

**Tender Enquiry**

BEML LIMITED  
Schedule 'A' Company under Ministry of Defence, Govt. Of India  
Address & Location : Mauza- Kangalo, Aamaghata  
Sub Post- KG Asharam  
Dhanbad- 826008  
Mob:9471192055 / 9471192058 / 9471192064 / 9471192065

**Sub: Request to submit offers for building premises for Administrative office , Store & open Area for Dhanbad on monthly rental basis for a period of 10 years – reg.**

BEML Limited is a Public Sector undertaking, **Schedule 'A' Company under Ministry of Defence, Govt. Of India** having it's Registered Office at "BEML Soudha" No.23/1, IV Main, Sampangirama Nagar, Bangalore –560 027.

BEML, Regional Office, Mauza, Kangalo, Aamaghata, Dhanbad intends to **tender for building premises for Administrative office, Store & Open Area for Dhanbad** for business operations. The premise is to be situated within 15 Kms from BCCL Head Quarter, Koyla Bhavan and should be well connected with the main road and must be out of NO ENTRY ZONE for free plying of Trucks & Trailors

The **Office** will be operated for Marketing of our products like Earth Moving Equipments and Spares. The building premises will be utilized for working of our employees for enabling Sales, Services, and stocking of spare parts etc.

The requirement of Office building premises and other information related to building is mentioned of **Part – I as Technical Qualification / Criteria**. The period of the rental agreement shall be 10 (Ten) years from the date of actual occupation of the building premises. The tenant agreement can be extended for a period of further 5 (Five) years on mutual consent of both the parties (BEML & Owner of the Premise) with same terms and condition on mutual agreed terms.

The interested party / agency / firm shall quote their lowest rates for the **Office** building premises as per Price Bid / Commercial format attached herewith as **Annexure – B** and **offer should be valid for 3 months** from the date of closing this tender.

Name & Signature of Bidder

The party/agency/firm shall submit their quotation in two parts Viz. **Part – I (Technical Bid & Annx A) & Part – II COMMERCIAL BID (Price Bid & Annx B).**

The successful bidder/Owner is to make ready the premises in all respects so as BEML can take possession the premises tentatively by 15.03.2021.

**Offer should be valid for 3 months** from the date of closing this tender. The closing date for this tender is **28.12.2020 upto 14:00 hours.**

The details of Tender and other schedule of tender etc are furnished below;

Due date & time of submission of the offers Both Technical Bid (Part I & Annx A) & Commercial Bid (Part II & Annx –B)-Price Bid. at BEML Regional Office, <b>Mauza- Kangalo, Aamaghata</b> , Dhanbad – 826008	<b>28.12.2020</b> up to 14:00 hours
Date for opening Technical Bids -Part I at BEML Regional Office, <b>Mauza- Kangalo, Aamaghata</b> , Dhanbad – 826008	<b>28.12.2020</b> at 15:00 hours
Date for opening Commercial Bids –Part II (Only Commercial Bids of bidders of Technically qualified) at BEML Regional Office, <b>Mauza- Kangalo, Aamaghata</b> , Dhanbad – 826008	Date will be intimated later on.
<b>Address of Tenderer</b>	The Regional Manager, BEML Ltd, <b>Mauza- Kangalo, Aamaghata</b> , Dhanbad – 826008

Please quote your lowest rate **as per the commercial format** and your offer should be valid for 3 (Three) months from the date of closing of this tender.

Both the sealed cover i.e Technical Bid (**Cover No.1**) and Commercial Bid (Price Bid) (**Cover No.2**) have to be put in another single sealed cover (**Cover – 3**) to be submitted by Bidders in Tender Box at BEML Ltd, **Mauza- Kangalo, Aamaghata**, Dhanbad, Jharkhand on or before **28.12.2020** upto 14.00 hrs . Super scribing in bold letter “**QUOTATION AGAINST YOUR TENDER No.** BEML/MF/Dhanbad/NIT/20-21 Date 30.11.2020 and this cover should be sent to the below mentioned address by Registered Post / Courier or should be dropped in the tender box available at our Office before closing date of this tender. i.e. on or before 02:00 PM of 28.12.2020.

