

INVITATION TO ADVERTISEMENT/NOTICE
OFFICE OF THE DIGP,
RAF RANGE-3,SHRI KUNJA GUEST HOUSE
BALAWALA, DEHRADUN (UTTARAKHAND)-248001
Telephone: (C/R) :-0135-2975696
e-mail:- digrangeraf3@crpf.gov.in
website : www.crpf.nic.in / [http:// eprocure.gov.in/e-procure/app](http://eprocure.gov.in/e-procure/app).(CPPP)

No: B.V-1/2022-23-(RAF N/Loc)-Prov

Dated, the June2022

To

Dear Sir,

On behalf of the President of India, I invite you to tender online and offline bid for hiring of building for **Administrative Block** for the functioning of O/o DIG RAF Range-III, Dehradun as detailed in the schedule.

1. If you are in a position to quote for hiring of building in accordance with the requirements stated in the attached schedule to tender, all documents attached herewith should be fully filled in, signed and submitted through e-Procurement site or offline through, Regd/Speed. Post/Courier at **The DIGP, RAF Range-3, Shri Kunja Guest House, Balawala, Dehradun (Uttarakhand) -248001.**

2. You must also furnish with your tender all the information called for as indicated in attached list of questionnaire should also be answered and submitted through eProcurement site <http://eprocure.gov.in/eprocure/app>, or offline through, Regd/Speed. Post/Courier at **The DIGP, RAF Range-3, Shri Kunja Guest House, Balawala, Dehradun (Uttarakhand)- 248001** failing which your tender will be liable to be ignored, and not considered.

3. This tender is not transferable.

Thanking You.

SD-18/06/2022
DIG, RAF Range-3
Dehradun
For and on behalf of the president of India

**SCHEDULE TO ADVERTISEMENT/NOTICE
OFFICE OF THE DIGP,RAF RANGE-3, SHRI KUNJA GUEST HOUSE, BALAWALA,
DEHRADUN (UTTARAKHAND)-248001**

Telephone: (C/R) :-**0135-2975696**
e-mail:- digrangeraf3@crpf.gov.in

CRPF website : www.crpf.nic.in / [http:// eprocure.gov.in/e-procure/app.\(CPPP\)](http://eprocure.gov.in/e-procure/app.(CPPP))

No: B.V-1/2022-23-(RAF N/Loc)PROV.

Dated, the June 2022

**NOTICE INVITING E-TENDER/ADVERTISEMENT FOR HIRING BUILDING OF ADMINISTRATIVE
BLOCK BUILDING ON RENT FOR AN INITIAL PERIOD OF TWO YEARS.**

The DIGP,RAF RANGE-3, Dehradun (Uttarakhand) for and on behalf of the President of India invites online and offline open tenders offer through CPPP Portal <https://eprocure.gov.in> as well as through Registered Speed post/Courier at given addressee from the interested owner/landlords **for hiring of building for Administrative block** for the O/o DIG RAFRange-III, Dehradun **of Carpet Area ranging between 8000sq feet to 9600**with basic amenities and fitments including provision of electricity/power, fittings, Water supply, sufficient Toilets Bathrooms, Proper sewerage system and sufficient space for vehicle parking for the above purpose **preferably within 5.0 kms radius of Railway Station Dehradun,adjoining Chakrata/Dehradun- Ambala Road or Saharanpur Road preferably in proximity to ITBP Seemadwar, Dehradun (Uttarakhand)- 248001.**The intending tenderer must read the Terms and Conditions and other Tender documents carefully and accordingly submit their tenders/offers:-

SL No.	Tender No and Date.	Particulars of requirements of building	Period of contract	EMD (In Rs.)	Last Date to received Tenders/offers
1	2	3	4	5	6
1	No: B.V-1/2022-23-(RAF N/Loc) Prov	Hiring of building for Administrative Block to the O/O DIG RAF Range-III with carpet area ranging between 8000 to 9600 sq feet with basic amenities and fitments including provision of electricity/power, fittings, Water supply, Sufficient toilets bathrooms, Proper sewerage system and sufficient space for vehicle parking for the above purpose preferably within radius of 5.0 kms at Railway StationDehradun, adjoining Chakrata/Dehradun-Ambala Road or Saharanpur Road preferably in proximity to ITBP Seemadwar, Dehradun(Uttarakhand)- 248001. The intending tenderer must read the tender documents carefully including terms and conditions and submit their tenders/offers. (See scheduled for area as per appendix-A)	02Years from award of contract	Not applicable	Online/Offline tenders/offers will be received up to: a) 10/07/2022 on or after 1100 hrs. b) Date& time of opening of online/offline tender/offers: 12/07/2022 on or after 1130 hrs.

