



**JHARKHAND TOURISM DEVELOPMENT CORPORATION LIMITED  
(GOVERNMENT OF JHARKHAND)**

**TENDER DOCUMENTS**

**FOR**

**RENTING OUT SHOPS AT GROUND FLOOR AND FIRST FLOOR OF BIRSA VIHAR MARKET  
COMPLEX, RANCHI ON AS IS AND WHERE IS BASIS, ON MONTHLY RENTAL**

**Ref. No. :- 735/2021**

**Ranchi/Dated:- 15/09/2021**



**Jharkhand Tourism Development Corporation Limited**  
5, Mahatma Gandhi Marg, Ranchi, Jharkhand - 834001  
Phone No: +(91)-651-2331828 & 2331643 Fax: +(91)-651-2331828  
E-MAIL: [jtdcltd@gmail.com](mailto:jtdcltd@gmail.com)  
Visit us on <https://tourism.jharkhand.gov>.

Jharkhand Tourism Development Corporation Ltd. (JTDCL) invites tender to rent out its 09 (Nine) shops at Ground Floor and First Floor of Birsa Vihar Market Complex, Ranchi on as is and where is basis, on monthly rental for a period of 3 (Three) years extendable for another period of 2(Two) years, subject to performance of the successful tenderer.

In order to participate in the Selection Process, the Bidder's should be a single business entity (the "Single Business Entity"). The term Bidder used herein would apply to a Single Business Entity.

A Single Business Entity shall mean a company incorporated under Companies Act, 1956/2013 or a sole proprietorship firm or a sole proprietorship firm registered under the Proprietorship Act, 1908 or a partnership firm registered under the Indian Partnership Act, 1932 or a Limited Liability Partnership Firm registered under Limited Liability Partnership Act, 2008.

The Tender document can be purchased from the office of JTDCL on any working day by paying Rs.1680/- (Rs. One Thousand Six Hundred Eighty only) in the form of DD/Cash **payable at Ranchi** in favour of **Jharkhand Tourism Development Corporation Limited**. Bidder can also download the Tender document from the website <https://tourism.jharkhand.gov> however in case of downloading of the bid documents; bidder(s) have to submit the said demand draft (nonrefundable) along with their Bid.

<b>Time and Date of submission of Tender:</b>	<b>06/10/2021 at 02:00 PM</b>
<b>Time and Date of Pre-Bid Meeting:</b>	<b>21/09/ 2021 at 03:30 PM</b>
<b>Time and Date of opening of bid:</b>	<b>06/10/2021 at 03:00 PM or thereafter</b>

A Pre- Bid meeting will be held on **21/09/2021 by 03:30 PM** at Jharkhand Tourism Development Corporation Limited, 5, Mahatma Gandhi Marg, Ranchi, Jharkhand – 834001, Phone No: +(91)-651-2331828 & 2331643 Fax: +(91)-651-2331828, E-MAIL: [jtdcltd@gmail.com](mailto:jtdcltd@gmail.com). All subsequent corrigendum, addendum, notifications, changes and amendments will be posted only on the website <https://tourism.jharkhand.gov> and shall not be published in the newspapers.

Place of purchase, submission of tender document and opening of technical and financial bid is the office of Jharkhand Tourism development Corporation Ltd, 5, Mahatma Gandhi Marg, Ranchi-834001.

The Birsa Vihar Market Complex is located at the heart of Ranchi City, the state capital of Jharkhand, with sufficient parking space.

**The details of shops are as follows:**

<b>Sl. No.</b>	<b>Shop No.</b>	<b>Area (Sq. Ft.)</b>	<b>Base Rent (Per Sq. Ft.) in Rupees</b>	<b>Location at</b>	<b>Remarks</b>
1.	8	102	Rs. 51.00	Ground Floor	
2.	9,10,11	399	Rs. 51.50	Ground Floor	
3.	17	280	Rs. 81.00	First Floor	
4.	18	220	Rs. 85.00	First Floor	

5.	19	220	Rs. 81.50	First Floor	<b>Preference will be given to the agency working in the Tourism sector.</b>
6.	21	220	Rs. 102.00	First Floor	
7.	24	135	Rs. 52.00	First Floor	

The tender should be submitted in two tier system, 1. Technical Bid and 2. Financial Bid. The Technical Bid should be submitted in a sealed envelope super scribed as 'Technical Bid', and Financial Bid should be submitted in a separate sealed envelope super scribed as 'Financial bid'. Both these envelopes should be submitted in a larger envelope super scribed as "Tender for Shop No.....at Birsa Vihar Market Complex".

**Please note:**

Bidder can submit Bid only for one shop. However, Shop no.- 09, 10 & 11 will be considered as one shop.

**The technical bid shall consist of the following:**

- a. A detail statement of the proposed use of space (certain activities/ uses are prohibited like opening of meat shop, wine shop, garage, etc.);
- b. A note specifying the constitution of the firm/company/agency and the documents relating thereto. The list of documents for satisfying the constitution of the firm/company/agency is hereunder and should be submitted along with:
  - i. Incorporation certificate
  - ii. Registration certificate of the firm/agency
  - iii. GSTN Certificate
  - iv. Copy of PAN
  - v. Bank Statement
  - vi. Character certificate issued by S.P./D.C. office.
- c. Earnest money deposit of Rs. 50,000/- (Rupees Fifty Thousand Only) will have to be submitted along with the tender in the shape of Demand Draft drawn in favour of Jharkhand Tourism Development Corporation Limited payable at Ranchi;
- d. The tender received without document fee and EMD will not be considered and rejected.

**Financial Bid:**

The tenderer shall submit the Financial bid for whole portion of space of one shop, subject to base rent of minimum per Sq. Ft., prescribed in table per month in the above format.

**The financial bid to be submitted in following format only:**

I/M/s ..... hereby quote Rupees ...../- (Rupees .....Only) per square feet which becomes monthly amount Rupees...../- (Rupees..... only) exclusive of GST as monthly rent for the space for the **Shop No. ....** for the first year.

**Note:**

1. The financial bid shall be opened for tenderer who will qualify the technical bid.
2. The Last Date and time of receipt of Tender will be **06/10/2021 at 02:00 PM.**, and
3. the technical bid will be opened on **06/10/2021 at 03:00 PM** or thereafter
4. the date of opening of financial bid will be intimated further
5. if the offered rate is below the base price the tender will be rejected.
6. The successful tenderer will have to enter into an agreement with JTDC Ltd. spelling out the terms and conditions including to increase the rent @ 5% on each succeeding years and keep the security deposit equivalent to the six months' rent with the JTDC Ltd;
7. The applicable taxes if any shall be charged over and above the monthly rent.
8. For Shop No.- 19, preference will be given to the agency working in the Tourism sector.
9. The undersigned reserves the right to reject any or all proposals and annul the tender process at any time without assigning any reason whatsoever.
10. Word "Tenderer/Agency" written in tender Document shall be read as the Firm/Company/Agency.
11. JTDCCL may at its sole discretion and at any time during the evaluation of Proposal, disqualify any bidder, if the bidder has:
  - I. Submitted the Bid after the response deadline;
  - II. Made misleading or false representations in the forms, statements and attachments submitted in proof of the eligibility requirements;
  - III. Failed to provide clarifications related thereto, when sought;
  - IV. Declared ineligible by the Government of Jharkhand/India for corrupt and fraudulent practices or blacklisted;
  - V. Submitted a proposal with price adjustment/variation provision.
  - VI. Or for any other reasons.

**Sd/-**  
Managing Director