



भारत सरकार/Govt. Of India
 वित्त मंत्रालय, राजस्व विभाग/Ministry Of Finance, Deptt. Of Revenue
 कार्यालय प्रधान आयुक्त, केन्द्रीय वस्तु व सेवाकर एवं उत्पाद शुल्क – जयपुर
 Office of The Pr. Commissioner, CGST & Central Excise – Jaipur
 मुख्यालय: नव केन्द्रीय राजस्व भवन, स्टेच्यू सर्किल, सी-स्कीम, जयपुर - 302005 (राज.)
 HQ: NCRB, Statue Circle, C-Scheme, Jaipur – 302005 (Raj.)

फोन न. 0141-2385104

प्रशासन शाखा

फैक्स न. 0141-2385222

F. No. I/(22)/OTH/697/2024-ADMN

Date: -16.07.2024

NOTICE INVITING TENDER

FOR HIRING OF OFFICE PREMISES AT JAIPUR. FOR OFFICE OF GSTAT Bench & CBIC AR office, Jaipur, Rajasthan

Online bids are invited on single stage two-bid system for hiring of office premises for the **Office of Goods and Service Tax Appellate Tribunal (herein after referred to as “GSTAT”) Bench at Jaipur & Authorized Representative (herein after referred to as “AR”) of CBIC office at Jaipur** at the place shown in the table given below for an initial period of 5 (Five) years which may be extended from time to time, if required by the Department, having specifications and facilities as mentioned in the tender document. **Manual bids will not be accepted.**

S. No.	Description
1.	<p>Min. Area Required for Principal Bench of GSTAT at Jaipur: 13,487 Sq. ft. Min. Area Required for CBIC AR office at Jaipur: 6,327 Sq. ft. Total Area Required: 19,814 Sq. ft.</p> <p>Net Carpet Area of Premises: Approx. 20,000Sq. Ft. (Approx 1858Sq. Mtr.) (+/- 10%).</p>
2.	<p>Premises should be in Jaipur conforming to the location and other requirements specified in the tender, preferably within the radius of 3 Kms. from Statue Circle, C-Scheme, Jaipur. The space offered should be a whole building or spread over independent floors in a building with a secured and strong boundary wall and dedicated parking space.</p>

Document Download: Tender documents may be downloaded from website www.cgstjaipur.gov.in and Central Public Procurement Portal (CPPP) website <https://eprocure.gov.in/eprocure/app> as per the schedule as given in CRITICAL DATE SHEET as under. In the event of any of the under mentioned date being subsequently declared as a holiday / closed day for this office, the tenders will be opened on the next working day at the scheduled time.

(Rishi Yadav)
 Additional Commissioner (P&V)

Data Sheet

Item	Description
Name of the Hirer	(On behalf of President of India) Pr. Commissioner CGST & CX, Jaipur-302005 (Raj)
Tender Inviting Authority	(On behalf of President of India) Pr. Commissioner CGST & CX, Jaipur-302005 (Raj)
Tender Name	Hiring of Office Premises
Tender for which office	GSTAT Bench at Jaipur & CBIC AR office, Jaipur, Rajasthan
Method of Selection	Open Tender
Availability of Tender Documents	To be downloaded from Central Public Procurement Portal https://eprocure.gov.in/eprocure/app
Name and Address for Communication and seeking clarification	O/o Pr. Commissioner, CGST & CX, Jaipur Email id : jprcgst-admin@gov.in
Period of Hiring	Three years w.e.f. date of Hiring

CRITICAL DATE SHEET

Publish Date	16.07.2024
Bid Document Download / Sale Start Date	16.07.2024
Bid Submission Start Date	16.07.2024
Bid Document download / Sale End Date	30.07.2024
Bid Submission End Date	30.07.2024
Technical Bid Opening Date	31.07.2024
Survey of Premises & Meeting	Will be intimated later
Financial Bid Opening Date	Will be intimated to technically qualified firms

1. Tender Conditions:**Bid Submission:**

(i) Bids shall be submitted online only at CPPP website: <https://eprocure.gov.in/eprocure/app> Tenderer are advised to follow the instructions "Special Instructions to Bidders for e -submission of the bids online through e-Procurement Portal" available on the <https://eprocure.gov.in/eprocure/app> for online submission of bids.

