



NIT	23639
DATE	02.01.2024

PREMISES REQUIRED ON RENT

FOR OFFICE CUM GUEST HOUSE ACCOMODATION

APPLICATION TO BE SUBMITTED **BY 3.00 P.M** of Dt 12.01.2024

AT

Sr. GM(C&M)
Power Grid Corporation of India Ltd
SR-II, Regional Head Quarter
Near RTO Driving Test Track, Singanayakanahalli,
Yelahanka Hobli, Bangalore Karnataka -560064

**POWER GRID CORPORATION OF INDIA LTD (on behalf of
SPV)
SR-II, REGIONAL HEADQUARTER, BANGALORE-560064
NOTICE INVITING TENDER**

PREMISES REQUIRED ON RENT

Power Grid Corporation of India Limited (on behalf of SPV to be assigned) SR-II, Regional Head Quarter, Near RTO Driving Test Track, Singanayakanahalli, Yelahanka Hobli, Bangalore Karnataka -560064 invites offer from owner (s) whose premise are readily occupy for Construction site office cum Guest House accommodation of built up area 3000 sqft to 4000 sqft of Independent building and preferably of full building unit consisting of Minimum of 4 Nos rooms with attached Toilet, Proper sitting room and hall , and at least one Kitchen facility and sufficient Parking Space in a location within a radius of 5 KM from District administration office, Koppal

The Premises should have all facilities including adequate power load, water supply, parking space, space for keeping generator, good frontage (free of cost). Premises should be ready for possession / occupation. The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from Power Grid website www.powergid.in (Sellers tab--Tender-- Tender/corrigendum)

. Preference will be given to the premises owned by the Govt. departments /public Sector Units The offers in a sealed cover complete in all respects should be submitted to:

Sr. GM(C&M)
Power Grid Corporation of India Ltd
SR-II, Regional Head Quarter
Near RTO Driving Test Track, Singanayakanahalli,
Yelahanka Hobli, Bangalore Karnataka -560064

, on or before 3.00 PM of Dt 12.01.2024. POWER GRID (on behalf of SPV) reserves the right to accept or reject any or all offers without assigning any reasons, therefore. Brokers will not be entertained.

Sr. GM

(C&M deptt)

For Power Grid Corporation of India Ltd
(on behalf of SPV)

RHQ Bangalore

TECHNICAL BID (COVER- A)
(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

OFFER/RENTING OF OFFICE PREMISES.

This tender consists of two Parts viz. the Technical Bid having terms and conditions, details of offer and the Price Bid. The Technical Bid and Price Bid for the proposal should be kept in separate sealed envelopes and these two envelopes be placed in a single cover superscribing **"Tender for renting of Premises for POWER GRID (on behalf of SPV)."** to

Sr GM (C&M)
Power Grid Corporation of India Ltd
SR-II, Regional Head Quarter
Near RTO Driving Test Track, Singanayakanahalli,
Yelahanka Hobli, Bangalore Karnataka -560064

Important points of parameters:-

1	Built up Area	Approximately 3000-4000 Sqft
2	Covered Parking Space	Preferable
3	Open parking area	Exclusive Open parking area for Agency/Contractor to be provided free of cost/rent/premium.
4	Amenities	24 hours water facility, Electricity etc
5	Possession	Ready possession / occupation
6	Desired location	within a radius of 5 KM from District Administration Office, Koppal
7	Preference	1.Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority. 2. Govt. Departments / PSU
8	Unfurnished premises	May be considered and POWER GRID (on behalf of SPV) will get the interior and furnishing work done as per the requirement.
9	Initial period of lease	2+ 1 years with an option to renew for a further period of 2+1 years.
10	Selection procedure	Techno-commercial evaluation followed by Price Bids.
11	Validity of offer	6 months from the date of submission of the offer

TERMS AND CONDITIONS

1. The successful bidder should have clear and absolute title to the premises. The successful bidder will have to execute the rent deed as per the standard terms and conditions finalized by the POWER GRID (on behalf of SPV) for the purpose. The initial period of rent will be 2 years and will be further renewed for 1 year (viz. total rent period 3 years) with requisite exit clause to facilitate full / part de-hiring of space by the Company only during the **tenure of the rent by serving three(3) months prior notice**. As regards the increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 10% after one year. After 3 years, rent can be negotiated and finalized with mutual agreement so that new rent can be executed for further term of 2+1 years.

