

WEST BENGAL TRANSPORT CORPORATION LIMITED

(FORMERLY KNOWN AS THE CALCUTTA TRAMWAYS COMPANY (1978) LTD.)

(GOVT. OF WEST BENGAL UNDERTAKING)

12 R. N. Mukherjee Road, Kolkata-700001

Description: **Short term lease of a portion of new Traffic Office Building within Park Circus Depot under WBTC.**

Tender No : P - 08 / 04 / 2017-18 (4th call)

Earnest Money: Rs. 20,000/-

Salient Features along with Terms & Conditions of the offers:

1. Covered area at Ground Floor = 868.20 Sq. ft.

Covered area at First Floor = 868.20 Sq. ft.

2. The said space will be leased out on As Is Where Is Basis. The floor plan of Ground & 1st floor showing the demarcated area is enclosed for ready reference. The space for provision of stairs has been kept. However, the tenderer has to inspect the said space in consultation with the Assistant Engineer (Building) of this Company on any working day prior to quoting their rates.

3. It is clearly to be noted that **No Structural Modification is allowed** at any floor. The dismantling of any interior walls, floor or any other existing civil works as well as the new interior decoration works are to be done by the vendors only after obtaining "No Objection" from the Chief Engineer of this Company. Moreover, there are restriction regarding imposition of undesirable live load over any of the floor. Accordingly, the vendor has to submit a detailed plan of such work along with proposed live load duly certified by empanelled Structural Engineer of KMC for getting it approved by this Company prior to undertaking any such work.

4. **It is to be clearly noted that no construction / extension of structure in permanent or temporary nature (RCC or masonry) is allowed over the roof of the building.**

5. Any existing materials, fittings etc as will be taken out by the vendor, are to be handed over to this Company, maintaining proper record of the same. The entire electricity connection, separate metre etc. will have to be arranged from CESC by the successful tenderer. The necessary 'NOC' in this respect would be issued by this Company as & when required.

6. The proposed activity to be made at that building by the vendor during the period of lease is to be mentioned clearly in the space provided at financial bid. The Company reserves the right to reject any specific proposal. The vendor will be bound to accept the same. No other activity, other than that mutually agreed upon, will be permitted at any point of time. WBTC reserves the right to terminate the lease agreement for any deviation of the same.

7. Copies of up to date Income Tax, Sales Tax / VAT, Service Tax, GST, Professional Tax, Company registration documents, PAN etc. have to be submitted by the vendor in technical bid.
8. Credential in respect of similar nature of lease, as exist for last 5 years, is preferred and is to be submitted by the vendor in technical bid.
9. The **initial lease period would be for 5 (five) years** which may be renewed for further 5 (five) years subject to satisfactory performance in terms of all payments to be made as well as proper operation / activity at that building. The lease rent per month would have to be paid on half yearly basis and that has to be paid within 10th day of the 1st month of every half. The successful vendor would have to execute the lease agreement with this Company in this respect after obtaining necessary work order.
10. **It is to be clearly noted that the monthly rent is to be enhanced @ 5% after completion of every successful year up to initial 5 years of contract.** The rate of enhancement for the next 5 years would be decided by the Company at subsequent stage.
11. The vendor should clearly mention, in prescribed format, in financial bid :
 - (i) The lease rent to be paid per month (payable in advance on half yearly basis).
 - (ii) Any applicable Tax to KMC or any other authorities have to be paid separately by the vendor as & when imposed.
12. The clearance from KMC / Municipal / Local body or other authorities, if so required at any stage, would have to be obtained by the vendor. WBTCCL will provide necessary assistance in this matter as and when required.
13. The entire security arrangement would have to be done by the vendor for operation of any activity within the building. WBTCCL will not take any responsibility of the same.
14. The Company will reserve the right for cancellation of such agreement at any point of time by giving 3 months notice without assigning any reason, what so ever. The vendor will be bound to hand over all occupied area of the building against any policy decision of Govt. of West Bengal or any administrative decision of this Company.

Sealed Tenders, **in form of Technical Bid and Financial Bid**, clearly mentioning the Tender No. & description, addressed to the **Jt. Managing Director, West Bengal Transport Corporation Ltd**, **should be submitted in firm's own letter-head along with requisite Earnest Money (in technical bid) and it is to be dropped at the Tender Box kept at 2nd floor of the WBTCCL Head Office Building at 12, R. N. Mukherjee Road, Kolkata – 700 001 within 13:00 hrs on 19-05-2017**. The same will be opened at 14:00 hrs on the same day. The vendors may remain present at the time of opening the same.

The WBTCCL reserves the right to negotiate among the participating vendors and split the offer among the various participants.

Jt. MANAGING DIRECTOR

Schedule of description and rate for ‘Short term lease of a portion of new Traffic Office Building within Park Circus Depot under WBTC.’

Sl. No.	Description	Rate of Monthly Rent in Rs. (to be quoted in both figures and words) [Rate should be quoted in consolidated amount for the total area]
1.	Short term lease for the space at the ground and 1 st floor of a portion of new Traffic Office Building within Park Circus Depot under WBTC. Covered area at Ground floor = 868.20 sq. ft. 1 st floor = 868.20 sq. ft. <hr/> Total covered area = 1736.40 Sq. ft.	

DECLARATION:

I hereby declare that the aforesaid space is proposed to be utilized for any of the below mentioned purpose. I also confirm that I shall not use the aforesaid space for any other purpose as mentioned by me and / or as accepted by the management of WBTC.

1. _____

2. _____

3. _____

4. _____

Signature of Tenderer
with date and seal