



**NATIONAL PROJECTS CONSTRUCTION CORPORATION LIMITED**

**(A Government of India Enterprise)**

**Chhattisgarh Zone**

**Street No.5, Ashok Vihar Colony, Pandri, Raipur-492004**

**Telefax-0771-4074482**

**TENDER DOCUMENT**

**FOR**

**"Tender for letting out vacant land area of 55620 Sq.mt.at MIDC, Hingna, Nagpur (Maharashtra)(Plot No.33-A) on "As is where is basis" on annual license basis for a period of 5 years in part or full.**

**NIT NO: -731003/NGP/1172    Dated 21<sup>st</sup> November, 2012**

**Zonal Manager**

**N.P.C.C.Ltd.,**

**Chhattisgarh Zone,**

**Street No.5, Ashok Vihar Colony,**

**Pandri, Raipur492004**

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NIT No. 731003/NGP/1172

Dated 21<sup>st</sup> Nov., 2012

**NOTICE INVITING TENDER**

Sealed Tenders are invited from the interested enterprises/company for "Tender for letting out vacant land area of 55620 Sq.mt.at MIDC, Hingna, Nagpur (Maharashtra)(Plot No.33-A) on "As is where is basis" on annual rental basis for a period of five years for entire area or in part as per drawing showing the details of each portion and marked as A,B,C,D & E.

Cost of Tender: Rs.2000.00 (Rs Two thousand only) EMD: Rs.20000.00 (Rs Twenty thousand only).

**Rental Period: 5 years**

Sale period: 22.11.2012 to 13.12.2012

Receipt/Opening: Sealed tenders shall be received up to 1500 hrs on 14.12.2012 and shall be opened on the same day at 1530 Hrs.at NPCC Ltd., Chhattisgarh Zone, Street No.5, Ashok Vihar Colony, Pandri, Raipur-492004.

For further details, visit our website: **[www.npcc.gov.in](http://www.npcc.gov.in)**

**Zonal Manager**

# **NATIONAL PROJECTS CONSTRUCTION CORPORATION LTD.**

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## **Chhattisgarh Zone**

**Street No.5, Ashok Vihar Colony, Pandri, Raipur-492004**

**Telefax-0771-4074482**

### **1. Purchase of Tender Documents and opening of Tender:**

i. The tender documents for the above allotment can be had from the Office of NPCC Ltd, Chhattisgarh Zone, Street No.5, Ashok Vihar Colony, Pandri, Raipur-492004 from 22.11.2012 to 13.12.2012 up to 1500 hrs on payment of a non-refundable sum of **Rs. 2000.00** inclusive of sales tax by Demand Draft from a Nationalized Bank / Scheduled bank drawn in favour of NPCC LTD., payable at Raipur.

**Note: The tenderer who wish to download the tender documents from the website shall have to deposit Rs. 2000.00 towards cost of tender document in addition to EMD along with the tender.**

Tenderers shall quote the Rental Fee in enclosed Schedule. The tenderer shall sign all the pages of Tender document.

iii. In the event of tenderer being a partnership firm, it must be signed by each member thereof or in the event of absence of any partner; it must be signed on his behalf by a person holding Power of Attorney, authorizing him to do so in all pages.

iv. The tenderer shall enclose the following along with the tender.

a. Earnest Money Deposit (EMD) in the form of Demand Draft from a Nationalized Bank drawn in favour of NPCC Ltd., payable at Raipur .

b. Solvency Certificate as per Schedule "A" from Nationalized Bank / Scheduled bank for quoting the tender.

Statement showing the details of turnover in the last three years

(2)

Tenderers may inspect the open land before quoting, if they wish to do so. For this purpose, they may contact Shri. A.K.Kapse, Dy.Manager,NPCC Ltd,House of Shri R.M.Khodankar,Plot no.125,Popular Society,Wadi,Opposite Hingna Octroi Post,Nagpur on working days.

vi. Telegraphic offers shall be treated as defective, invalid and rejected. Only the detailed complete offers received prior to the closing date and time of the tender ie. before 3.00 p.m. on 14.12.2012 shall be taken as valid. The tenderer are expected to drop their tenders only at the designated box provided at NPCC Zonal Office at Raipur.