(i) Not more than one tender shall be submitted by one Tenderer. However, in case a particular bidder owns more than one premises and he wishes to submit bids in respect of those premises, he should submit separate bid(s) containing Technical Bid, Financial Bid and EMD in respect of each of such premises. A breach of these conditions will render the Tenders liable to rejection.

(ii) The Tenderer must provide Bank Guarantee or Fixed Deposit Receipt (FDR) or DD of Rs. 50,000/- (Rupees Fifty Thousand only), in favor of the "Administrative Officer (DDO), CGST & CX Commissionerate, Jaipur", as 'Earnest Money Deposit' (EMD) and must reach at tender inviting authority O/o Pr. Commissioner, CGST& CX Commissionerate, NCRB, C-Scheme, Jaipur (Raj) 302005 on or before Bid Submission End Date. The applicable bank charges shall be borne by the Tenderer and he shall not have any claim what so ever on this account on Government. Tender not accompanied with the EMD is liable to be rejected. However, Public Sectors undertaking / Govt. undertaking firms are exempted from the payment of EMD. EMD will be returned to all the unsuccessful Bidder(s) at the end of the selection process and no interest shall be paid on it. However, the EMD shall be forfeited in case the successful Bidder withdraws or the details furnished in the Bid documents are found to be incorrect or false during the tender selection process.

(iii) Interested persons who are Legal Owner or Power of Attorney holder, who has downloaded the tender from designated website of Central Public Procurement Portal (CPPP) website <https://eprocure.gov.in/eprocure/app>, shall not tamper / modify the tender form including downloaded Financial Bid template in any manner. In case if the same is found to be tempered / modified in any manner, tender will be completely rejected and EMD would be forfeited.

(iv) Intending Tenderers are advised to visit the CPPP website <https://eprocure.gov.in/eprocure/app> regularly till closing date of submission of tender for any corrigendum / addendum / amendment.

Submission of Tender:

(i) The tender should be submitted online in two parts viz. (a) "**Technical Bid**" which should contain technical parameters like address of the building, Carpet area as well as Built Up area, year of construction, design of the premises, availability of sufficient parking space and other requirements as given in the terms and conditions attached herewith and

(ii) "**Financial Bid**" which should indicate the rent proposed to be charged per square feet and other financial terms and conditions.

- All the pages of bid being submitted must be signed and sequentially numbered by the Bidder irrespective of nature of content of the documents before uploading.
- The offers submitted by telegram / fax / email / post / courier shall not be considered. No correspondence will be entertained in this matter.

Technical Bid:

The following documents are to be furnished by the Bidder along with the 'Technical Bid' as per the tender document:

- Signed and scanned copy of proof for payment of Earnest Money Deposit.
- Signed and scanned copy of the 'Technical Data Sheet' (refer Annexure-II).
- Signed and scanned copy of Permanent Account Number (PAN).
- Signed and scanned copy of the 'Letter of Authorisation to submit Bids' if submitted by the person other than the Owner(s) / Power of Attorney holder.

- Signed and scanned copy of the Declaration (refer Annexure-IV) and Tender Acceptance Letter (refer Annexure-V).
- Signed and scanned copy of the "Title Deed" showing the Ownership of the premises or copy of Power of Attorney with the land owner or Copy of proof of Ownership / Power of Attorney.
- Signed and scanned copy of the 'Affidavit' from Owner(s) / Power of Attorney holder and if tender is submitted by the Power of Attorney holder, an Affidavit from such Power of Attorney holder regarding accommodation offered for hiring being free from any litigation / in cumbrances / liability / pending dues and taxes.
- Signed and scanned copy of the drawings of the premises offered for rent / hire.
- Signed and scanned copy of the Location Map of the proposed property.
- Signed and scanned copy of the layout plan of the offered premises with exact measurement for carpet area.
- Signed and scanned copy of the undertaking on non-judicial stamp paper of requisite value duly signed by Legal Owner or his Power of Attorney holder that the bidder shall not back out / cancel the offer / offers made from the Pr. Commissioner, CGST & CX Commissionerate, Jaipur during the validity period.
- Proof evidencing the rents being paid by the other Central/State Govt Department in the vicinity.
- The building should be conforming to the fire-fighting norms and should have clearance certificate / NOC from the concerned Fire department, if it is multi-storey building & space is not on ground floor.

