

EXPRESSION OF INTEREST (EOI)

Uttar Pradesh Rajya Vidyut Utpadan Nigam Limited (UPRVUNL), A U.P. Government undertaking company, invites Expression of Interest (EOI) regarding hiring of premises on monthly rental basis for site office of New Coal Block unit within Dumka Town (Jharkhand) initially for a period of 3 years (extendable further) as per following specifications:-

1. 2100 sq.ft. area (approximate carpet area) with basic amenities like water supply, electricity and parking space etc.
2. The premises should have 01 (one) hall with common washroom having toilet, urinal & hand washing facility and 01 (one) room with attached washroom & toilet.
3. The premises should be easily approachable by double lane road/single lane road (minimum 25 feet wide) and within Dumka town area.
4. The premises should be approximately within the radius of 2.5 Km. from Veer Kunvar Singh Chowk.
5. Only owner of the premises shall contact cell No. 8004921764/9670961175/8174893686 for getting the prescribed form & submit within 20 days of advertisement in the UPRVUNL office address (Office of Chief Engineer, 4th floor, UPSCIDCO Building, TC-46/V, Vibhuti Khand, Gomti Nagar, Lucknow -226010). Prescribed Form may be downloaded free of cost from Nigam website www.uprvunl.org.

EXPRESSION OF INTEREST (हिन्दी)

उत्तर प्रदेश राज्य विद्युत उत्पादन निगम लिमिटेड (यू०पी०आर०वी०यू०एन०एल०), उत्तर प्रदेश सरकार का उपक्रम, निम्नलिखित निर्देशों के अनुसार 3 वर्ष की अवधि (जिसे आगे बढ़ाया जा सकता है) हेतु न्यू कोल ब्लॉक इकाई के साइट कार्यालय के लिये भवन किराए पर लेने के संबंध में रुचि की अभिव्यक्ति (Expression of Interest) आमंत्रित करती है:

1. लगभग 2100 वर्ग फीट (कारपेट एरिया) समस्त बुनियादी सुविधाओं यथा पानी की आपूर्ति, बिजली और पार्किंग की जगह आदि के साथ।
2. परिसर में शौचालय, मूत्रालय और हाथ धोने की सुविधा वाले कॉमन वॉशरूम के साथ कम से कम 01 (एक) हॉल तथा 01 (एक) कमरे के साथ attached शौचालय, मूत्रालय और हाथ धोने की सुविधा होनी चाहिए।
3. परिसर Double Lane / Single Lane (Min 25 feet wide) सड़क पर होना चाहिए जिससे वहां तक आसानी से पहुंचा जा सके।
4. परिसर की दूरी वीर कुंवर सिंह चौक से लगभग 2.5 कि०मी० की परिधि में होना चाहिये।
5. भवन के मालिक मोबाइल नंबर 8004921764 / 9670961175 पर संपर्क कर निर्धारित फॉर्म प्राप्त कर सकते हैं एवं विज्ञापन जारी होने के 20 दिनों के भीतर अपना आवेदन उ०प्र०रा०वि०उ०नि०लि० के कार्यालय के पते (मुख्य अभियंता कार्यालय, न्यू कोल ब्लॉक इकाई, चतुर्थ तल, यू०पी०एस०सी०आई०डी०सी०ओ० भवन, टीसी-46/वी विभूति खंड, गोमती नगर, लखनऊ-226010) में जमा करेंगे। निर्धारित Form निगम की वेबसाइट www.uprvunl.org से नि:शुल्क डाउनलोड किया जा सकता है।

