

WEST BENGAL TRANSPORT CORPORATION LIMITED
(A Government of West Bengal Undertaking)

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Paribahan Bhawan
12, R.N. Mukherjee Road
Kolkata – 700 001
Email : tramways1873@gmail.com
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Description: **Lease of the space at 1st floor and the roof at the 2nd floor of the Sub-station Building at Kankurgachi on “As is where is” basis.**

Tender No : P – 76/01/2021-22

Earnest money: 32,000

Offline tender is invited from experienced, reputed, resourceful and bona-fide Firms / Organisations / Company / Individuals for appointment of Lessee for lease of the space at 1st floor and the roof at the 2nd floor of the Sub-station Building at Kankurgachi on “As is where is” basis for a period of 10 (ten) years.

Salient Features along with Terms & Conditions of the offers:

1. **Covered area at 1st Floor = 5795 Sq. ft.**
Covered area at roof at 2nd Floor = 5915 Sq. ft.
2. The said space will be leased out **on as is where is basis**. The floor plan of 1st & of roof at 2nd floor showing the demarcated space is enclosed for ready reference. 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. The Bidders must note that **an area measuring 120(one hundred twenty) sq.ft. only would have to be retained by WBTCCL at 1st floor for office purpose.**
4. 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 (Civil) of this Company. Moreover, there are

restrictions regarding imposition of undesirable live load over any of the floor. Accordingly, the successful tenderer 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.

5. **It is to be clearly noted that no construction of slab in permanent nature (RCC) is allowed over the existing roof of the building.** However, any construction of temporary nature only may be allowed by this Company subject to prior approval from the competent authority of WBTCL. The successful tenderer would have to submit a detailed plan of such temporary construction for getting approval from this Company.
6. Any existing materials, electrical items, fittings etc as will be taken out by the successful tenderer, are to be handed over to this Company, maintaining proper record of the same. The entire electricity connection, separate meter 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.
7. The proposed activity to be made at that building by the successful tenderer 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 successful tenderer will be bound to accept the same. No other activity, other than that mutually agreed upon, will be permitted at any point of time. WBTCL reserves the right to terminate the lease agreement for any deviation of the same.
8. Copies of last 3 yrs I.T. Return, GST Return in GSTR1 & GSTR9, Professional Tax Payment Certificate, Company registration with ROC documents, Trade License have to be submitted by the Bidder in technical bid.

9. Tenderers holding lease in similar nature as exist for less than 5 years, may also mention the same with necessary particulars in technical bid. Company reserves the right to give preference to such tenderers if it thinks fit.
10. The Lease period will be initially for 10 (ten) years and subject to renewal for a period of 5 (five) years at the discretion of the Company and subject to satisfactory performance and regular payment. Renewal if granted by the Company for a period of 5 years at regular intervals shall be such that the total span is not more than 30 (thirty) years from the date of execution of the lease. Any such extension shall be subject to an escalation of lease rent @ 20% of last paid rent or at the prevailing market rate as on the date of such extension - whichever is higher
11. The lease rent for 1(one) year would have to be paid in advance. The advance lease rent for 2nd year onwards is to be paid on the first week of December of the previous year. The successful tenderer would have to execute the lease agreement with this Company in this respect after obtaining necessary work order. All the rental payments are subject to GST and other applicable law time to time.
12. The Bidder should clearly mention, in prescribed format, in financial bid :
- (i) The lease rent to be paid per month (**payable in advance for one year**).
 - (ii) Any applicable Tax to KMC or any other authorities have to be paid separately by the successful tenderer as & when imposed.
13. The clearance from KMC / Municipal / Local body or other authorities, if so required at any stage, would have to be obtained by the successful tenderer. WBTCCL will provide necessary assistance in this matter as and when required.
14. The entire security arrangement would have to be done by the successful tenderer for operation of any activity within the building. WBTCCL will not take any responsibility of the same.

15. The Company will reserve the right for cancellation of such agreement at any point of time by giving 3 (three) months notice without assigning any reason, what so ever. The successful tenderer 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.

16. The successful bidder will have to pay a **Security Deposit of 20 (twenty) percent of total contractual lease rent payable for first 10 (ten) years** by RTGS/NEFT/Bank Transfer/Bank Draft/Bank Guarantee on the following bank:

- i. Name of the Bank : State Bank of India (SBI)
- ii. Branch : Dalhousie Square (Calcutta)
- iii. Account No. : 11175159061
- iv. IFS Code : SBIN0001401

The security deposit will become refundable after expiry of 3 (three) months from the date of completion/termination of the contract subject to adjustment, if any, in respect of dues so far payable by the Lessee. The Security Deposit will not carry any interest.

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 12:00 hrs on 16.12.2021**. The same will be opened at 14:00 hrs on that day. The Bidders may remain present at the time of opening the same.

The WBTCCL reserves the right to negotiate among the participating Bidders and split the offer among the various participants or may not accept any offer, without assigning any reason what so ever.

Jt. MANAGING DIRECTOR

Schedule of description for “Lease of the space at the 1st floor and the roof at 2nd floor of the Sub-station Building at Kankurgachi on As is Where is Basis”.

| Sl. No. | Description | Rate of Monthly Rent in Rs. (to be quoted in both figure and words) [Rate should be quoted in consolidated amount for the total area] |
|---------|---|---|
| 1. | Lease for the space at the 1 st floor and the roof at 2 nd floor of the Sub-station Building at Kankurgachi. Covered area at 1 st floor = 5795 Sq. ft. Open terrace (2 nd floor)= 5915 Sq. ft. <hr/> Total covered area = 11710 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 WBTCL.

1. _____
2. _____
3. _____
4. _____

Signature of Tenderer
with date and seal