2. All Tender documents attached with this invitation of tender/offers including the requirements and Terms & Conditions are essential and to be responding for considering any tenders/offers as complete tender/offer. It is therefore important that Tender Acceptance Letter which is a written undertaking that all the terms and condition of the Tender are understood and accepted should be signed and submitted through e-Procurement site <http://eprocure.gov.in/e-procure/app>.or Speed/Regd. Post/Courier to **The DIGP RAF RANGE-3, Shri Kunja Guest House, Balawala, Dehradun,(Uttarakhand)- 248001.**

3. All relevant details, including Terms & Conditions etc of Tender are available on e-Procurement website [http:// eprocure.gov.in/e-procure/app](http://eprocure.gov.in/e-procure/app). (CPPP), same may be downloaded by the bidders. Details can

also be seen at CRPF website http://crpf.nic.in/tender_notices.htm. For any changes in Tender Enquiry/advertisement etc, bidders are requested to visit the CRPF/CPPP web sites regularly.

4. Scan copy of all required Tender documents as per Terms & Conditions of the Tender to be uploaded online on CPP Portal and documents as asked in original to be sent offline through Speed/Regd. Post/Courier on or before the scheduled date and time prescribed in Tender enquiry.

5. **TWO BID SYSTEM**

All bidders are required to submit their offers in two covers as under:-

(A) **For Technical bid online:-**

- (i) Signed and scanned copy of PAN No., GST No. If registered.
- (ii) Signed and scanned copy of Tender Acceptance Letter (**As per appendix-C**)
- (iii) Signed and scanned copy of “Title Deed” showing the ownership of the premises with the bidder alongwith the documents of General Information duly filled of Tender documents. (**Appendix-“F”**)
- (iv) Signed and scanned copy of an ‘Affidavit’ from owner(s) /Power of Attorney holder that the premises offered are free from litigation / liability / pending dues and taxes.
- (v) Signed and scanned copy of the approved drawings from local development authority/ municipal body for the premises.
- (vi) Signed and scanned copy of the “Layout Plan” of the premises with exact measurement of the plinth/carpet area. Form 68(A) and list No. 1

OR

(B) **For Technical bid offline:-**

- (vii) Tender Acceptance Letter (**As per appendix-C**)
- (i) Title Deed showing the ownership of the premises with the bidder alongwith documents of General Information duly filled of Tender documents.(As per appendix-F)
- (ii) Copy of “Title Deed” showing the ownership of the premises with the bidder. (**As per appendix-I**)
- (iii) Affidavit from owner(s) /Power of Attorney holder that the premises offered are free from litigation / liability / pending dues and taxes.
- (iv) Copy of Approved drawings of building from local development authority/ municipal body for the premises.
- (v) Copy of Layout Plan of the premises with exact measurement of the plinth/carpet area.

6. **For Financial bid**

(Commercial / Price Bid) should contain the following

The composite bid i.e. rate indicated in the technical bid “OPENLY” SHALL BE IGNORED. Prices should be quoted as per PDF format provided along with the tender document at e-Procurement site http://eprocure.gov.in/eprocure/app_only. Quoting the monthly rate of rent per square feet of **carpet area** (inclusive of all costs and services including the charges for the maintenance of all facilities and amenities offered including taxes except GST) and other vital details thereof must be uploaded.