QUOTATION FORM

QUOTATION			
Sl.No	Requirement/Description	Reply	Remarks
1	2100 sq.ft. (approximate area) having minimum one hall and one room) for office use within Dumka Town. Enclose the sketch diagram mentioning the dimensions.	(Yes/No)	
2	Location of premises within Dumka town	(Yes/No)	
3	Area of the premises offered	(in sq.ft.)	
4	Floor of the premises (eg. Ground floor, 1 st floor or 2 nd floor)		
5	Type of premises (Whether flat or independent house)		
6.	Whether hall to be used as conference room	(Yes/No)	
7	Room with attached wash room/toilet (please mention no. of such rooms) (At least one room should have attached toilet)	Nos	
8	24x7 water supply	(Yes/No)	
9	Electric wiring support and plug point for A/Cs and other electrical devices	(Yes/No)	
10	Wiring for inverter connection	(Yes/No)	
11	Lease period offered (minimum 36 months to be offered)	months	
12	Car parking space (for minimum one (01) vehicle)	(Yes/No)	
13	Approach road to premises (at least 25 feet wide)	(in feet)	
14	Distance from Dumka Railway station	(in KM)	
15	Distance from Veer Kunvar singh chowk, Dumka town (within approx 2.5 Km Radius)	(in KM)	
16	Provision for installation of Air conditioners.	(Yes/No)	
17	Distance from Civil Hospital, Dumka town	(in KM)	
18	Rent offered (in Rs.) excluding electrical charges(incl. GST)	Rs./Month	

Signature of house owner

19	Increment in rent per year (maximum 5%)	Percentage	
20	Notice period for vacations 03 months	(Yes/No)	
21	Whether inspection of premises is permitted	(Yes/No)	
22	GST registration certificate	(Yes/No)	

The above check list has been filled and i am agreeable to execute lease deed for months. Municipal taxes and annual maintenance charges to my account. I am agreeable to give on vacant basis duely cleaned/white wash house.

Address:-

Signature of the house Owner

Contact No.....

email id:-.....

Scope of work:- Hiring of premises on monthly rental basis for site office of New Coal Block unit within Dumka Town (Jharkhand) initially for a period of 03 years (extendable further) on terms & conditions stipulated below.

The office premises should have 2100 sq.ft. area (approximate carpet area) with basic amenities like water supply, electricity and parking space etc. Premises should have 01 (one) hall with common washroom having toilet, urinal & hand washing facility and 01 (one) room with attached washroom & toilet. The premises should be easily approachable by double lane road/single lane road (minimum 25 feet wide) and within Dumka town area. It should be located approximately within radius of 2.5 Km from Veer Kunvar singh chowk, Dumka town.

Instruction to Offerer's:-

01. Duly filled form placed in a sealed envelopes superscribed as "offer for EOI No. 01/UNL/NCB/2022-23 regarding hiring of office premises on monthly rental basis for New Coal Block unit, Dumka Town, Jharkhand." Shall be submitted upto **18:00 hrs. on dated: 29/11/2022** at New coal Block unit, 4th floor, UPSCIDCO Building, TC 46/V, Gomti Nagar, Lucknow.
02. Offer received with delay for any reason whatsoever including postal delay after the time and date fix for submission of offers shall termed as late and shall not be considered.
03. All columns of the quotation form document must be duly filled in and no columns should be left blank. All the pages of the form are to be signed by offerer/authorised signatory. In case of joint ownership all the joint owners have to sign all the pages of the form. Any overwriting or use of whitening is to be duly authenticated by the offerer. Incomplete offer with incorrect details are liable for rejection.
04. The offer submitted shall be in compliance to the terms/conditions specified in the quotation form.
05. Separate offers are to be submitted, if more than one property is offered.
06. The offer submitted shall remain open for consideration for a minimum period of "Three months" from the date of opening.
07. Offerers are requested to submit their lowest possible quotes as negotiations/discussions will be held only with the L1 offerer.
08. The offer should be submitted in prescribed format only. Offer submitted in the other than prescribed format will be liable for rejection. The offerers are requested to quote the monthly rent after going to carefully the carpet area definition (carpet area definition:- The carpet area of any floor should be floor area worked out excluding "the common verandah, Passages, Corridors, Open Balconies, Common Entrance Hall, Car porch, Common Staircase and munties, Lift well and shafts, Common Garages/parking which is common to all, Common Canteen Areas, Air conditioning ducts and common AC plant rooms, Pump house areas, Space occupied by walls & Any other area which is common to all tenants" of the building).
09. Quotation form submitted by offerers will be open on date and time mentioned at serial no. 01 of instructions to offerers. Offerers is/are advised in his/her/their own interest to be present on that date at specified time.
 - i. Preliminary shortlisted offerers will be informed in writing by UPRVUNL for arranging site inspection of the offered premises.
 - ii. After site inspection it will be sole discretion of UPRVUNL to select/reject the premises of short listed offerer.
10. UPRVUNL reserves the right to accept any offer or to reject any or all offers at its sole discretion without assigning reasons thereof and does not bind to accept the lowest L-1 offerer.