Name & Signature of Bidder

In case of any query the probable bidders can contact either through e-mail on [mf@beml.co.in](mailto:mf@beml.co.in) or [mkf@beml.co.in](mailto:mkf@beml.co.in) or visit our office by taking prior appointment by calling telephone No 9471192055 before closing date for submission of your offer. The closing date for this tender is 28.12..2020 upto 14.00 hrs.

Yours faithfully,  
for BEML LIMITED,

Regional Manager,  
BEML Limited,  
Dhanbad

**TECHNICAL BID (Part I) Separate cover Marked 1****Technical bid (Part I) :**

- i) Documents with respect to Office building premises such as Sale Deed, Link Documents with regard to Ownership whether it is single owner or joint owners, House Tax payment details and other relevant documents / details. Copies of Tender documents such as Eligibility Criteria, Special Terms & conditions, General Terms & conditions etc duly signed and submitted along with Technical Bid (Part I)
- ii) Filled in and signed -Technical specification in **Annx A** i.e Buildup /Carpet Area (Sq Ft) of premises offering , Area (Sq Ft) of Rooms, number rooms , area (Sq Ft) and others information mentioned in **Annx- A** duly signed and submitted along with Technical Bid (Part I)

**2. The bidders should not indicate the price or rate in the Technical Bid and disclosure of Price in Part-I will be summarized as rejected and will be treated as invalid offer.**

**3. TECHNICAL EVALUATION OF BUILDING PREMISES**

The Office Building premise should meet the following minimum requirements which are mentioned below:

<b>A.</b>	Location & Accessibility of the Premise	:	<ul style="list-style-type: none"> <li>➤ The premise is to be situated within 15 Kms from BCCL Head Quarter, Koyla Bhavan and should be well connected with the main road and must be out of NO ENTRY ZONE for free plying of Trucks &amp; Trailors</li> <li>➤ Premises should be well connected with approach road and Main Road.</li> <li>➤ The area &amp; premises should have proper drainage system so that there should not be water logging.</li> </ul>
<b>B.</b>	Age of Building	:	The Building should not be more than 20 years old as on Tender date.
<b>C.</b>	Total area of the premise	:	<p>The total area of the premises should be 6000 sq.ft (Carpet Area) for Administrative Building, 10,000 Sq.ft closed shed for stores and 9,000 sq. ft for open space associated with the store.(+/- 10% ).</p> <p>The Administrative Building can be in any floors (Ground, first &amp; second floor preferably) having lift facility with combined space of 6000 sq.ft with generator room and security room. The Closed Shed &amp; Open Space for Stores (with sitting capacity of 10 people and toilet kitchen) should be attached with the Administrative Building or located within 5 Kms from the Administrative Building. In case if the Stores space is at a different location from the administrative building, the same should have an office with seating capacity of 15 people with toilet and kitchen and security and generator room. <b>The Store space should mandatorily be out of No-Entry Zone.</b> Offers with Administrative Building and Store Space within the same premises will be preferred.</p> <p>The Total premises should have proper secured boundary wall with Gate and proper electricity and water connection.</p>