Financial Bid:

The following documents are to be furnished by the Bidder along with the 'Financial Bid' as per the tender document:

- Signed and scanned copy of the "Financial Bid" (Annexure -III). Do not quote the monthly rate of rent elsewhere. The rate per Sq. Ft. of carpet area should be indicated only in the BoQ Format (.xls file). It is to be noted that the rate per Sq.Ft. of carpet area is to be inclusive of all cost of services/charges for the maintenance of common facilities, taxes etc. except GST.
- The Bidder should refrain from indicating the rents and other financial details in the 'Technical Bid' and if they do so, the bid will be rejected.

2. IMPORTANTNOTE:

- A. Finalization of rent based on location, quality of construction, interior, furnishing & availability of parking space and other amenities etc. is subject to certification by CPWD / Hiring Committee and is also subject to the final approval & sanction by Government of India, as per rules framed in this regard.
- B. The Bids will be opened online at O/o the Pr. Commissioner, CGST and CX, Jaipur at the scheduled date and time. No further communication shall be made separately regarding dates of opening of Technical & Financial Bids unless there is any change in date or time of opening of Bids.

- C. The hard copy of the original instrument in respect of the EMD, Original copy of undertaking / affidavits, self-attested copies of the certificates and other requisite documents must be delivered to the tender inviting authority in his office on or before the last bid submission date, as mentioned in the Critical Date Sheet. After opening of the Technical Bid online, the original documents as per the requirement of e-tender document will be verified by the Office of the Pr. Commissioner, CGST & CX Commissionerate, Jaipur. The Pr. Commissioner, CGST & CX Commissionerate, Jaipur reserves the right to seek any document in original related to the premises offered for hire for the purpose of verification at any stage of the tender process.
- D. Following Annexures form part of this tender document:
- i) General Instructions and Terms & Conditions: Annexure-I.
 - ii) Formats of Technical Bid: Annexure-II (with Undertaking).
 - iii) Format of Financial Bid: Annexure-III.
 - iv) Declaration: Annexure-IV.
 - v) Tender acceptance letter: Annexure-V.
 - vi) Assistance to bidder: Annexure-VI.
 - vii) Format of Standard Lease Agreement: Annexure-VII.
 - viii) BoQ (Bill of Quantity) in .xls format.

ANNEXURE-I
(General Terms & Conditions)

1. Bonafide Owners of the premises / Power of Attorney holder, who possess freehold title on the said premises, and who can as per the law lease the premises to the Pr. Commissioner, CGST & CX Commissionerate, Jaipur are only invited to participate in the tender. Tender from intermediaries or brokers will not be entertained.
2. The offers received from Public Sector Undertakings / Government bodies would be given preference.
3. Tenders received after the due date and time, for whatever reason, shall not be entertained and this office shall not be responsible for any loss or delay in delivery of the tender documents.
4. The building should be conforming to all the building norms and safety norms.
5. Signed and scanned copy of the 'Affidavit' from Owner(s) / Power of Attorney holder (if tender is submitted by the Power of Attorney holder), an Affidavit from such Power of Attorney holder regarding accommodation offered for hiring being free from any litigation / in cumbrances / liability / pending dues and taxes.
6. The building should be conforming to the fire-fighting norms and should have clearance certificate / NOC from the concerned Fire department, if it is multi-storey building & space is not on ground floor.
7. The premises offered must comply with the minimum amenities / facilities as specified below:-
 - i. The building should be located on sufficiently wide road and the approach to the offered building should be convenient and non-congested.
 - ii. The building should be operative 24 x 7 so that the office work beyond normal working hours and on non-working days is not hampered or stalled.
 - iii. Sufficient earmarked / reserved parking exclusively for use of the hirer must be provided. In addition to above parking space, ample space for car / two-wheeler parking should be available for visitors.
 - iv. The entire carpet area offered for rent should be located in one building.
 - v. The building should have provision for electrically operated lifts with assured power backup, if the entire office space is not on ground floor.
 - vi. The entire carpet area offered for rent should be for exclusive use of the hirer and no passage of any other person should be allowed through this area.
 - vii. The building should have adequate natural lighting and proper ventilation.
 - viii. The offered area shall have at least the below mentioned particulars / rooms readily available. **In case the same in the form of halls, maximum period for its preparation shall be intimated.**

