



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

TENDER DOCUMENTS

FOR

**RENTING OUT SHOPS AT BIRSA VIHAR SHOPPING COMPLEX PREMISES,
RANCHI, JHARKHAND, ON MONTHLY RENTAL**

Ref. No. :- 684 /2023

Ranchi/Dated:- 12 /07/2023



Jharkhand Tourism Development Corporation Limited

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TENDER NOTICE

**TENDER FOR RENTING OUT SHOPS AT BIRSA VIHAR SHOPPING COMPLEX PREMISES,
RANCHI, JHARKHAND , ON MONTHLY RENTAL**

The Jharkhand Tourism Development Corporation Limited (JTDC), Government of Jharkhand (GoJ) undertaking intends to invite **Tender for Renting out shops at Birsa Vihar Shopping Premises, Ranchi, Jharkhand, on monthly rental.**

The detailed RFP document can be downloaded from the website <https://tourism.jharkhand.gov.in> and submit their Applications.

The Application Due date is on **01/08/2023 at 11:30 hours.**

All subsequent notifications, changes and amendments will be posted only on the above website.

Director

Jharkhand Tourism Development Corporation Ltd. (JTDCL) invites tender to rent out its 06 (Six) 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 5 (Five) years extendable for another period of 5(Five) 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.5900/- (Rs. Five Thousand Nine Hundred 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.

Time and Date of submission of Tender:	01 /08/2023 at 11:30 PM
Time and Date of Online Pre-Bid Meeting:	20/07/2023 at 03:00 PM
Time and Date of opening of bid:	01 /08/2023 at 12:00 Noon or thereafter

A Pre- Bid meeting will be held on **20/07/2023 by 03:00 PM** at Jharkhand Tourism Development Corporation Limited, 5, Mahatma Gandhi Marg, Ranchi, Jharkhand – 834001, Phone No: +(91)-651-2331828 & 2331643, 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.

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.

SL No	Shop No	Area(Sq feet)	Base Rent(Per sq feet)	Location at	Remarks
1	5	220	256.30	Ground Floor	Financial bid shall be more than base price
2	8	102	51.00	Ground Floor	Financial bid shall be more than base price
3	17	280	81.00	First Floor	Financial bid shall be more than base price

4	18	220	85.00	First Floor	Financial bid shall be more than base price
5	19	220	81.50	First Floor	Financial bid shall be more than base price
6	21	220	102.00	First Floor	Financial bid shall be more than base price
7	24	135	52.00	First Floor	Financial bid shall be more than base price

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 superscribed as ‘Technical Bid’, and Financial Bid should be submitted in a separate sealed envelope superscribed 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”.

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 butcher 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.
 - vii. Proof of bid document cost paid or DD of equivalent amount of Rs. 1,770/- in favour of Jharkhand Tourism Development Corporation Ltd. Payable at Ranchi.
- 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/- (RupeesOnly) 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 **01 /08/2023 at 11:30 AM**, and
3. the technical & financial bid will be opened on **01/08/2023 at 12:00 Noon** 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 (GST) 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. JTDCL 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.
12. Subletting not allowed. Criminal action will be taken if found violating this clause.

