



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

TENDER DOCUMENTS

FOR

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

Ref. No. :- 832/2021

Ranchi/Dated:- 20/10/2021



Jharkhand Tourism Development Corporation Limited

5, Mahatma Gandhi Marg, Ranchi, Jharkhand - 834001

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Visit us on <https://tourism.jharkhand.gov>

Jharkhand Tourism Development Corporation Limited (JTDCL), invites tender to rent out the Commercial Space (2225 Sq. Ft.) at first floor of Birsa Vihar Market Complex on as is and where is basis and on monthly rental for a period of 10 (Ten) years extendable for another period of 5 (Five) years, subject to performance of the successful tenderer.

The Market Complex is located at the heart of Ranchi City, the state capital of Jharkhand, with sufficient parking space. The unit is open for inspection by the prospective bidder between office hours on all working days.

1. The Tender document can be purchased from the office of JTDCL on any working day by paying Rs.1770/- (Rs. One Thousand Seven Hundred Seventy only) inclusive of GST 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 the bid documents, bidder(s) have to submit the said demand draft (non-refundable) along with their Bid.

Time and Date of submission of Tender:	17/11/2021 at 02:00 PM
Time and Date of Pre-Bid Meeting:	29/10/ 2021 at 04:00 PM
Time and Date of opening of bid:	17/11/2021 at 03:00 PM or thereafter

2. A Pre- Bid meeting will be held on **29/10/2021 by 04:00 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. 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 and shall not be published in the newspapers.
3. 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.
4. **The tenderer shall submit the Financial bid for whole portion of space, subject to base rent of minimum Rs. 110/- (Rupees One Hundred Ten only) exclusive of GST per Square Feet for the month.**
5. 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 **“Commercial Space at first floor of Birsa Vihar Market Complex, Ranchi.”**
6. **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 Rupees 1,00,000/- (Rupees One Lac 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.

7. Financial Bid:

The tenderer shall submit the Financial bid for the **Commercial Space (2225 Sq. Ft.)** at first floor of Birsa Vihar Market Complex, prescribed in clause 04 per month in the following format.

The financial bid submitted in following format only:

I/M/s hereby quote Rs./- per square feet which becomes monthly amount Rupees...../- as monthly rent exclusive of GST for the **Commercial Space (2225 Sq. Ft.)** at first floor of Birsa Vihar Market Complex, Ranchi 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 **17/11/2021 at 02:00 PM.**, and
3. The technical bid will be opened on **17/11/2021 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 JTDCCL 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 month rent with the JTDC Ltd;
7. The applicable taxes if any shall be charged over and above the monthly rent.
8. The undersigned reserves the right to reject any or all proposals and annul the tender process at any time without assigning any reason whatsoever.
9. Word "Tenderer" written in tender Document shall be read as the Firm/Company/Agency.
10. 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