Name & Signature of Bidder

<b>D.</b>	<b>Break-up</b>		
1.	Building Area	:	6,000 Sq. Ft
2.	Closed Shed Store Area		10,000 Sq. Ft
3.	Open Area		9,000 Sq. Ft
<b>E.</b>	Type / Nature of construction of building:	:	The Type and nature of building should meet the following requirements.
I.	Type of building	:	<ul style="list-style-type: none"> <li>➤ Independent Building</li> <li>➤ For vehicle movement purpose concrete path of 12 feet from Main gate to office and store should be there.</li> <li>➤ Deep Boring with Overhead Tank</li> <li>➤ 3 Phase electrical connection</li> </ul>
II.	Nature of construction	:	Brick wall & RCC roof Construction.
III.	Rooms & Halls	:	<p>Following compartment/requirement to be provided</p> <ul style="list-style-type: none"> <li>(i) Toilet &amp; bath room.</li> <li>(ii) Office Accommodation</li> <li>(iii) Store Shed</li> <li>(iv) Car Parking Shed</li> <li>(v) One no. Generator Room</li> <li>(iv) One no. Security Room</li> </ul>
<b>F.</b>	Electricity Connection (commercial)	:	Building Should have Electricity connection (Commercial) with Independent Meter Reading Unit.
<b>G.</b>	Water Connection	:	Building should have water supply round the clock (24 hours) with overhead water Tank facility and Bore well connection.

<b>H.</b>	Documents to establish ownership right on premise	: Bidders should submit the copies of the following documents along with Credential Form (Technical Bid). <ol style="list-style-type: none"> <li>1. Registered Sale Deed /Equivalent Ownership document.</li> <li>2. Link documents with building approval.</li> <li>3. Property Tax paid up to date or any applicable taxes.</li> <li>4. Encumbrance Certificate for non encumbrance / NOC from financial institute where loan is taken for construction of the building, if any.</li> <li>5. Latest Electricity Bills / deposited slip.</li> <li>6. Authorization letter nominating bidder to lease out the premises (In case of joint property) / Resolution of Board in case of property belongs to any establishments or company.</li> <li>7. PAN Card.</li> <li>8. GST Number with Registration Certificate</li> </ol>
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Technical Bids of the bidders not meeting the above requirements will be rejected and their price bids will not be opened. The decision of BEML Limited on eligibility criteria of the premises and choice of locality and area will be final and binding on all the bidders.

**COMMERCIAL BID (PRICE BID)****Submission of Tender: - PART – II****COMMERCIAL BID (PRICE BID)  
(Separate cover Marked 2)**

1. Price Bid Schedule shall consist of the details of the **PRICE ONLY**. The rate should be filled in the format as specified in **Annexure – B**.

The bidders shall quote their offer / rates in Annexure - B (Price Bid) and complete all formalities with reference to the tender conditions and put in a separate sealed envelope super scribed on the top "**Tender Notice No. BEML/MF/Dhanbad/NIT/20-21/ Date 30.11.2020 "PRICE BID"**".

**Submission of Tender: -**

1. The agency that meets the Eligibility Criteria mentioned in Annexure – A and agree to fulfil Special & General terms & conditions may submit their offers either by **REGISTERED POST with** acknowledgement due or in person in Tender Box at BEML Dhanbad office as mentioned at para-2 below.

Both the sealed cover i.e Technical Bid (**Cover No.1**) and Commercial Bid (Price Bid ) (**Cover No.2**) have to be put in another single sealed cover (**Cover – 3**) Super scribing in bold letter "**QUOTATION AGAINST YOUR TENDER No. BEML/MF/Dhanbad/NIT/20-21/ Date 30.11.2020** and this cover should be sent to the below mentioned address by Register Post / Courier or should be dropped in the tender box available at our Office before closing date of this tender. i.e. on or before 02:00 PM of 30.11.2020. Name and address of the bidder should be given at the bottom left hand corner of the covers.

**The Regional Manager,**

**BEML Limited**

**Mauza- Kangalo, Aamaghata,**

**Dhanbad – 826008**

Mob: 9471192055

2. Envelopes received / offers submitted after the due date / time shall not be accepted.
3. BEML Limited is not responsible for non receipt / delay in receipt of the tender documents.
4. Incomplete Credential Form / Tender will be summarized as **REJECTED** and no correspondence or queries will be entertained further.
5. **The Company reserves its right to accept or to reject any or all the quotations without assigning any reasons whatsoever.**

Name & Signature of Bidder

6. Technical bid will be opened on the same day i.e. closing date of submission of Tender at 15:00 hrs. The commercial bid will be opened after the confirming technical qualification.