Space Calculation Sheet for GSTAT Bench

A. Requirement of Office Space for GSTAT Bench at Jaipur :-

S. No.	Particulars of requirement	Space entitlement (in Sq. ft.)
1	Chamber of President	500
2	Member's Chamber	350*3 = 1050
3	Visitors Room for President and Members	300
4	Court Room for President	1600*1 = 1600
5	Other Court Rooms for Permanent and Touring Members	800*2 = 1600
6	Room for Inspection of files	200
7	Central Registry Room	400
8	Bar Room up to 2 Courts	NA
9	Bar Room for more than 2 Courts	600
10	Record Room (decided cases)	1500
11	Board Room for pending cases	1500
12	Computer Room along with Server Room	500+350 = 850
13	Room for Standing Counsel	220
14	Store for Stationary	500
15	Lavatory for President and member	200*4 = 800
16	Lavatory for President and Members	200
17	Public Lavatory	200
18	Kiosk (for job typists, photocopies, book seller, cyclostyling machines)	350
19	Library	400
20	Reception and filing counter	100
	Total	12,870 Sq. ft.

Total Area Required: 12,870 Sq. ft.

Min. required Area after Austerity Cut: 90% of 12,870 = 11,583 Sq. ft.

Min. Area required for supporting staff as per schedule I: 1904 Sq. ft.

Total Min. Area Required for Principal Bench of GSTAT: 13,487 Sq. ft.

B. Space requirement for CBIC AR Officers and staff for GSTAT bench at Jaipur:-

S. No.	Designation	No. of Officers	Space Required (Sq. Mtr.)	
			Per Officer/ staff	Total
1	Pr. Commissioner/ Commissioner	1	23	23
2	Addl. /Jt. Commissioner	2	23	46
3	Deputy/ Asstt. Commissioner	4	18	72
4	Superintendent	10	14.5	145
5	Inspector	10	11	110
6	PS	1	3.5	3.5
7	Steno Gr. I	2	3.5	7
8	Steno Gr. II	2	3.5	7
9	Hindi Steno	1	3.5	305

10	Executive Assistant	1	3.5	3.5
11	Tax Assistant	5	3.5	17.5
12	LDC	1	3.5	3.5
13	Havaldar	1		
14	MTS	5		
	Total	46		441.5
	Record			110.375
	Rest Room			16.5
	Sub total			568.375
	Add @15%			653.63
	Less @10%			588.268
	Net Area			588 Sq. Mtr.
				6327 Sq. ft.

Calculation of total area required:-

Sitting Space required	A	13487
Space for Special Components	B	6327
Total Space Required	C = A+B	19814Sq. ft.

Final Space Required for Office: - 19814 Sq. ft. (Approx. = 20,000Sq. ft.)

- ix. In addition to above tentative requirement of rooms, suitable partitions need to be provided for sitting arrangements of various officers, visitor room, store room etc. as per office requirement.
- x. The building should be fitted with lights, fans and other electrical and civil fittings and fixtures.
- xi. The offered premises should have installed Air Conditioning facility.
- xii. The office should have been provided with adequate toilet facilities separately for Ladies and Gents as per the requirement.
- xiii. The premises should have suitable power supply for office operations & must have fitted with power back options also for un-interruptible power supply.
- xiv. All internal and external walls should be painted with good quality paint at the time of handing over the premises & preference will be given newly constructed building.
- xv. Throughout the period of lease, cleaning in common area and maintenance (civil, electrical, mechanical, plumbing including consumables etc.) shall be responsibility of the Owner and the Owner shall also carry out periodical repairs. No additional / separate charges shall be paid for the same by the Department.

The scope of maintenance would be broadly as under:-

- Round the clock general security to the premises, access control and regulating visitor movement.