1.2 Tender document received by POWER GRID (on behalf of SPV) after due date and time i.e. after **3:00 PM of Dated 12.01.2024** shall be rejected.

1.3 The bidders/lessors are requested to submit the tender documents in separate envelope super-scribed on top of the envelope as Technical or commercial as the case may be

(TECHNICAL BID AND PRICE BID) duly filled in with relevant documents/information at the following address:

Sr. General Manager (C&M)
Power Grid Corporation of India Ltd
SR-II, Regional Head Quarter
Near RTO Driving Test Track, Singanayakanahalli,
Yelahanka Hobli, Bangalore Karnataka -560064

1.4 All columns of the tender documents must be duly filled in and no column should be left blank. All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer. Any overwriting or use of white ink is to be duly initialed by the tenderer. POWER GRID(on behalf of SPV) reserves the right to reject the incomplete tenders.

1.5 The offer should remain valid for at least for a period of 6 (Six) months to be reckoned from the last date of submission of offer i.e. **12.01.2024**.

1.6 There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other conditions, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the lessor is required to attach a separate sheet "list of deviations", if any.

1.7 The Technical Bid will be opened on **12.01.2023 at 3.30 PM** in the presence of tenderers who choose to be present at following address:

Power Grid Corporation of India Ltd
SR-II, Regional Head Quarter
Near RTO Driving Test Track, Singanayakanahalli,
Yelahanka Hobli, Bangalore Karnataka -560064

All tenderers are advised in their own interest to be present on that date at the specified time.

1.8 **POWER GRID (on behalf of SPV)** reserves the right to accept or reject any or all the tenders without assigning any reason thereof. In case of exigency and depending upon the suitability, the **Power Grid(on behalf of SPV)** may as well accept more than one proposal to suit its total requirements.

1.9 Canvassing in any form will disqualify the tenderer. 50% of monthly rent Brokerage will be paid to broker if applicable.

1.10 The short-listed bidder/lessor will be informed by the **POWER GRID(on behalf of SPV)** for arranging site inspection of the offered premises.

1.11 Preference will be given to the exclusive building/floor in the building having ample parking space in the compound / basement of the building. Preference will also be given to the premises owned by the Govt. Departments / Public Sector Units.

1.12 The selection of premises will be done on the basis of techno commercial evaluation followed by Price Bid .

1.13 The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by the landlord. While renewing the rent, the effect of subsequent increase/decrease in taxes shall be taken into account for the purpose of fixing the rent. However, the landlord will be required to bill **POWERGRID(on behalf of SPV)** every month for the rent due to them indicating the GST component also in the bill separately. The bill should also contain the GST number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the **Power Grid (on behalf of SPV)** to bear the burden of GST otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the **POWER GRID (on behalf of SPV)** to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord. Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments to the landlord shall be made by Account Payee Cheque or RTGS/NEFT.

1.14 Mode of measurement for premises is as follows: Mode of measurement of Built up area will be in accordance with the Indian Standard mode of measurement. Common staircases, open balconies, sanitary / electrical ducts, A.C and lift shaft will not be reckoned for built up area measurements.

- 1.15 The floor-wise area viz. Ground, First, Basement if any, etc with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car parking spaces offered should be indicated separately.
- 1.16 Rent should be inclusive of all present and future taxes whatsoever, municipal charges, society charges, maintenance. However, GST shall be paid extra at an applicable rate and manner. However, while renewing the rent, the effect of subsequent increase/ decrease in taxes and service charges shall be considered for the purpose of fixing the rent.
- 1.17 Electricity charges will be borne by Power Grid(on behalf of SPV), but water supply should be maintained by the Landlord/owner within the rent.
- 1.18 Premises should have independent/direct access from road and not through some other establishment. Premises should have 24x7 free access.