7. Incomplete Technical Bids will be rejected summarily.

Thanking you,  
Yours faithfully,  
for BEML LIMITED,

**Regional Manager,**  
BEML Limited,  
Dhanbad.



**SPECIAL TERMS AND CONDITIONS**

1. The bidder shall read and understand the requirement, Special terms and conditions, General terms and conditions and other conditions of the tender before submitting the tender and shall agree to abide by the terms and conditions outlined above and these documents shall form part and parcel of the contract awarded to the bidder.
2. The bidder shall enter the RATES IN FIGURES as well as in WORDS against each item. In case of any discrepancy between the two, the lower of the two will be considered. In case the value indicated in figure is not clear then the value indicated in words will be considered.
3. The bidder shall sign on all pages of the tender documents before submitting the Bid.
4. All the columns in the tender form should be filled without leaving any column blank in any page of the tender and unrelated Column should be marked as "NA". In case any of the columns are left blank, the tender can be rejected.
5. Offers received after due date and time for submission tender will not be accepted.
6. Bidders shall quote their offer for their own (Blood related/Family) premise only and shall not quote rate for hired premise / premise taken on lease from other parties.
7. BEML Ltd reserves the right to assess the capacity and capability of the parties for pre-qualification. M/s BEML Ltd. also reserves the right to accept or reject any or all the tenders or any part thereof at any stage of process without assigning any reason whatsoever and BEML Ltd decision in this regard shall be final and binding.
8. Period of Lease: Initially the Rental Agreement period will be for **10 years** and Agreement Period can be extended further period of 5 years on mutual agreement by both the parties' i.e BEML and the Owner on same terms and conditions and mutually agreed terms. The lease may be terminated by either parties by giving 6 months notice period on completion of initial period of 5 years.
9. **Price Validity:** The validity period of the tenders shall be 03 (Three) months from the date of closing of the tender. The tenderer shall not, during the said period or within the period extended by mutual consent, revoke or cancel his tender or vary the tender on any terms thereof without consent in writing of the company
10. **Tender Fees:** Tender Fee is **Rs 500/- (Rupees Five Hundred Only)** to be deposited in BEML, Dhanbad Account (details at Sl.No.12) through electronic means RTGS/NEFT/other electronic means at the time of purchase of Tender Documents, any other mode of payment will not be accepted.
11. **Submission of EMD:** An amount of **Rs 1,00,000/- ( Rupees One Lakh Only)** towards EMD (Earnest Money Deposit) to be deposited in BEML,

Name &amp; Signature of Bidder

Dhanbad

Account through electronic means RTGS/NEFT/other electronic means before closing date and time of the tender, any other mode of payment will not be accepted.

The Earnest Money Deposit (without any interest) will be returned to all unsuccessful bidders within a period of 60 days from the date of award of contract. No interest shall be payable on Earnest Money Deposit in any case.

For successful bidder whose bid has been accepted and contract is awarded, the EMD shall be returned within 60 days from the date of Lease Agreement.

**Bank details of BEML, Dhanbad :**

Beneficiary Name : BEML Limited  
Beneficiary Bank : State Bank of India  
Address of the Bank : Dhanbad Main  
Account No : 10976587403  
IFS Code : SBIN0000066

Bank Commission charges will be to the account of the bidder.

12. The online payment receipt for depositing Tender fee of Rs.500/- and EMD of Rs.100000/-(Rs.One lakh only) has to be submitted along with the Technical Bid. Bids submitted without prescribed EMD shall be rejected summarily without any reference.

**13. Contract Period:** On monthly rental basis for a period of 10 years.

**14 . Monthly Rent :**

- A. Owner of the premise / parties shall quote monthly rent for the entire premise including building, Store & Open space etc, in commercial bid.
- B. Monthly rent to be quoted should be exclusive of applicable Taxes (GST etc.).
- C. **Monthly rent shall be firm during 1st year and -- % increase may be indicated with the year of applicability in the Price Bid.**

15. On mutual agreement the contract period may be extended beyond 10 years for 5 years and thereon. Both Lessee and Lessor may finalize the extension during the 9<sup>th</sup> Year of the Contract itself.