- Periodical maintenance of the building, which includes painting / cleaning of the exteriors and all the common areas of the building.
- Maintenance of all common areas including parking, passage, and common garden area and provisions of consumables for the same.
- Maintenance of all Elevators including payment of AMC.
- Lighting of common area and provisions of consumables for the same.
- Maintenance of water supply system.
- Maintenance of main building electrical installations, common electrical, plumbing and sanitary lines.
- Provisions of signage pertaining to common services.
- Maintenance and running of motors and water pumps installed at the premises, if any.
- Any expense in hired premises i.e. repair/alteration of fan, tube light, bulb, AC, Cooler will be born by owner.

xvi. The Department reserves the right to carry out suitable alterations by way of partitions, office fixtures, fittings etc. for the effective use of the office space hired during the lease period / extended lease period, at owners cost.

xvii. The owner should be willing to make alteration / additions as per requirement of the hirer and suitable provision is to be made for physically challenged persons.

xviii. The layout of the offered space should be in accordance with the requirement as decided by Office of the Pr. Commissioner, CGST & CX Commissionerate, Jaipur for various rooms as per the staff strength. The owner may be required to carry out such alterations to the existing partitions / fixtures and fittings as may be specified by the hirer to make it suitable for its use.

xix. There should be continuous water supply in the premises for various usages & DG Set for uninterrupted power supply.

7. The premises offered should be secure and in reasonably ready condition and the owners / power of attorney holders of the premises will have to hand over the possession of the premises within 30 days from the date of acceptance of their offer.

8. During the validity period of the offer, the Bidder should not withdraw / modify in the terms of area and price and other terms and conditions quoted in Technical or Financial Bids. As such, the Bidder is required to submit an undertaking on non-judicial stamp paper of requisite value duly signed by Legal Owner or his Power of Attorney holder that the Bidder shall not back out / cancel the offer / offers made to the Pr. Commissioner, CGST & CX Commissionerate, Jaipur during the validity period.

9. All the individual pages of the offer are to be signed/ to be duly initialed by the Owner / Landlords / Power of Attorney holders or his authorized signatory.

10. The opening of the Financial Bids shall be done on the date and time fixed in this regard. The Financial Bids of only those Bidders will be opened which are short-listed after assessing the suitability of the offered premises, compliance to technical specifications, verification of their credentials, survey of premises and other liabilities. Dates of Financial Bids will be decided after completion of all formalities of "Technical Bids".

11. Tenders not accompanied with 'Earnest Money Deposit' will be treated as non-responsive and will be rejected at the initial stage itself "as Tenders received without EMD". After completion of the tender process, the EMD will be returned to the unsuccessful Bidders. The successful Bidder will also get the earnest money refunded, after certain period. No interest is payable. However, in case of refusal of giving possession of the space, the earnest money will be forfeited.

12. The Technical Bids shall be opened in the first instance. The physical inspection of the premises will also be carried out to verify whether the premises comply with the terms and conditions of this tender document. Before accepting the Technical Bid, all the documents and space/ building shall be inspected by a committee authorized by the Pr. Commissioner, CGST & CX Commissionerate, Jaipur and only those premises found suitable & meeting the eligibility criteria in all respects shall be proceeded with for opening the Financial Bid and such decision of the Hiring / Technical Committee shall be final. The particulars of amenities provided / proposed to be provided inside the property / building complex should be clearly indicated in the Technical Bid.

13. The possession of the premises will be given to the Pr. Commissioner, CGST & CX Commissionerate, Jaipur after completion of entire work as per their requirement and specifications. Subsequent to the possession, if it is observed that any item or work remains unattended or is not in accordance to their specifications, the Owner / Landlord will have to complete the same within a reasonable time from the date of possession of the premises and in case of any default, the Office of the Pr. Commissioner, CGST & CX Commissionerate, Jaipur will have the right to get the above unfinished jobs / works / items completed by availing the services of other agencies and recover the amount so incurred from the rent payable to the Owner /Landlords.

14. Since the Office of the Pr. Commissioner, CGST & CX Commissionerate, Jaipur is the lessee / hirer, the Owner /Power of Attorney holder has to insure the premises / assets rented / hired against risks like fire or natural calamity at his (Owner's) own cost and the Office of the Pr. Commissioner, CGST & CX Commissionerate, Jaipur will not be responsible for and liable to make good any losses that may be sustained in any future date in respect of such premises /assets.