7.**STANDARD FORMS TO BE USED:-**

The following forms mentioned in the Appendices – A, B, C, D ,E, F, G, H, I & J are required to be submitted along with the bid:-

- Appendix ‘A’ - Schedule of area
- Appendix ‘B’ - Form No. 68A
- Appendix ‘C’- Tender acceptance letter

- Appendix- D- List No.-1 Bank details
- Appendix-E- Instructions for bidder for online/offline bid submission
- Appendix-F- Requirement and facilities to be provided by bidderread with General instructions
- Appendix-G- Declaration & undertaking
- Appendix-H- Undertaking by the bidder
- Appendix-I- Lease agreement.
- Appendix-J- Financial Bid Form

SD-18/06/2022

DIG, RAF Range-3

Dehradun

For and on behalf of the president of India

TERMS & CONDITIONS:-

1. RAF RANGE-3 Office Dehradun (Uttarakhand) invites offers/tenders for hiring a building for utilizing it as **Administrative Block for the O/o DIGP,RAF Range-3 at Dehradun on monthly rent basis of total Carpet Area ranging between 8000sq feet to 9600 sq feet** with basic amenities and fitments including provision of electricity/power, fittings, Water supply, Sufficient toilet bathroom, Proper sewerage system and sufficient space for vehicle parking space mentioned as per **Appendix 'A' for a period of Two years** extendable by mutual consent for any further period.
2. **The premises should be located preferably within radius of 5.0 kms of Railway Station Dehradun and adjoining Chakrata/ Dehradun- Ambala Road or Saharanpur Road preferably in proximity to ITBP Seemadwar, Dehradun (Uttarakhand)- 248001.**
3. The monthly rent will run from the date of the possession of the premises by the Department. All existing and future rates, taxes including property taxes, assessment charges and other outgoing of any description in respect of the said premises (except GST) shall be borne by the owner/bidder.
4. The payment of monthly rent will be made on receipt of bill and passing by PAO CRPF New Delhi.
5. Tax/GST or any other Tax in respect of the contract shall be payable by the tenderers/owners and Government will not entertain any claim whatsoever in respect of the same.
6. Full name and status of the person signing the tender documents must be clearly mentioned.
7. The contractor shall comply with the orders issued by the DIGP, RAF Range-3, Dehradun from time to time. If she/he fails to do so her/his failure will be a breach of contract and the DIGP, RAF Range-3 Head Quarter, Dehradun in his discretion without prejudice to any other right or remedy available in law can cancel the contract. The tenderers/owners shall be liable for any pecuniary liability arising on account of any violation by her/him.
8. In addition to online response other interested party/owner may dispatch their Tender /Offer through a sealed envelope duly superscripted with due mention of type of contract with Tender Enquiry/Advertisement No. and date & time of opening of Tender and send the same by registered post/courier in favor of **The DIGP, RAF RANGE-3, SHRI KUNJA GUEST HOUSE, BALAWALA, Dehradun (Uttarakhand)- 248001** so as to reach on or before the scheduled time and date as mentioned in the schedule to the tender enquiry. Department is not responsible for any postal delay.
9. The officer inviting tender shall have the right of rejecting all or any of the tender and will not be bound to accept the lowest or any other tender.
10. The contractor submitting the tenders against the subject tender enquiry are informed that all relevant details with reference to the tender enquiry stipulations are clearly responded to. In case any of the tender enquiry stipulations are not clearly stated to or replied to by any of the contractor, no repeat no clarifications will be sought from the concerned firm and its offer will be rejected outright.
11. Corrigendum / addendum/ amendment to tender: - Intending tenderers are advised to visit CRPF and CPPP website <https://eprocure.gov.in/eprocure/app> regularly till closing date of submission of tender for any corrigendum / addendum/ amendment in the tender document.
12. Bidder/Owner of building who are technically qualified in tender documents will offer the building **as per requirements of elaborated at Appendix-"A" and "F" stipulated in tender enquiry on hearing from the RAF/CRPF Department. A board of officer (including a member of CPWD) will visit/inspect the site i.e. building to assess the suitability of building as per norms of tender enquiry. Detailed board will draw a proceeding duly mentioned each and every facts clearly noticed during the visit/inspection of building/site and same will be submitted to the competent**

authority. Thereafter, RAF/CRPF will assess the rent of building through inputs from CPWD as per norms of CPWD and rent assessed by CPWD will be communicated to the building owner for his/her consent. On receipt of acceptance of rent of building from owner, both the parties (Building owner and CRPF) will enter in to a lease deed mutually.