16. Applicable Income Tax and GST TDS shall be recovered from rental as per applicable Government guidelines & applicable rates

Name & Signature of Bidder

17. **Other charges :**  
A. Maintenance charges : Nil
18. The owner of the premises / the person authorized by the owner shall submit his claim through GST Tax Invoice every month for monthly rent at our office for settlement of claim. Monthly rent shall be paid through RTGS / NEFT after deducting **TDS** (Tax Deduction on Sources) & GST TDS applicable under IT Act on gross amount payable to bidder / owner of the premise as per prevailing rates within 10th day of the month. Any other statutory taxes / levies or any other Tax imposed by Government applicable at the time of billing shall be deducted.
19. The bidder shall indicate in the Credential Form (Annexure – A) the **Permanent Account Number** (PAN) allotted to him by the Income Tax Department, **GST Number** and **Bank Account details**. In case if PAN & GST RC are not obtained and Bank account is not opened, the bidder / owner of the premise shall obtain PAN, GST RC and open Bank account and furnish the required details within 1 month from the date of placing LOI.
20. Method of arriving L1 Offer: The Price bid of technical qualified bidders will be opened and Lowest offer shall be determined considering all our requirement parameters including quoted Monthly rent.
21. The Electricity and water charges shall be borne by the BEML Limited at actual as per the meter readings.
22. Any deposits relating to electricity / water meters and payment of Property tax etc pertaining to the building shall be borne by the Owner.
23. Any repair works for the building may be undertaken by the Owner and the cost towards such works will be borne by the Owner. In case if the owner is not taking up repairing works, the same shall be taken by BEML Limited and the expense / cost for such repair shall be recovered from the bills ( Monthly Rent) of the owner.
24. Income Tax and other statutory payments as applicable from time to time will be deducted from the bills of Owner. In case of any non compliance, the Owner shall be responsible for the same.
25. Entire premise should be handed over to BEML Limited within 7 days from the date of issue of letter of intent (LOI) on the owner of the premise without any impediment for immediate occupation of BEML.
26. The owner of the building shall allow BEML to erect temporary wooden partition inside the premises, install Air conditions, BEML Board, other electrical fittings and create additional Power point, if required during the period of lease, as per the requirement of BEML.
27. The owner of the building shall permit BEML to stock the Spare Parts of the Earth Moving Equipments inside the building, other places of the leased premise.

Name & Signature of Bidder

28. Management of M/s. BEML Ltd., reserves the right to seek any additional documents / information, if any pertaining to technical issues of the premise for evaluation of technical bids, before opening of Commercial bids.
29. **Termination of Lease:** The lease may be terminated by either parties(BEML & Owner of the Premise) by giving 6 months notice period on completion of initial period of 5 years.  
If the contract gets extended for further five years after completion of 10 years, both the parties (BEML & Owner of the Premise) will have right to terminate the Lease agreement by giving minimum 6 months notice after completion of extended 3 years period for vacating the premises on mutual agreement.
30. All disputes are subject to jurisdiction of Dhanbad court only.
31. Canvassing/influencing in any form by the bidders, including receipt of unsolicited covers or post tender corrections shall be rejected without any notice to the bidder.
32. Lease agreement can be extended on mutual consent of both the parties (BEML & Owner of the Premise) on same terms and conditions with agreed rate for further 5 (Five) years and so on.
33. The successful bidder/Owner of premises should make ready the premises in all aspects so as BEML can possess the premises on **15.03.2021**.

## **GENERAL TERMS AND CONDITIONS**

### **1. Execution of Agreement:**

Successful bidder shall enter into Lease agreement on non-judicial stamp paper of applicable Government rates as applicable at actuals at the time of agreement as a token of having accepted the rates, terms and conditions of the contract as per the pro-forma given by BEML Ltd. The effective date of the contract shall be reckoned from the date of signing the contract.