15. All the statutory clearances and permissions, if any, required for construction / modification / additions / alterations and leasing of the premises to the Office of the Pr. Commissioner, CGST & CX Commissionerate, Jaipur, shall be obtained by the Owner / Landlord at his own cost.

16. Finalization of rent based on location and quality of construction is subject to certification by CPWD / Hiring Committee and subject to final approval and sanction by Government of India, as per rules framed in this regard.

17. Lease agreement will be executed after legal verification of all documents related to the property to the entire satisfaction of Office of the Pr. Commissioner, CGST & CX, Jaipur. The registration charges, stamp duty for registration of lease deed etc. are to be borne by the Owner /Landlord.

18. The Bidder is required to enter into STANDARD LEASE AGREEMENT (SLA) in the prescribed format approved by the Central Government, the copy of which is enclosed for reference (Annexure-VII).

19. The period of lease should be for duration of minimum Five (05) years from the date of lease agreement.

20. The Office of the Pr. Commissioner, CGST & CX, and Jaipur reserves the right to amend these terms and conditions as deemed necessary.

21. Participation in the tender does not entail any commitment from the Pr. Commissioner, CGST & CX, Jaipur. The officer reserves the right to reject any / all offers, including that of the lowest tender without assigning any reason.

22. The Bidder shall quote expected amount of rent per Sq. Ft. per month for the premises being hired in the Financial Bid. However, payment of rent will be subject to the issuance of "Fair Rent Certificate" by CPWD as per the procedure laid down by the Government.

23. No security deposit or advance rent shall be paid by the Department as per the existing policy. Payment of rent will be made on monthly basis, subject to availability of fund/budget.

24. Maintenance charges are to be borne by the Owner / Lessor. In addition, all Corporation / Municipal Taxes, Cess or any other Taxes as applicable during the period of lease shall be borne by the Owner / Power of Attorney holder. All these charges / taxes are deemed to be part of monthly rent per Sq. Ft. of carpet area quoted by the Bidder. The monthly rent will be exclusive of GST, i.e. the GST payable will be paid separately in addition to rent amount.

25. Electricity Bills/ Telephone Bills/Internet Bills as per actual consumption shall be borne by the Department.

26. No brokerage shall be paid by the Department.

27. The payment terms mentioned in the Financial Bid shall be strictly followed.

28. If at any stage it is found that any of the details / documents furnished by the Bidder is false / misleading / fabricated, his/her bid would be liable for cancellation without intimation to the Bidder.

29. Expenses in connection with drafting and execution / registration of the lease agreement with the concerned authority will be borne by the Lessor.

30. The Pr. Commissioner, CGST & CX, Jaipur shall have the right to terminate the lease prematurely or surrender whole or any part of the premises to the Owner / Power of Attorney holder by giving Three months' notice in writing. The Owner / Power of Attorney holder shall not claim / be entitled for any compensation / rent for the unexpired period of lease. The right to terminate the lease before the expiry of lease period will vest only with the Pr. Commissioner, CGST & CX, Jaipur.

31. The Pr. Commissioner, CGST &CX, Jaipur, will at the expiration of the lease term or any extension thereof (if agreed to mutually) deliver up possession of the rented premises to the Owner / Power of Attorney holder in the nearly same condition as at the time of commencement of initial lease. Wear & tear, and damage by fire, earthquake, cyclone, tempest, flood, violence of any army or mob or other irresistible force or act of God excepted; but this condition shall not be construed to render the Pr. Commissioner, CGST &CX, Jaipur liable to do any repairs of any kind to the rented premises.

32. The Owner / holder of Power of Attorney should intimate in writing the likely date of handing over of the premises.

33. After receipt of the Pr. Commissioner, CGST &CX, Jaipur's confirmation for leasing of the premises which is considered to be most suitable / reasonable and its acceptance, if Owner / Power of Attorney holder backs out on account of any reason, the Owner / Power of Attorney holder is liable to pay the Pr. Commissioner, CGST & CX, Jaipur the full expenditure incurred by the Pr. Commissioner, CGST & CX, Jaipur from releasing of advertisement to finalizing the premises and other incidental expenditure incurred in the process. Such Bidders are also liable for action as per law.