SD-18/06/2022

DIG, RAF Range-3

Dehradun

For and on behalf of the president of India

SCHEDULE OF AREA REQUIRED

Administrative Block for the functioning of the O/o DIGP,RAF Range-III at Dehradun on monthly rent basis of total Carpet Area ranging between 8000 sq feet to 9600 sq.feet including minimum below mentioned facility of Rooms/Halls and parking area initially for a period of Two years and it is extendable by mutual consent for any further period:-

SI No.	Facility	Qty. (in Nos) & Size
01.	Rooms (with attached toilets)	02 Rooms (Approx “12” x “16” ft)
02.	Rooms for security purpose	02 Rooms (Minimum “12” x “12” ft)
03.	Hall/Room	04 Rooms/Hall (Minimum “17” x”17” ft)
04.	Sufficient Parking area for parking of Govt/Visitor vehicles	

Form 68-A

Tender No.

Full name and address of the Tenderer in addition Contractor's telegraphic Address to post box No. if any should be quoted in all

_____Communication to this Office

Telephone No. _____

Fax No. _____

From.

Dear Sir,

1. I/We hereby offer to provide a building detailed in the scheduled of area required to or such portion thereof as you may specify in the acceptance of tender at the price given in the said schedule and agree to hold this offer open till _____ I/we shall be bound by a communication of acceptance within the prescribed time.

2. I/We have understood the instructions to Tenderers in the booklet DGS&D-229 and conditions of contract in the Form No-68 (Revised) including in the pamphlet entitling conditions of contract governing contracts placed by the Central Purchases Organization of the Government of India read with the amendments annexed herewith and have thoroughly examined the specification drawing and/or pattern quoted in the schedule hereto and am/are fully aware of the nature of the stores required and my/our offer is to supply stores strictly in accordance with the requirements.

Signature of the Tenderer.

The following pages have been added to and form part of this tender

Here paste coupon incase where
supplied to contractors
on payment

Yours faithfully,

coupons are

(Signature of the Tenderer)

Address _____

Dated _____

(Signature of the Witness)

Address _____

Dated _____

TENDER ACCEPTANCE LETTER
(To be given on Company Letter Head)

Date:

To,

Sub: Acceptance of Terms & Conditions of Tender.

Tender Reference No: _____

Name of Tender / Work: -

Dear Sir,

1. I/ We have downloaded / obtained the tender document(s) for the above mentioned 'Tender/Work' from the web site(s) namely:

_____ as per your advertisement, given in the above mentioned website(s).

2. 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 contract agreement and I / we shall abide hereby by the terms / conditions / clauses contained therein.

3. The corrigendum(s) issued from time to time by your department/ organizations too have also been taken into consideration, while submitting this acceptance letter.

4. I / We hereby unconditionally accept the tender conditions of above mentioned tender document(s) / corrigendum(s) in its totality / entirety.

5. In case any provisions of this tender are found violated, then your department/ organization shall without prejudice to any other right or remedy be at liberty to reject this tender/bid including the forfeiture of the full said earnest money deposit absolutely.

Yours Faithfully,

Date:-

(Signature of the Bidder, with Official Seal)

LIST NO-1

TENDERERS SHOULD FURNISH SPECIFIC ANSWERS TO ALL THE QUESTIONS GIVEN BELOW. TENDERERS MAY PLEASE NOTE THAT IF THE ANSWER SO FURNISHED ARE NOT CLEAR AND /OR ARE EVASIVE, THE TENDER WILL BE LIABLE TO BE IGNORED.

1. Tender No. _____
2. Name and address of firm/contractor :
3. What is your permanent Income Tax A/C No.? :
4. Status
 - a) Indicate whether you are govt. registered of central of others :
 - b) GST No. :
5. Please indicate name & full address of your banker in following format:-
 - a) Bank Name, Branch and Account No. :
 - b) IFSC CODE :
 - c) WHETHER BANK BRANCH is NEFT/RTGS enable or not. :
6. State whether your firm with you have been banned by any govt./central authority :
7. Please confirm that you have read all the instructions carefully and have complied with accordingly. :

Signature of Witness.

