

National Seeds Corporation Limited

(A Government of India Undertaking)

UAS Campus, Hebbal, Bengaluru – 560 024.

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FAX NO.: 080-23410328

TENDER SCHEDULE

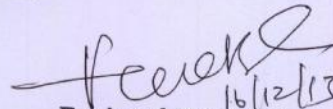
No. Admn 6(1)/NSC-BLY/2013-14

Date: 16.12.2013

SPACE AVAILABLE FOR RENT

Newly constructed Storage Godown space available approximately for 10,000 Qtls capacity ,7500 Sq.ft area at Plot No.732-A,Guggarhatti, Bangalore Road, Bellary -583102,Fax/Phone No-08392-250781, (M)9900247941,E-mail: bellary@nsc.gov.in.

Accordingly interested parties may quote their Rate Rs.----- per/Sq.ft on monthly Rent basis along with EMD of Rs.10000/- (Rupees ten thousand only)(refundable) in favour of National Seeds Corporation Ltd., payable at Bellary. The tender may be obtained from the Office of above address and or down loaded from the web site : www.indiaseeds.com (free of cost) on or before 23.12.2013. Parties may offer their quotations in sealed cover up to 3.00 P.M of 23.12.2013 and tenders will be opened on the same day at 3.30 P.M at the above address.


16/12/13
Regional Manager

NATIONAL SEEDS CORPORATION LIMITED
No.732-A,Guggarhatti, Bangalore Road, Bellary -583102
(Fax/Phone No)08392-250781, (M)9900247941.
E-mail: bellary@nsc.gov.in

GENERAL TERMS AND CONDITIONS

1. The tender document can be obtained from the office of above address and or downloaded from the web site www.indiaseeds.com.
2. Earnest Money should accompany the tender in the shape of Demand Draft in favour and furnishing performance guarantee.
3. The firm shall be required to furnish copy of Registration, PAN, TIN, VAT and Service Tax.
4. The firm shall be required to furnish Full address, Phone / Mobile number in the tender.
5. The quotation should reach on or before 23.12.2013 up to 15.00 hrs and shall be opened at 15.30 hrs on same day in the presence of party/ representative who wish to attend.
6. One month rent shall be deposited in advance (interest free) before taking the possession of godown, the same will be refunded after vacating the premises in good condition .
7. Space of godown may be increased or decreased as per the prevailing conditions, Rules & guidelines of the Corporation.
8. The change in the terms and conditions shall not be accepted. Such conditional tender shall be liable for rejections.
9. The Lessee shall pay the rent in advance on or before the 10th of each calendar month to the Lessor.
10. The firm has to execute an Agreement on non judicial stamp paper of value Rs.100/- in the prescribed Proforma stating that the godown has taken on hire basis initially for a period of 11 months.
11. EMD shall be refunded / adjusted after the lease agreement is executed.
12. Further terms and conditions are available in format of lease rent agreement.
13. Corporation reserves the right to accept or reject any / all quotation / tenders without assigning any reasons what so ever and decision of the corporation shall be final and binding to the firm.

FORMAT OF LEASE AGREEMENT

This lease deed is made on this ----- day of the -----, 2013 in the year Two Thousand Thirteen between (Name of owner of the building) ----- herein after referred to 'The Lessee' which expression shall unless excluded by or repugnant to the context includes heirs, executors. Administrators, legal representatives and assigns of the Lessor NATIONAL SEEDS CORPORATION LTD. BELLARY, a company registered under the companies Act having its registered office at Beej Bhawan, Pusa Complex, New Delhi – 110012, through its Regional Manager, which has been duly authorized by the Board of Directors of the said Corporation to execute this lease deed [herein after referred to as 'The Lessor' which expression shall include successors. Executors administrators and assigns.

: NOW THIS DEED WITNESSETH AS UNDER:-

WHEREAS the above Lessor is the owner of the premises -----and fully described in Annexure- 1 to this agreement. The lessor represented that he has a little free from encumbrance and is legally competent to lease out the said premises. The Lessee accepted the said representation and is entering into this lease deed on that assumption.