Tenders will be opened at Zonal Office at Raipur at 3.30 P.M. on 14.12.2012 in the presence of the tenderer/ their authorized Representatives.

### **2. Validity of the Tender:**

The tender submitted by the tenderer shall be valid for period of 90 days from the date of opening of tender.

### 3. E.M.D

i.) EMD is Rs. 20000.00 (Rs. Twenty thousand only) as mentioned in N.I.T. This amount shall be paid in the form of Demand Draft from any Nationalized Bank drawn in favour of NPCC Ltd, payable at Raipur.

ii.) Any offer without EMD will not be considered and will be summarily rejected.

iii.) EMD of the successful tenderer will be refunded or it will be adjusted in the Security Deposit in the case of successful tenderer.

iv) For unsuccessful tenderers, EMD shall be refunded as soon as possible, after the final decision is taken on allotment. No interest is payable by NPCC for EMD while refunding the EMD.

v.) Where a tenderer whose tender has been received by the NPCC intimates that he is not willing to abide by the terms of the tender (or) withdraws the tender before receipt of final acceptance or if the tenderer fails to remit the Security Deposit and Premium within the prescribed time, the Earnest Money Deposit of such tenderer shall be forfeited.

### 4. ALLOTMENT CRITERIA.

i.) The offers are invited for rent out of Vacant land area of 55620 Sqmt. situated at plot no.33-A at MIDC, Hingna, Nagpur on "As is where is basis" which is in possession of NPCC leased from MIDC for a period of 99 years in full or in part as per drawing showing the details of each portion and marked as A,B,C,D & E.

ii.) Each tenderer will be asked to quote the monthly rental fee for the vacant plot. The highest offer received from the tenderer will be fixed as the license fee.

iii.) The allotment will be made to the highest quoted license fee.

iv) If NPCC does not get desired offer, NPCC may reserve their right to reject all the tenders without assigning any reason thereof.

v) Decision of NPCC management shall be final and binding.

Note: 1. The Tenders shall be sent in a sealed cover superscripting "Tender for Rent Out vacant land area of 55620 Sqmt. on **"Annual License basis"** at MIDC, Hingna, Nagpur on "As is where is basis" or in part portion clearly indicating the size of plot required and its location as per drawing enclosed.

2. The tenderer shall quote **"License Fee"** per month in Schedule

3. The Tenderer shall sign all pages of the tender documents and submit the same along with the following documents viz.

a) E.M.D.

b) Power of attorney in case of limited company or partnership firm

**Zonal Manager**

**NATIONAL PROJECTS CONSTRUCTION CORPORATION LTD.**  
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**TENDER FOR RENT OUT OF "VACANT LAND AREA OF 55620 Sq.Mt.AT Plot No.33-A, MIDC, Hingna, NAGPUR ON ANNUAL LICENSE BASIS on "As is where is basis" as per details .**

**SCHEDULE – A: GENERAL DESCRIPTION OF THE VACANT LAND AREA OF 55620 Sqmt. AND OTHER CONDITIONS:**

**I.** There is a vacant open land and having an area of 55620 sq.mt. which is located on the Hingna main road going towards Wadi "T" point facing east adjacent to FACOR in MIDC,Hingna,Nagpur .The plot measures 124 meters on eastern side and the length of plot is 361 Mtrs. on southern side and 430 Mtrs. on northern side. The drawing is enclosed . Now it is proposed to rent out the vacant land on annual license basis under this Tender, as detailed below for entire area or in part as per drawing enclosed clearly bifurcating the size and location of plot and marked as A,B,C,D and E.  
The Tenderer should quote the monthly license fee for the vacant land for their use.