I undertake to construct/modify the building in accordance with the above specifications and as per layout plan provided by the POWERGRID (on behalf of SPV). In case it is found at any stage after the building is taken over by the company that any of the above work has been executed by me, I undertake that the same may be carried out by the company at my cost.

Place:

Date:

Name & Signature of bidder/lessor

TECHNICAL BID

DETAILS OF OFFER

With reference to your advertisement in the local dailies dated_____, I / we hereby offer the premises owned by us for housing your **POWER GRID(on behalf of SPV)** office on Rent basis:

A	General Information:	
1	Name of the Owner	
2	Mobile No.	
3	Address of premises offered	
4	Whether located within 5 Km radius of District Administration office , Koppal or not	
5.	Independent house/Apartment	
6	Year of completion of Building	
B	Technical information:	
1	Building – Load bearing or Frame structure	
2	Type of building – Residential/Institutional/ Industrial	
3	No. of floors (whether Ground/First/Second)	
4	Built up area of house(in square foot)	GF: FF:
5	No of Bedrooms with attached Bathroom	GF: FF:

6	No of Bedrooms without attached Bathroom	GF: FF:
7	No of Drawing Room/Halls	GF: FF:
8	No of common bathroom	GF: FF:
9	No of balcony	
10	No of kitchen& utility area/storage room	Kitchen: Utility area: Store Room:
11	Details of furniture or appliances if any (List to be enclosed)	
12	Interior work, if any, such as Cupboards, wardrobe, interior finishing etc	
13	Type of flooring	
14	Power backup	Available/Not Available: If Available indicate KVA rating:
15.	Availability of water & sewage connection from the corporation	Available/ Not Available:
16	Availability of Borewell with motor	Available/ Not Available:
17	No of Car parking available	
	a) Closed Parking area available	
	b) Open parking area available	
C	Status of premises:	
1	Building ready for occupation – Yes / No	

2	If No, how much time will be required for occupation	
D	Amenities available:	
1	Electrical power supply – Yes / No	
2	Running water supply – Yes / No	
3	Whether plans are approved by the local authorities – Yes / No	
4	Whether NOC from the department obtained – Yes / No	
5	Whether occupation certificate has been received – Yes / No	
6	Whether direct access is available from the main road – Yes / No	
7	Whether fully air-conditioned or partly air-conditioned/not airconditioned	
8	Whether lift facility is available. Yes/No	
9	Mention the list of any other amenities provided	
10	Any additional information	

Please Enclose the Following:

1.	Recent Property tax receipt of proof for ownership
2.	Recent Electricity or Water Bill
3.	Copy of approved pan of Building
4.	Photo of the premises
5.	Location Map/ Google Location

Signature of the owners

Name:

Address

Mobile No

PRICE BID (COVER –B)

OFFER LETTER

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

**POWERGRID CORPORATION OF INDIA LTD (on
behalf of SPV)**

RHQ BANGALORE-560064

With reference to your advertisement in the _____ dated __/__/20 and having studied and understood all terms and conditions stipulated in the newspapers advertisement and in the technical bid, I/We offer the premises owned by us for housing your branch/office .

General Information:

Location:

1	Name of the Building	
2	Door No.	
3	Name of the street	
4	Name of the city	
5	Pin code	
6	I. Name of the Land lord	
	II. Address	
	III. Name of the contact Person	
	IV. Mobile Number	
	V. Email address	

Price part:

S.No.	Details	
1.	Monthly Rent in Rs.	First Year-----Rs..... Second Year---Rs..... Third Year-----Rs.....
2.	Interest free refundable advance required which shall be refunded at the time of vacation or adjusted in the monthly rent at the end of period of rent	
3.	Approx rental value per month considered for Furniture's/Acs if available	Rs..... per Month
4.	If Brokerage is to be Paid,indicate broker name & address(limited to max 50% of monthly rent).A letter from the broker is enclosed.	Yes/No: If yes Name of Broker: Address:

Declaration

We have studied the above terms and conditions and accordingly submit an offer and will abide by the said terms and conditions if our offer of premises is accepted.

Place:

Date:

Name & Signature of bidder/lesser with seal if any