AND WHEREAS the Lessor agreed to lease out the said premises on the terms and conditions here in after mentioned.

1. In consideration of the rent of Rs. -----per sq ft per month fixed and reserved and to the covenants. Conditions and agreement here in after contained and on the part of the Lessee agreed to be observed and performed the Lessor here by demise and to the Lessee the above premises fully described in Annexure -1 and delineated in the map attached there to together with fixtures as now indicated in Annexure -A with all rights easements and appurtenance belongings or appertaining there to for a period of ----- years commencing from the month of ----- with a option to be exercised by the lessee at least 3 months before the expiry of the lease period to review the lease deed for a further required period by the lease on the same terms and conditions as contained in this lease deed. After every ----- years increase in rent -- ----to be enhanced.
2. The Lessor do here by further covenants with the Lessee as follows:

- i. The Lessor shall carry out repairs including white washing / distempering of such portions as are desired by the Lessee.
 - ii. The Lessor shall carry out painting / polishing on steel / wood works every alternative year. In the event lessor fails to carry out the white washing / Distempering and minor repairs etc. The same shall be got done by the lessee and amount thus spent on this would be deducted from the rent of the following months by the Lessee.
 - iii. The Lessee shall carry out all major repair in respect of any damaged fittings of fixtures during the tenancy period .
 - iv. The Lessee shall pay promptly and regularly all existing and future rates and taxes payable by him in respect of the premises and shall keep the Lessee free from any such responsibilities.
 - v. The Lessee shall ensure to the Lessor a peaceful and uninterrupted use and enjoyment of the premises during the term of lease or extended term of the lease.
3. The rent here in above fixed is inclusive of all taxes, rates, fees and the same shall be payable by the Lessee in case of any increase in above mentioned rates etc. The same shall be payable as per applicable law.
4. The Lessee here by convents with the Lessor as follows:
- i. The Lessee shall pay the rent in advance on or before the 10th of each calendar month to the Lessor.
 - ii. The Lessee shall pay all electrical power, water bills as per consumption directly to the concerned local authorities.
 - iii. The Lessee will use the premises for the purposes of Office. Sale counter storage of Seeds, garage, parking of vehicle of the Lessee and its staff.
 - iv. The Lessee shall not without the written permission of the Lessor make any addition, alternation of permanent structure in the said premises. The Lessee however shall be at liberty to make temporarily alternations partitions etc. And shall be at liberty to install ACs, Air Coolers and other incidental appliances in the premises. The Lessee undertakes to restore the building and fittings in the condition existing at the time of taking possession of the premises.
 - v. The Lessee shall not sublet assigned or otherwise part with possession of the premises to anyone else without the written permission of the Lessor.
 - vi. The Lessee shall permit the Lessor / his agent or employees authorized in writing in that behalf to enter the premises for the purpose of inspection provided that the Lessor shall give 1 week's time notice in writing to the Lessee in that behalf.
 - vii. The Lessee shall replace all fused Bulbs / Lights and carry out day to- day repairs. The Lessee shall be liable to pay for breakage or damaged to the fittings and fixtures only if it is caused due to an act of default of the Lessee.

- viii. The Lessee shall keep the premises in good condition normal wear and tear excepted.
- ix. The Lessee shall on the expiry of the lease period or extended period handover vacant and peaceful possession of the premises to the Lessor.
- 5. The Lessee shall be entitled to terminate this lease deed by giving 3 calendar months notice in writing.
- 6. The Lessor may terminate the lease by giving 3 calendar months notice in case the lessee commits any of the conditions of this lease deed.

In witness whereof the parties here to have hereunto day month and year first above written.

Signature of the Land Lord
Lessee.

Signature of the Land Lord
Lessor.

WITNESSES:- 1)

1)

2)

2)