Full name and address of witness
(in Block Letters)

Signature of Tenderer.

Full name and address of the persons signing
(in Block letters)

**Whether signing as
proprietor/partner/constituted attorney/duly
authorized by the company**

Date:-

INSTRUCTIONS TO BIDDERS FOR ONLINE/OFFLINE BID SUBMISSION

1. Bid Submission:

(i) Where to submit:-Bid shall be submitted online at CPPP website: <https://eprocure.gov.in/cppp/>. Or offline through Speed, Regd. Post/Courier to **The DIGP, RAF Range-3,Shri Kunja Guest House, Balawala, Dehradun (Uttarakhand)- 248001**. Tenderers are advised to follow the instructions “Instructions To Bidder for Online/offline Bid Submission” provided in this Appendix.

(ii) How many Bids: - Not more than one tender shall be submitted by one tenderer. However, 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 bid(s) containing technical bid, financial bid and bid security in respect of each of such premises.

(iii) No change in the bid document:-Interested persons who are legal owner of the property or Power of Attorney holder, who has downloaded the tender from the CBEC website www.cbec.gov.in and Central Public Procurement Portal (CPPP) <https://eprocure.gov.in/eprocure/app> shall not tamper/modify the tender form template in any manner. In case if the same is found to be altered / modified in any manner, tender may be completely rejected.

(iv) Corrigendum / addendum/ amendment to Bid: - Intending tenderers are advised to visit CBEC website www.cbec.gov.in and CPPP website <https://eprocure.gov.in/eprocure/app> regularly till closing date of submission of tender for any corrigendum / addendum/ amendment in the tender document.

2. Process and manner of submission

The tender are to be submitted online/offline in two parts viz:-

(i) "Technical Bid" which should contain technical parameters like address of the building, carpet area, year of construction, design of the premises, availability of parking space and other requirements as given in Appendix-“F” and General Information of the Tender documents.

(ii) All the pages of bid being submitted must be signed and sequentially numbered by the bidder irrespective of nature of content of the documents before uploading.

(iii)The bidder should not indicate the rent details in the ‘Technical Bid’.

3. Important Information

(i) The bids will be opened in the office of the DIGP, RAF Range-3HQr mentioned above on the scheduled date and time. No further communication shall be made separately regarding dates of opening of Technical & Financial Bids unless there is any change in date or time of opening of bids.

(ii)All the interested parties / bidders may remain present in the office of DIGP,RAF Range-3 Hqr mentioned above at the time of opening of bids on the date and time as mentioned in the critical date sheet.

(iii) After evaluation of the technical bids, bidders will get the information regarding their eligibility/pre-qualification on website. Thereafter, an e-mail confirmation will be sent to the successful bidders which can be checked by the bidders on the portal.

(iv) Original copy of undertaking/affidavits, self-attested copies of the certificates and other documents must be delivered to this office on or before bid opening date/time, as mentioned in the critical date sheet. After opening of the Technical Bid, the original documents as per the requirement of e-tender document will be verified by the department. The department reserves the right to seek any document in original related to the premises offered for hire for the purpose of verification at any stage of the tender process.

(v) If at any time it is noticed that any information uploaded/provided by the bidder is incorrect or wanting, the bid is liable to be rejected. The department shall not be responsible for any legal consequences arising from such rejection of the bid.

REQUIREMENT AND FACILITIES TO BE PROVIDED BY BIDDER

1. Online e-tenders are invited for and on behalf of the President of India by the DIGP, RAF Range-3 HQR, Dehradun for hiring a building for **Administrative Block** for the O/o DIGP,RAF Range-III at Dehradun on monthly rent basis having total carpet area ranging 8000 Sq.Ft to 9600 Sq.feet initially for a period of Two years. The bids are invited in a **two-bid system** (Technical and Financial). Only persons having the legal rights for leasing out the premises on rent can send their bids.