### **2. ARBITRATION :**

**For PSUs:** In the event of any dispute or difference relating to the interpretation and application of the provisions of this Agreement, such dispute or difference shall be referred by either party for Arbitration to the Sole Arbitrator in Department of Public Enterprises to be nominated by the Secretary to the Government of India, in charge of the Department of Public Enterprises. The Arbitration and Conciliation Act, 1996 shall not be applicable to the arbitration under this clause. The award of the Arbitrator shall be binding upon the parties to the dispute, provided, however, any party aggrieved by such Award may make further reference for setting aside or revision of the Award to the Law Secretary, Department of Legal Affairs, Ministry of Law and Justice, Government of India. Upon such reference, the dispute shall be decided by the Law Secretary or the Special Secretary/Addl. Secretary, when so authorized by the Law Secretary, whose decision shall bind the parties finally and conclusively. The parties to the dispute will share equally the cost of Arbitration as intimated by the Arbitrator.

**For firms other than PSUs:** In the event of any dispute or difference relating to the interpretation and application of the provisions of this Agreement, such dispute or difference shall be referred by either party for Arbitration to the Sole Arbitrator to be appointed by BEML. The Arbitration proceedings shall be in accordance with the provisions of Arbitration and Conciliation Act, 1996 and Rules framed thereunder. The place of Arbitration shall be at Dhanbad only and all Arbitration proceedings shall be conducted in English language and governed by the above said Act and Rules.

Courts at Dhanbad shall alone have sole jurisdiction to decide any issue arising out of the Arbitration or this Agreement.

### **3. APPLICABLE LAWS AND JURISDICTION OF COURTS:**

Indian laws both substantive and procedural, for the time being in force including modifications thereto, shall govern Contract. The competent Indian courts shall have sole jurisdiction over disputes between LESSEE and the LESSOR

Name & Signature of Bidder

**4. BRIBES AND GIFTS:**

Any bribe, commissions, gift or advantage given, promised or offered by or on behalf of the supplier or his partner, agent or servant or any one on his or on their behalf to any officer, servant, representative or agent of BEML or any person on his or their behalf in relation to the obtaining or to the execution of or any other contract with BEML Ltd., shall in addition to any criminal liability which the supplier, may incur, subject the supplier to the cancellation of this and all other contracts with BEML and also for payment of any loss or damage resulting from any such cancellation to like extent, the supplier shall be liable for any loss which BEML may sustain on that account. Any question or dispute as to the commissions of any offence under the present clause shall be settled by BEML in such manner and on such evidence of information as they may think fit and sufficient and their decision shall be final and conclusive.

**5. JURISDICTION:**

Courts at Dhanbad alone shall have jurisdiction to decide any issue/dispute arising out of the Arbitration or this Purchase Order in exclusion of all other Courts. However, jurisdiction of any other court may be accepted by mutual discussion and agreement by and between the Company and the Owner.

**6. INTEGRITY COMMITMENT IN THE EXECUTION OF CONTRACTS: A.****Commitment by the Tenant :**

The Tenant commits to take all necessary steps to prevent corruption in connection with the execution of the Contract.

**B. Commitment by the Owner:**

The Owner (s) commit (s) to take all measures to prevent corruption and will not directly or indirectly try to influence any decision for the benefit for which he is not legally entitled. The bidder(s) / owner(s) will not commit any offence under the relevant Acts. The Owner (s) will not use improperly, for purpose of competition or personal gain or pass on to others, any information or documents provided by Tenant as part of business relationship.