**II. License Period:-**

The period of License is 5(Five) years. The License period shall commence as notified in the allotment order. The renewal of License period could be considered at the discretion of the NPCC Ltd.

**(III. a) License Fee:**

The License Fee per month (at the rates quoted by the successful tenderers per calendar month ) plus Service Tax @ 10.30% or at the rate fixed by the Statutory Authority from time to time shall be remitted by the licensee regularly, on or before 25<sup>th</sup> day of the preceding month for "the monthly license fee of the succeeding month" without fail. If the licensee fails to pay, then the NPCC shall invoke the provisions contained in the Public Premises (Eviction of Unauthorized Occupants) Act.1971. Further the delay in payment of license fee will attract an interest of 18% per annum from the due date. The License fee is subject to revision from time to time by the NPCC Ltd. If such revised license fee is more than the quoted license fee (or) escalated license fee of allotment, at the time of such revision, then the allottee has to pay the license fee as per revised scale of rates from the date of such revision. 10 %( ten percent only) escalation is applicable per annum for such revised license fee. Any new tax which may be declared by the Statutory Authority from time to time, the tenderer is liable to pay the same.

**b) Escalation of License Fee:**

The quoted license fee is valid for one year from the date of allotment.  
However for the subsequent years, the license rent shall be enhanced with 10% escalation (compoundable) every year.

## **V. Security Deposit: (Refundable)**

The Licensee shall pay **"Security Deposit" (Refundable)** at the rate of 4 months (Four months) license fee (highest quoted license fee) in the form of Demand Draft from a Nationalised Bank drawn in favour of NPCC Ltd immediately after the allotment. This will not carry any interest. The licensee has to maintain four months license fee as Security Deposit at any time i.e., as and when there is a escalation/revision of license fee, Security Deposit will be collected based on the revised license fee.

If the allottee fails to deposit the **"Security Deposit"** as detailed above, the allotment shall be cancelled by the NPCC. The security Deposit shall be refunded to the Licensee, after the expiry of License period or upon termination of license for any breach of conditions of License, and after adjusting all dues, claims of the NPCC.

## **VI. Electricity:**

The licensee has to get the power supply from MSEB. Necessary "No objection Certificate" will be issued by the NPCC for getting power supply from MSEB. The provision, repairs and maintenance of Electrical arrangement with fittings will be carried out by the allottee at their cost.

## **VIII. Water**

Licensee has to make his own arrangement for water supply.

## **IX The Licensee and the licensor (NPCC) liable for the following:**

**a.** To permit the licensee to erect or cause to be erected in the said Premises or any part thereof any buildings, works or conveniences which the licensee may consider necessary for the purpose of storage of goods or otherwise on the premises licensee first having obtained the sanction in writing of such officer of the licensor as may be specified for the purpose to the plans and full specifications of the said buildings, works and conveniences PROVIDED ALWAYS that the licensee shall not deviate in the course of the erection of the said buildings, works or conveniences from the said plans and specifications sanctioned in writing by the said officer as aforesaid AND the licensees will during the term keep such buildings, works or conveniences tidy and in good repair and condition. This shall however, subject to sanction from MIDC, Nagpur for which NPCC(licensor) shall submit the detailed plans etc received from licensee for getting sanction from MIDC authority.

**b.** Licensee shall not at any time during the currency of the license put up any construction over the land licensed to him except with the written permission in writing of the licensor.

**c.** If the licensee put up a construction without the written permission of the licensor the construction so put up shall become the property of the licensor and the licensee is not entitled to any compensation thereof.

**d.** If the licensor does not require the construction so put by the licensee without the permission of the licensor, the licensee shall remove the construction at his cost and restore the property in as good a condition as it was at the time he was put in possession, within a reasonable time during the currency of the license failing which the licensor shall have the right to remove the construction at the cost and expense of the licensee.