2.The premises having the following amenities and facilities will be consideration and will be given due weightage in evaluation of Technical Bid:-

- i. Occupancy/completion certificate.
- ii. Building should be complete duly painted and suitable for **accommodating RAF Administrative Block with adequate numbers of bathroom/toilet facilities. In addition sufficient parking for Govt./Visitor Vehicles.**
- iii. The building should be well connected by public transport and should have minimum sufficient wide approach road.
- iv. There should be adequate natural lighting in the campus/compound. There should be adequate cross-ventilation in the building.
- v. There should be provision of potable water and storage along with sufficient water for toilets, washbasins, housekeeping, other cleaning purposes etc.
- vi. The premises should have regular electricity connection with separate electricity meter and provisions of light and ceilings fans in living area as well as for essential services and common area. The premises shall have proper electrical wiring and fittings/ installations with CFL/LED lights and shall have 24 hours sufficient load sanctioned and further provisions for increasing the load as per requirement. Further camp security purpose premises should have facility to install Generator for proper supply of electricity for essential and camp security and common area lighting purpose in the absence of regular electricity supply.
- vii. All amenities and fixtures of the building should be made operational before the possession of the building is taken.
- viii. All internal and external walls should be painted with good quality paint before handing over the possession to the department.
- ix. Surroundings of the building, space available within the premises of the building, approach road leading to the building, traffic congestion in and around the building and other related factors would be important criteria for qualifying in the Technical Bid.
- x. The required carpet area should preferably be in a single independent building and in case of building with multiple floors the ones offered should preferably be contiguous.
- xi. In case building with multi story (multiple floors) than it should have Lift facilities.
- xii. The **Administrative Block premises** should be legally free from all encumbrances.
- xiii. Requirement of space in the building will be based on carpet area which is define in appendix-A.
- xiv. **Preference will be given to building with Fire Fighting Mechanism.**
- xv. **Open Area Approx. 3500 Sq ft. with no extra cost (Preferred).**

GENERAL INFORMATION

1.
 - i. Name of person submitting the bid (the bidder) :-----
 - ii. Permanent Account Number (PAN) :-----
 - iii. Whether assessed to tax and if so, particulars thereof:-----
2. Status of the bidder (Individual/ Partnership Firm/Company/Society/Any other (specify) :-----
3.
 - i. Name of the person holding title to the property (the owner):-----
 - ii. Permanent Account Number (PAN):-----
 - iii. Whether assessed to tax and if so, particulars thereof:-----
4. Status of the owner (Individual/ Partnership Firm/Company/ Society / Any other (specify) :-----
5. Whether the bidder is himself the owner of property offered on rent or Power of Attorney/Duly Authorized signatory of owner (Specify clearly):-----
6. Contact details of the bidder:-----
 - 6.1 Name -----
 - 6.2 Complete Postal Address-----
 - 6.3 Telephone Nos. including Mobile Numbers -----
 - 6.4 Fax No.:-----
 - 6.5 Email:-----
7. Contact details of the owner (if different from bidder):-----
 - 7.1 Name:-----
 - 7.2 Complete Postal Address:-----
 - 7.3 Telephone Nos. including Mobile Numbers:-----
 - 7.4 Fax Nos:-----
 - 7.5 Emails:-----
8. Details of Property Offered:-
 - I. Location and address of the building:-----

Is property having office use:-----
 - II. Whether the space offered for hire situated in more than one floor of a property, if yes, specify the floors.:-----
 - III. Total plot area of the property where office is offered (complete land area including open spaces, constructed are with the boundary of property offered on rent) (In Sq. Ft.):-----
 - IV. Total Carpet area:-----
 - V. Total Plinth area :-----
 - VI. No. of floor in building:-----

- VII. No. of Room/Hall in each floor:-----
- VIII. Open/Covered area (open parking space, covered parking space etc in Sq.Ft.):-----
- IX. Whether Open area approx. 3500 Sq.ft with no extra cost is available at site (Yes/No)-----
- X. Distance of property from the railway station:-----
- XI. Distance of property from Bus Stand/Railway Station:-----
- XII. Details of the toilet facilities available on each floor (give details of common toilet facilities as well as attached toilet facilities, if any):-----
- XIII. Whether plans are approved by the local authorities:-----
- XIV. Whether occupation certificate has been obtained.-----
- XV. Clearance/ NOC of all the relevant Central/ State/ Municipal Authority and Fire Department for use as **Administrative Block/commercial** premises conforming to the municipal laws obtained or not:--

9. Rates per Sq. feet/meter for the rental building should not be mentioned here or anywhere in the Technical Bid.

Signature of tenderer

Date:-
Palce:-

DECLARATION

1. I have gone through the Instructions to Bidders(Appendix-'E') and the Terms and Conditions for the Tender (Appendix-'F') forming part of the Tender Documents and I accept them and agree to abide by them.