34. Most competitive rate per month per Sq. Ft. of carpet area should be offered / quoted in Financial Bid [BoQ in .xls format] for the entire agreement period of Three (03) years. No separate rent would be paid for underground / covered parking, open parking space, inner roads, garden etc. within the compound. Rate per month per Sq. Ft. of carpet area quoted in the Financial Bid is deemed to be inclusive all charges / taxes except GST.

35. The rent demanded per month per Sq. Ft. of the carpet area will constitute the Financial Bid. The said rate per Sq. Ft. of the carpet area is to be deemed to be inclusive of all charges / taxes etc. except GST.

ANNEXURE-II (TECHNICAL BID)**TECHNICAL BID SHOULD INTER-ALIA CONTAIN DEATAILS AS FOLLOWS:****PART I**

S. No.	Item	
1	Full particulars of the legal Owner / holder of Power of Attorney of the offered premises:	
	i) Name	
	ii) Address of office & Residence	
	iii) Telephone No./Mobile No.	
	iv) Tele Fax	
	v) E-Mail Address	
	vi) Permanent Account Number(PAN)	
	vii) The exact location and postal address of the premises / accommodation with map	
2	Full particulars of person(s) offering the premises on rent / lease and submitting the tender	
3	Status of the applicant with regard to the accommodation offered for hiring (enclose Power of Attorney also if the applicant is other than Owner)	
4	Type of building — Newly constructed or Old construction	
5	a) Complete Address and location of the Building.	
	b) Details of the Accommodation offered for rent (viz. carpet area, no. of floors, floor wise area) (Enclose Certified Sketch / Layout Plan also)	
6	Detailed plan of the Accommodation with exact measurement of carpet area	
7	Date of Construction	
8	Exact carpet area offered for rent (Carpet area offered for rent does not include area of verandah, corridor and passage, staircases, basement/covered parking, toilets, wall / columns, balcony, portico, shafts, lift arches, air-conditioner ducts, lofts etc.)	
9	Exact built up area	
10	Number of Floor(s) being offered	
11	No. of floors in the building	
12	Other Facilities and amenities available with the building	
13	Number of lifts available / carrying capacity, provide details of its make, type, model and company	

14	Parking space available for exclusive use of the department - Whether covered / open, location / Nos. of vehicles that can be parked	
15	Whether accommodation offered for rent is free from litigation including disputes in regard to ownership, pending taxes / dues or like (enclose copy of Affidavit from Owner or Power of Attorney holder)	
16	Clearances/no-objection certificate from Fire Department, if it is multi-storey building & space is not on ground floor.	
17	a) Whether running water, drinking and otherwise, available round the clock.	
	b) Whether sanitary and water supply Installations have been provided for?	
18	Whether separate electricity and sufficient installed capacity has been provided for?	
19	Details of Solar power facility	
20	Details of power back-up facility.	
21	Whether electrical installation and fitting, power, plugs, switches etc. provided or not?	
21	Whether building has been provided with fans in all rooms or not?	
22	Specify the lease period (minimum three years and provision for extension)	
23	Whether the building is earth quake Resistant? (Show proof)	
24	Specify if there are ready built rooms / cabins suitable or undertake to make cabins as per requirement as shown at Sl. No. 7 (viii) of terms & conditions.	
25	Any other salient aspect of the building, which the Owner / Power of Attorney holder may like to mention	

PART-II

26. Qualification criteria / Essential conditions to meet the suitability for office space:

(i)	Whether the building is located on a wide road and the approach to the offered building is convenient and non-congested?	
(ii)	Whether entire carpet area offered for rent is for exclusive use of the hirer? Whether any passage to any other person had been allowed through this area?	
(iii)	Whether the entire carpet area offered for rent is in one building?	
(iv)	Whether the entire area offered is contiguous?	
(v)	Whether there is earmarked / reserved parking exclusively for the hirer. Whether there is adequate parking space for trainees'/visitors' vehicles.	
(vi)	Whether the premises offered is secure and in reasonably ready condition?	
(vii)	Whether the building conforms to the firefighting norms and in possession of latest clearance / certificate from Fire department? (if it is multi-storey & the entire office space for rent is not on ground floor)	
(viii)	Whether the building has the provision for Electrically operated lifts with assured power backup, (if it is multi-storey & the entire office space for rent is not on ground floor)	
(ix)	Whether the building is operative 24 x 7?	
(x)	Whether all the requisite documents mentioned in the tender are submitted?	