**e.** If the licensee put up a construction with the written permission of the licensor, the licensor shall have the option to possess the construction so put up and in case the licensor

requires the construction, the licensor shall pay compensation to the licensee in a sum mutually agreed upon at the expiry of the license.

f. If the licensor does not require the construction put up with the permission of the licensor or if the licensor and licensee fail to settle the quantum of compensation to be paid the licensor is entitled to call upon the licensee to remove the construction so put up at his cost and restore the property in as good a condition as it was at the time the licensee was put in possession, within a reasonable time, failing which the licensor shall have the right to remove the construction at the cost and expense of the licensee.

**X. Agreement:**

The successful bidder shall execute an agreement at his cost duly affixing special adhesive stamp of the value of Rs.100/- with the NPCC Ltd.in the prescribed form within the specified time mentioned in the allotment order.

**XI.**The tenderers should thoroughly satisfy themselves with regard to topography of plot and other details before submitting their tenders and no complaint of any sort whatsoever will be entertained afterwards in this respect.

**XII JURISDICTION:**

The enforcement of the terms of contract, as well as the transactions entered in to by the tenderer with us, shall be within the jurisdiction of area where our Corporate Office is situated i.e. Faridabad (Haryana) .Any cause of action arising in the due performance or breach of this contract, by either of the parties hereto, shall be deemed to have arisen, within the jurisdiction of Faridabad not with standing the residence or place of business of the purchaser.

**Zonal Manager**

## **INSTRUCTIONS FOR PARTIES INTENDING TO SUBMIT THEIR TENDERS**

The following particulars should be clearly written at the top of the sealed envelope containing tender:

**NIT No.-731003/NGP/464 dated 21.11.2012**

**TENDER FOR RENT OUT OF "VACANT LAND AREA OF 55620 Sq.Mt.AT Plot No.33-A, MIDC, Hingna, NAGPUR ON ANNUAL LICENSE BASIS on "As is where is basis" for entire area or in part as per location drawing showing area of each bifurcated plot.**

1. The sealed tenders should be addressed to Zonal Manager, NPCC Ltd., Chhattisgarh Zone, Street No.5, Ashok Vihar Colony, Pandri, Raipur-492004
2. Parties intending to send their tenders, through Post, are requested to ensure that the tenders are received by the undersigned before the due date and time.

Those who are interested to deposit their tenders in person can deposit the same in the tender box, kept in the Office of the undersigned before 1500 Hours on the due date.

3. Bank Draft, towards earnest money of Rs.20, 000.00 (Rs.Twenty Thousand only) should accompany the tender. The schedule in which rates are to be quoted is enclosed.
4. Sealed tenders will be opened in the office of the undersigned at NPCC Ltd., Chhattisgarh Zone, Street No.5, Ashok Vihar Colony, Pandri, Raipur-492004 at 15.30 hrs. on 14.12.2012

**Zonal Manager**



**SCHEDULE**

| S.No | Description of Item   | Unit  | Rate in Fig. | Rate in words |
|------|---|-------|--------------|---------------|
| 1    | RENT OUT OF "VACANT LAND AREA OF 55620 Sqmt. at Plot No.33-A, MIDC, Hingna, NAGPUR on "As is where is basis". on monthly rental basis for entire plot area. | Month |              |               |
| 2.   | As above but for plot portion –"A" only<br>(109 mtr X 90 mtr.)  | Month |              |               |
| 3.   | As above but for plot portion–"B" only<br>(109 mtr.X100 mtr)  | Month |              |               |
| 4.   | As above but for plot portion-"C"only<br>(109 mtr.X90 mtr)  | Month |              |               |
| 5.   | As above but for plot portion-"D"only<br>(109 mtr.X 78 mtr.)  | Month |              |               |
| 6.   | As above but for plot portion-"E"only<br>(95 mtr.X 106 mtr)approx.  | Month |              |               |

**Initial Period of License – Five years**

**Sign of tenderer**