2. I,, Son / Daughter of solemnly declare to the best of my knowledge and belief, the information given above and in the enclosures accompanying it is correct, complete and truly stated.I/We will give the consent as per your standard Performa if you find our premises suitable.

Signature of tenderer

Date:-
Palce:-

UNDERTAKING BY THE BIDDER

1. I/We undertake that I/We or my/our firm M/s..... has not been blacklisted by any Govt. Department/Public Sector Undertaking/ Autonomous Body.

2. I, Son/Daughter/Wife of Shri Proprietor/Partner/Director/authorized signatory of M/s..... am competent to sign this declaration and execute this tender document.

3. I have carefully read and understood all the terms and conditions of the tender and undertake to abide by them.

4. The information / documents furnished along with the above application are true and correct to the best of my knowledge and belief. I/We are well aware of the fact that furnishing of any false information / fabricated document would lead to rejection of my tender at any stage besides liabilities towards prosecution under appropriate law.

5. I/We understand that in case any deviation is found in the above statement at any stage, my/our concern/firm/co. may be blacklisted and shall not have any dealing with the Department in future.

Date: Signature of the authorized Signatory of the firm/Company/Organization Place: Office Stamp/Seal:

Date:-
Palce:-

Signature of tendrer

LEASE DEED

The Deed of Lease is made on the _____ day of _____ 20____ between
 and the owner ofherein
 called Lessor shall be deemed to include his successor, heirs, executors, administrators and assigns of **the one part** and
Shri.....DIGP, RAF Range-3 HQr, in the name and on behalf of the President of India, herein
 after called "The Lessee" (which term, unless excluded by or repugnant to the context shall be deemed to include its
 successors in title an assigns) of **the other part**.

Now whereas the Lessor says that he is the absolute owner of the premises House/Building and other structure of
 which is not under any dispute whatever and situated at Khasra
hereinafter referred to as a "said premises". (Details given in Schedule)

Whereas the Lessee is in need of a premises for establishing and running **Administrative Block** of the O/o DIG,RAF
 Range-III Dehradun on need basis whereas Lessee have approached the Lessor with the same intention for renting out the
 said premises for a period of three years w.e.f., which can be extended after mutual understanding
 between Lessor and Lessee after the expiry of this deed period. The Lessor offered the said premises to the Lessee on the
 following terms and conditions;

AND NOW THIS DEED OF LEASE WITNESSETH AS UNDER ;

1. That the lease of the said premises shall be for a period of Two years, commencing fromst of day of
 20____ to day of 20...., which is extendable further for a period mutually
 agreed between the Lessor and the Lessee.
2. That rent for the proposed **Carpet area** in the along with right of
 passage for ingress and egress with all fitting and fixtures mentioned in Schedule enclosed, shall be Rs. -----
 ----- + ----- GST i.e. Rs.----- per month payable to the Lessor by 15th of subsequent month in
 favour of by Demand Draft/Cheque/online transfer by Lessee
 from time to time for which the Lessor shall give a duly stamped receipt.
3. That the Lessor will do the insurance of the building and premises through insurance company against the
 accidental damage by fire, flood, storm, earthquake, natural calamity and act of God and the Lessee will not be
 liable for any such damages which are beyond their control.