**7. FORCE MAJEURE CLAUSE:**

Notwithstanding anything contained in the Contract, neither the lessor nor the lessee shall be held responsible for total or partial non-execution of any of the contractual obligations, should the obligation become unreasonably onerous or impossible due to occurrence of a 'Force Majeure' conditions which directly affect the obligations to be performed by the lessee or the lessor. Such events include war, military operations of any nature, blockages, revolutions, insurrections, riots, civil commotions, insurgency, sabotage, acts of public enemy, fires, explosion, epidemics, quarantine restrictions, floods, earthquake, or acts of God, restrictions by Govt. authorities over which the lessor or the acts on which the lessee has no control.

Name & Signature of Bidder

8. **FIRE OR OTHER CASUALTY.** In the event that the Premises or any part thereof shall be damaged by fire or other casualty, Tenant shall give prompt written notice thereof to Landlord. In the event the Building shall be damaged by fire or other casualty, and substantial alteration or reconstruction of the Building shall, in Landlord's reasonable opinion, be required (whether or not the Premises shall have been damaged by such fire or other casualty), or in the event any mortgagee under a mortgage or deed of trust covering the Building should require that the insurance proceeds payable as a result of any fire or other casualty be applied against the mortgage debt, Landlord/Tenant may terminate this Lease by notifying in writing of such termination within thirty (30) days (Notice Period 6 months) after the date of notification to Landlord of such damage and the Monthly Rental Payment and Additional Rent shall be abated during the unexpired portion of this Lease effective with the date of such damage; provided, however, Tenant's obligation to pay any and all Additional Rent under this Lease shall continue and shall cover all periods up to the date of such damage. If Landlord/Tenant elects not to terminate this Lease, Landlord shall, within thirty (30) days after notification from Tenant of such damage, commence to rebuild or repair the Building and shall proceed with reasonable diligence to restore the Building (except that Landlord shall not be responsible for delays outside its control) to substantially the same condition it was in immediately prior to the happening of the casualty. Landlord shall not be required to rebuild, repair, or replace any part of the furniture, equipment, or other personal property or any fixtures and other improvements which may have been placed by Tenant within the Building or the Premises, or related facilities.

If the Building is to be rebuilt or repaired, Landlord shall allow Tenant a fair and reasonable diminution of Rent during the time and to the extent the Premises are unfit for Tenant's intended use. Landlord shall not be liable for any inconvenience or annoyance to Tenant or injury to the business of Tenant resulting in any way from any damage or repair thereof. Any insurance which may be carried by Landlord or Tenant against loss or damage to the Building or, the Premises, therein shall be for the sole benefit of Landlord; provided, however, any insurance payments to Tenant for loss of any furniture, furnishings, fixtures, equipment, alterations, additions or improvements which were to become the property of Landlord upon the expiration or earlier termination of this Lease shall be prorated. Tenant shall receive that portion of the insurance proceeds allocable to the months remaining in the Lease Term, and Landlord shall receive the portion allocable to the months remaining in the useful life of the item lost.

For BEML LIMITED,

**REGIONAL MANAGER**

Date :

Place :

Name & Signature of Bidder

**ANNEXURE – A****DETAILS OF OFFICE BUILDING PREMISES FOR TECHNICAL EVALUATION (Part I) (CREDENTIALS)**

1.	Name of the Premise Owner		
2.	Address of the Premise Owner	Present :	
		Permanent :	
3.	Phone No. & e-mail of premise owner	Land Line :	
		Mobile No. :	
		E-mail :	
4.	Permanent Account Number (PAN) under Income Tax Act.		
	GST Number		
5.	Bank Details	Account No.	
		Name of Bank	

Name &amp; Signature of Bidder



		Name of Branch		
		IFS Code		
6.	Location / Postal address ( <i>With Pin Code</i> ) of the Premise	Location		
		Land Mark		
		Distance from City Railway Station.	..... KMs	
		Distance from City Bus stand of the city.	.....KMs	
		Distance from BCCL, Koyla Bhavan	.....KMs	
		Distance between Administrative Building & Store Space (If both are at different location)	.....KMs	
		Address		
		<b>The area &amp; premises should have proper drainage system so that there will not be water logging.</b>	YES	NO
		<b>Proper Ventilation and Illumination to be provided</b>	YES	NO

