be mentioned therein and if the Lessor fails to execute any repairs in pursuance of the notice, the Government of India may cause the repairs specified in the notice to be executed at the expense of the Lessor and the cost thereof may, without prejudice to any other mode of recovery, be deducted from the rent payable to the Lessor.

10. The Government of India may, at any time during the terms hereby created and any renewal thereof, make such structural alterations to the existing buildings such as partitions, office, fixtures and fittings as may be easily removable. **PROVIDED ALWAYS THAT** such installations or other works, fittings and fixtures, shall remain the property of the Government of India who shall be at liberty to remove and appropriate to itself, any or all of them at the expiration of the terms hereby created and any renewal thereof, provided further that the Government of India shall again hand over the said premises in the same condition as they were in at the commencement of these presents, fair wear and tear and damage by fire or other causes beyond the control of the government of India excepted or at its option pay compensation in lieu thereof PROVIDED FURTHER that such compensation shall not exceed the value of the said premises on the date of the determination of these presents, if they had remained in the same structural state.

11. The Government of India shall be released from paying any rent in respect of the whole or any such part of the said premises as might be rendered uninhabitable by fire, riots or other civil commotion, enemy action and/or other causes, not within the control of the Government of India or acts of any Government or Municipal Authority and in such cases the rent payable hereunder shall be accordingly apportioned, or at its option the Government of India shall have power to terminate these presents forthwith without prejudice to its rights to remove works, fittings, fixtures and machinery under Clause 10 hereof.

12. The Government of India shall not be liable for loss of profit or loss of goodwill arising from its occupation of the said premises or any amount of compensation in respect of the said premises other than the rent payable as aforesaid and the Lessor shall make no claim in respect thereof.

13. The Lessor agree with the Government of India that the latter paying the rent hereby reserved, observing and performing the conditions and stipulations herein contained on the Government of India's part to be observed and performed shall peacefully hold and enjoy the said premises during the said terms

and any renewal thereof without any interruption or disturbance from or by the Lessor or any person claiming by through or under them.

14. If the Govt. of India shall be desirous of taking a new lease of the said premises, after the expiration of the term hereby granted the Lessor will renew the lease for a period mutually agreed upon between the Govt. of India and the Lessor, in accordance with the covenants, agreements and conditions as in the present agreement including the present for renewal.

“Provided that in the event of expiry of the terms of the lease, whenever an action for renewal described above is pending with the lessee and the premises remain in actual occupation, the payable rent at old rate shall continue to be paid on provisional basis till the date of final decision on renewal or the date of eviction, as the case may be and in case of renewal at different rate, suitable adjustment by extra payment or deduction shall be permitted, to Lessee”.

“Provided further that the Lessee shall take action so far practicable to take a new lease of the said premises within a period of six months after expiry of the term hereby granted”.

15. The Government of India shall be entitled to terminate the lease at any time giving to the Lessor three months previous notice in writing of its intention to do so.

16. Any notice to be made or given to the Government of India under these present or in connection with the said premises shall be considered as duly given if sent by the **Lessor through** the post by registered letter addressed to the.....

.....on behalf of the Government of India, and any notice to be given to the Lessor shall be considered as duly given if sent by the Lessee through the post by registered letter addressed to the Lessor at their last known place of abode. Any demand or notice sent by post in either case shall be assumed to have been delivered in the usual course of Post.

17. Should any dispute or difference arise concerning the subject matter of these presents or interpretation of any covenant, clause or thing herein contained or otherwise arising out of this lease agreement, the same shall be referred for arbitration to the Tribunal, having, Sole Arbitrator. At the time of making a request for reference of dispute to the arbitration, the claimant shall along with such request send a panel of five persons to the other party. The other party shall within 15 days of the receipt of such communications select one member of the panel to act as Sole Arbitrator. In case none in the proposed panel is acceptable to the other party, such other party shall within the above 15 days send another panel of five persons to claimant, and the claimant shall be entitled to nominate the Sole Arbitrator from among the panel sent by the opposite party. In case none of the members of this panel is acceptable to the claimant, the Sole Arbitrator shall be appointed by the Secretary, Department of Legal Affairs, Government of India, Delhi. The provisions of Arbitration and Conciliation Act, 1996 with any statutory modification thereof and rules framed there under shall be applicable to such arbitration proceedings which shall be held at.....The arbitration proceedings shall be conducted in Hindi/English/.....\*. The cost of the arbitration shall be borne as directed by the Arbitral Tribunal. For the purposes of this clause, the officer mentioned in clause 16 shall be authorised to act and nominate arbitrator on behalf of the Government of India.

18. This lease agreement has been executed in duplicate. One counter part of the lease agreement to be retained by the Lessee and the other by the Lessor.