4. That the Lessor shall clear all dues on the premises and building before tilli.e. till the date of handing over possession.
5. That the Lessee shall pay the electricity and water charges on receipt of bills from time to time. If the connection is disconnected in default of payment of bills, Lessee will be responsible for payment of charges for restoration and Lessor will not be held responsible for the same.
6. That the lessor shall install an electric sub meter in the tenanted premises and the lessee shall be liable to pay all bills of electricity water charges including surcharges etc. The Lessor will clear the due electricity bill of the building till
7. That the Lessor will provide sufficient covered/open parking space in the campus exclusively for vehicles of lessee for which no extra payment will be paid to lessor.
8. That the Lessor shall pay all Municipal Taxes, Service Tax and all other government levies etc even during the period of continuity of this lease deed which are payable on the immovable property by the owner.
9. That the period of lease shall be initially for two years commencing from and thereafter it may be extended in mutual agreement of both the parties for further period which may be agreed upon mutually. After the expiry of two year from the start of the lease, rent will be renewed.
10. That the Lessee shall not sub-lease the said premises.
11. That the Lessor shall hand over the premises to the Lessee alongwith the inventory of the buildings, accessories, fittings etc. The Lessee shall maintain all the accessories and fittings of the building and premises in good working condition.
12. That the Lessor shall be responsible for any deposit / payments to the Government or any other institutions as required by the law from time to time in connection with buildings & the said premises. The Lessee will pay only for the running, consumption and use of the building nothing else.
13. That the lessor shall ensure the maintenance of building, and white wash and paint the leased premises once in every three years failing which the lessee shall be free to carry on such white washing and painting and the amount spent by lessee in this respect shall be deducted from rent payable to the lessor.
14. That the Lessee shall handover the said premises to the Lessor at the time of vacating as per the inventory if provided by the Lessor at the time of taking over by the Lessee.
15. That the Lessee shall not make any permanent structural change in the building or construction on the premises without the consent of the Lessor. However, the lessee may erect temporary partitions for making cabins etc. at its own cost without, in any manner, altering or damaging of premises or any portion thereof and on termination of the tenancy restore the premises in the original condition.

16. If the lessee requires more area, the Lessor will construct the same within the aforesaid premises rented out to the lessee at the prevailing rates and conditions.
17. Either parties if so desire may terminate this lease earlier than the stipulated period giving three months notice or in lieu of the three months rent in advance by mutual consultation in writing and such notice shall be effective only if it is sent by registered post/ by hand to the address of the LESSEE or LESSOR as the case may be as given in this deed.
18. Lessee agrees to abide by bye-law and regulation of municipal committee including Nagar Nigam, Dehradun notified from time to time applicable to the demised premises and to carry out and obey all lawful orders or directions, issued by such local bodies during the period of tenancy. Municipal Taxes, Property taxes regarding the building shall be borne by the lessor.
19. The LESSEE shall indemnify the LESSOR for any act or activities by the LESSEE during the contract period. The premises shall be exclusively used for the purpose for which it is rented.
20. That the lessor will permit his agents/surveyor and workmen only with the consent of lessee and with all necessary advance intimation to enter into the said premises as per requirement, for the purpose of viewing the condition of the said premises or to do such works or things as may be required or necessary for any repair alteration or improvement of the said building including the water pipe and drains for enabling the lessor to perform any of lessor's covenants and conditions contained herein.. That Lessor will provide adequate water and drain outlet and for disposal of liquid and solid waste.
21. That in the event of any dispute or difference relating to the interpretation an application of the provisions of the contracts, such dispute or difference shall be referred by either party to the Arbitration of one of the Arbitrators in the Department of Public Enterprises to be nominated by the Secretary to the Government of India in charge of the Bureau of Public Enterprise. The Arbitration and Reconciliation Act, 1996 shall not be applicable to the arbitration under this clause. The award of the Arbitrator shall be binding upon the parties to the dispute, provided however; any party aggrieved by such award may make a further reference for setting aside or revision of the award to the Law Secretary, Department of Legal Affairs, Ministry of Law & Justice, Government of India. Upon such reference the dispute shall be decided by the Law Secretary or the Special/Additional Secretary when so authorized by the Law Secretary, whose decision shall bind the parties finally and conclusively. The parties to the dispute will share equally the cost of arbitration as intimated by the Arbitrator.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS THE DAY MONTH AND YEAR ABOVE FIRST WRITTEN.

LESSEE :

LESSOR :

Witness

1.....

2.....

Signature of tenderer

Date:-
Place:-

Format for Financial Bid

<u>Name of owner/bider</u>	<u>Addressee of building</u>	<u>Total Plinth area</u>	<u>Offer Rent of building per month in Rs.</u>