Name & Signature of Bidder

7.	Whether the premise is individual Property OR Joint Property.  <b>(Please Tick &amp; provide full particulars)</b>	Individual Property/Joint Property  Particulars:	
8.	Whether the building is Independent House <b>(Please Tick)</b>	YES	NO
9.	Year of construction of the Building (with supporting docs)		
10	<b>Area Offered against this tender (in Sq. ft)</b>	Building Area	: Sq. Ft
		Closed Shed Store Area	: Sq. Ft
		Open Area	: Sq. Ft
11.	No. of Rooms, Toilets & Halls available in the premises offered.	Rooms	
		Halls	
		Toilets	
	No. of Rooms, Toilets & Halls available in Store Space.(If at different location)	Rooms	
		Halls	
		Toilets	

Name &amp; Signature of Bidder

12.	Water supply ( <b>Please Tick at the appropriate column &amp; provide details</b> )	Bore well	YES	NO
		Tap water supply by Corporation/Societies etc)	YES	NO
		Overhead Tank	YES	NO
		Underground sump	YES	NO
		<b>Water Connection No.</b> (If supplied by Corporation /Societies etc)		
13.	Electricity (Commercial) ( <b>Please tick at the appropriate column &amp; provide details</b> )	Independent meter reading Unit available	YES	NO
		<b>Electricity Service No.</b>		
15.	Whether copies of the following are enclosed ( <b>Please Tick</b> )	<b>Description</b>	<b>YES</b>	<b>NO</b>
		Registered sale deed / Equivalent Ownership Document		
		Link documents		
		Approved drawing copy of the Building		
		Latest Property Tax Paid Receipt		
		Latest Electricity Bill		
		Encumbrance Certificate/NOC, if any (as per Tech. Bid Part-I)		

Name &amp; Signature of Bidder

		Authorization letter / Board resolution		
		Identity Proof of the premise owner / bidder		
		PAN Card , GST RC.		
16.	Whether agreed for rent agreement for initial period of 10 years. ( <b>Please Tick</b> )	YES	NO	
17.	Minimum time required for handing over the building.	.....days.		
18.	Is building under hypothecation?	YES	NO	
	If yes, furnish details of bankers and finance details, period, etc			
19	Fulfilment of requirement as mentioned in <b>TECHNICAL EVALUATION OF BUILDING PREMISE- (Please tick.)</b>	YES	NO	
20	Confirmation letter agreeable to all terms & conditions of the tender.	YES	NO	

Name &amp; Signature of Bidder

21(a)	Deviation of the offer from NIT, if any, ( <b><i>Please tick</i></b> )	YES                      NO	
(b)	<b><i>If yes, provide details</i></b>	Name of Bank	
		Name of Branch	
		Period of Hypothecation	From
			To
		Amount due	

Date :

Place :

Seal & Signature  
(Agency Proprietor/Partner/Director)

Name &amp; Signature of Bidder

**Part –II COMMERCIAL BID (PRICE BID)****Annexure B**

1.	Name of the Owner of the building	
2.	Postal address of premise	
3.	<b>Total Area</b> of the building (In Sq.ft.)	
4.	<b>Area Offered against this tender (in Sq. ft)</b>	Building Area : Sq. Ft Closed Shed Store Area : Sq. Ft Open Area : Sq. Ft
5.	<b>Monthly Rent</b> for the premise	Building Area : Rs. In words (Rupees.....only)  Closed Shed Store Area : Rs In words (Rupees.....only)  Open Area : Rs In words (Rupees.....only)
6.	<b>Yearly Escalation of Monthly Rent</b> for the premise (in percentage)	

Date :

Seal &amp; Signature

Place :

(Agency Proprietor/Partner/Director)

**Note:** (1). Monthly rent (Sl.No.4) to be quoted should be exclusive of **applicable Tax (GST etc.)**.

Name &amp; Signature of Bidder