Signature of house owner

Terms & Conditions:

01. That the period of tenancy, hereby shall be for a term of Eleven months and may be renewed thereafter by mutual agreement with agreed conditions. Minimum period of lease will be 3 years.
02. The lessee hereby undertakes to pay the rent for a calendar month on or before the 20th working day subjected to timely submission of the monthly GST invoice by the lessor. Lessor will provide monthly GST invoice in the first week of every month.
03. Rent agreement is liable to be terminated at any time before the expiry of the agreement period of eleven month after issue of three months (90 days) notice on either side.
04. The Lessee undertakes not to assign, mortgage, charge, underlet, sublet or part with possession of the premises or any part thereof in any manner.
05. The Lessee shall not be responsible for any damages caused to the building of the Lessor arising out due to civil disturbances, mutiny, earthquakes, cyclone, natural causes and acts of God and other acts beyond control of the Lessee.
06. The Lessee shall pay electricity charges in accordance with the demand made by the concerned electricity department.
07. The lessor shall be responsible to comply all norms laid by the Municipal, JSEB, GST etc. In any case lessee shall not be responsible to comply the norms laid by the State government, Central government and Local bodies.
08. During the period of the agreement, the general maintenance of the building such as White Washing and Distempering and all repairs to building and fittings that may become necessary from time to time will be attended by the Lessor. Premises should be leak proof/ water proof as per the requirement.
09. Electrical connection to the premises shall be of adequate load to cater to the operation of sufficient number of Air conditioners and other electrical appliances.
10. The lessor shall ensure the adequate water supply round the clock without any additional charges.
11. Any difference or dispute arising out of this agreement shall be referred only to the courts having ordinary jurisdiction over Dumka, Jharkhand and not to any other court. The jurisdiction of any other court or courts is expressly excluded.
12. Property should be situated in good commercial with congenial surroundings and proximity to public amenities like Bus stop, banks, Markets, Hospitals, Schools etc.
13. There should not be any water logging inside the premises and surrounding area.
14. Offerer to provide adequate parking space for vehicles of UPRVUNL customers. The premises should have good frontage and proper access.
15. The owners of premises will have to hand over the possession of premises within one months of the acceptance of their offer by the UPRVUNL completing other Civil/Electrical works as required by UPRVUNL.
16. The premises shall be preferably freehold. Lease agreement for the premises finalized will be entered into with the landlord/s. No broker will be entertained.
17. The rent shall be inclusive of basic rent plus all taxes/cess present and future- House tax, property tax, and Municipal taxes, Maintenance charges and service charges like society charges etc. The rent will be made from the date of taking possession of the premises. Nothing extra will be paid other than the monthly lease rent. If the offerers are not agreeable to bear any of the taxes/charges, it should be clearly mentioned in the offer.
18. Lessor/Owner should have GST registration certificate. Copy of GST registration certificate shall be submitted by lessor alongwith quotation form.

Signature of house owner

19. The offerers at their own cost secure and provide the required power load with independent meter. Energy Meter is to be provided by the landlords. UPRVUNL will be pay monthly electricity bill only.
20. Registration / Stamp duty charges will be shared between the Landlord and UPRVUNL in the ration 50:50.
21. UPRVUNL will not pay the interest free advance rental deposit.
22. Income-tax and statutory clearances shall be obtained by the lessor at their own cost and when required.
23. Income tax on rental payment will be deducted at source (TDS) at prevailing rate.
24. Good quality ceramic tile flooring/vitrified/marble flooring should be in room/hall offered & Non-Skid ceramic tile flooring should be in toilets with about 5'ht. Ceramic tile dado.
25. All sanitary fittings and toilet accessories such as commodes, urinals, wash basins, taps, health faucets etc., of standard quality.
26. Electrical distribution system including light points, power points, distribution boards and good quality earthing (conforming to Indian Electricity Act and Local Electricity Board rules and regulations).

Signature of house owner