



NIT NO: 02 Of 2019-20 Dated: -16-07-2019

For and On behalf of the Managing Director JKSPDC, 2nd Floor ERA building near Exhibition Grounds, Srinagar J&K, Sealed Quotations are invited by General Manager Estates Special Sub-Division Srinagar duly affixed with revenue stamp of worth Rs 2\ - from the landlords of residential building/Hotel Owners intending to rent out/lease out their residential building/Guest House/Superior Rooms of Hotel on rent/hire basis for utilization as Guest House by JKSPDC. The quotations complete in all respects should reach the office of undersigned within seven days from the date of this notice during office hours from the publication of this notice.

A:-			
S.No.	Particulars	Name of the Division	Initial Period Of Contract
1	2	3	4
1	Hiring of Residential building/Guest House/Superior Rooms of Hotel for utilization as Guest House	Estates Special Sub-Division Srinagar	02 years from the date of possession

B:-			
S.No.	Particulars	Date	Time
1	Date of publishing the tender on	17-07-2019	1100 Hrs.
2	Last Date of Receiving the tenders on	23-07-2019	1600 Hrs.
3	Bid Opening Date	24-07-2019	1200 Hrs.



General Instructions, Terms and Conditions

1. The intending Quotationer must read the instructions, terms and conditions carefully. He or she should only submit his/her bid if he/she considers himself/herself eligible and he/she is in possession of all the documents required.
2. Only legal owners/holders of the power of attorney from the legal owners, of the premises need to respond. No brokers will be entertained and no brokerage charges will be given by JKSPDC.
3. The notice inviting tender not confirming to requirements of JKSPDC shall be rejected and no correspondence will be entertained whatsoever the reason may be.
4. JKSPDC reserves the right to accept/reject any offer without assigning any reason.
5. For Hotel Owners, they should at least provide 8 Superior Rooms Accommodation in addition to all facilities of residential building.
6. Successful Quotationer (Q1) shall have to execute contract agreement with Corporation within 5 days from issuance of allotment order. No payments shall be made prior to execution of Contract Agreement.
7. All conditions laid down in PWD Form 25, special conditions mentioned herein along with instructions to Quotationers and NIT shall form an integral part of contract agreement.
8. Rates quoted by the Quotationer shall be inclusive all applicable taxes, duties, levies, etc.
9. All taxes, duties, levies etc. in vogue during the contract period shall be deducted at source from the bills of the Quotationer.
10. No price variation of any sort shall be paid whatsoever.
11. The Quotationers are required to state their address fully including their e-mail id correctly in their tenders. All notices, communications and references deemed as having been delivered within 07 days from the date of issue of these notices are sent by Indian post or through courier services or e-mail by the department. Receipts issued by India Post/ courier services shall be deemed as sufficient proof for due dispatch of all such communications.
12. JKSPDC may under the provisions of the contract extend the time of possession of the contract by any part period as he may consider reasonable. The decision of General Manager Estates Special Sub-Division Sgr shall be final.
13. In case of any dispute regarding the rates or interpretation of any condition of the contract, General Manager, decision of Estates Special Sub-Division Sgr shall be final and binding upon the Owner of the building.



Technical Eligibility Sheet:-

S.No.	Particulars	Information/Remarks
1	The building/Guest House /Hotel shall be located within the municipal limits of Srinagar around the vicinity of Boulevard,Rajbagh,Jawahar Nagar,Airport Road area preferably at and around Boulevard area.	
2	The building should at least have two floor occupancy having access to sufficient sunlight and proper ventilation.	
3	The ground floor should have kitchen, store room, dining room and meeting room fully furnished of ample space with attached bathrooms	
4	The second floor should at least have six rooms fully furnished with attached bath.	
5	The building should have parking facility for at least five vehicles.	
6	The building should have also a lawn duly maintained by the owner.	
7	The accommodation should have provision of 24 Hours of power supply and running water supply for both drinking and other necessary utility facility.	
8	The rooms of the building should be fully furnished and equipped with separate DTH facility and EPABX system having individual intercom facility.	
9	The responsibility for payment of all kind of taxes such as property tax, municipal tax etc. in connection with the property offered shall be of the owner/Quotationer and updated copies of all tax receipts should be attached with the quotations.	
11	Rate Quoted(in Rs) per month	



Document to be submitted by the Quotationer:-

1. Single stage one cover system i.e Complete bid shall be adopted for the purpose of this NIT which must include :-
 - a) Self-attested Photostat copy of Electricity bill/telephone bill/receipt of municipal tax for address proof etc.
 - b) Self-attested Photostat copy of Valid GST Registration certificate ,if available
 - c) Self-attested Photostat copy of Self attested undertaking that offered building is free from any liability and litigation in r/o ownership, lease, renting or any other pendency
 - d) Self-attested Photostat copy of Valid PAN no. with documents regarding the ownership of building or any other attorney/authority document.
 - e) Self-attested Original Copy of **Technical Eligibility Sheet**.

Bid Evaluation:

The quotations would be evaluated on the basis of **Technical Eligibility Sheet** which includes criteria like area where the property is offered, availability of parking space, better road connectivity, availability of power back-up, rate quoted and other additional facilities if possess shall be taken into account for the said purpose .

The bid evaluation shall be a single stage process: after qualifying the Bid, all the documents and space/building shall be inspected by a committee authorized by the competent authority and only those premises found satisfactory in all respect shall be preceded with issuing of allotment.

-Sd-

**General Manager
Estates Special Sub-Division-Sgr
JKSPDC**

No:-ESSD/Sgr/140-46

Dated: -16/07/2019

Copy to the:-

- 1) Executive Director (Civil) JKSPDC for favour of information please.
- 2) Executive Director (Electric) JKSPDC for favour of information please.
- 3) Director Finance JKSPDC for favour of information please.
- 4) Director Information and Public relations J&K Srinagar for information .He is requested to publish this advertisement in three leading local dailies of J&K.
- 5) General Manager (Accounts) JKSPDC Corporate Office Srinagar for information.
- 6) IT Manager JKSPDC Corporate Office Srinagar for information with a request to upload the NIT on the concerned website.
- 7) PA to MD JKSPDC for information of Managing Director.