Note: The conditions mentioned above are essential and must be met to satisfy the eligibility criteria. In case these conditions are not met, the bid is liable to be rejected.

27. "Title Deed" showing the ownership of the premises and / or copy of Power of Attorney with the land Owner (Copy of proof of Ownership/ Power of Attorney).

28. Affidavit from Owners/ Power of Attorney holder and if tender is submitted by the Power of Attorney holder, an Affidavit from such Power of Attorney holder regarding accommodation offered for hiring being free from any litigation / liability / pending dues and taxes.

UNDERTAKING

I / We
son / daughter of ,have
gone through the various terms and conditions mentioned in the tender documents
and I / we agree to abide by them. We

.....
.....
Solemnly declare that, to the best of my / our knowledge and belief the information
given above and in the enclosures accompanying it is correct complete and truly stated.

Place:

Date:

Signature of Legal Owner/Power of Attorney Holder/Authorized Person

ANNEXURE-III (FINANCIAL BID)**FINANCIAL / PRICE BID UNDERTAKING & SCHEDULE**

(a) Price bid under taking.

(b) Schedule of price bid.

(a) PRICE BID UNDERTAKING:

From: (Full name and address of the Bidder) _____

To,

**The Pr. Commissioner,
CGST & CX Commissionerate,
NCRB, Statue Circle, C-Scheme,
Jaipur-302005 (Raj)**

Sir,

- 1) I submit the Price Bid for (please give the name / address / details of the building) as envisaged in the Bid document.
- 2) I have thoroughly examined and understood all the terms and conditions as contained in the tender document, and agree to abide by them.
- 3) I offer to rent out accommodation for your office at the rates as indicated in the Financial/Price Bid in excel format, excluding GST.

(b) SCHEDULE OF PRICE BID:

S. No.	Item	
1	Name & Address of the applicant with Phone Nos.	
2	Status of the applicant with regard to Building / Accommodation offered for hire (Owner or Power of Attorney Holder)	
3	Full particulars of the owner: i) Name ii) Address of office/Residence iii) Telephone No./Mobile No. iv) E-Mail Address v) PAN(Photocopy)	
4	Complete details of the building offered viz. Complete postal address of the location	
5	Net Carpet Area offered (in Sq. Ft.) as defined in Tender document	
6	Rate (Per Square feet per month)	

Yours faithfully,

Name & signature with stamp (if any) of Bidder or Authorized Signatory

Note- Do not furnish the rent and other amounts here, it should be indicated only in the BoQ (xxx.xls format)

ANNEXURE-IV DECLARATION

I / Wehave read and understood the detailed terms and conditions applicable to the subject offer as supplied with the TENDER documents and agree to abide by the same in totality. It is hereby declared that the particulars of the buildings etc. as furnished against the individual items are true and correct as per my / our knowledge and belief and in the event of any of the same being found to be not true, I / We shall be liable to such consequences / lawful action as the Office of the Pr. Commissioner, CGST &CX, Jaipur / Department may wish to take.

Signature with date of Legal Owner/Power of Attorney Holder/Authorised Person

ANNEXURE-V**TENDER ACCEPTANCE LETTER
(To be given on Company Letter Head)****To,**

Date :

The Pr. Commissioner,
CGST &CX Commissionerate, Jaipur

Sub: Acceptance of Terms & Conditions of Tender (Name of Tender: - HIRING OF
OFFICE PREMISES)

Dear Sir,

1. I/We have downloaded the tender document(s) for the above mentioned 'Tender' from the website(s) namely:..... as per your advertisement, given in the above -mentioned website.
2. I/We hereby certify that I / we have read the entire terms and conditions of the tender documents from Page No. to (including all documents like annexure(s), schedule(s), etc.), which form part of the contract agreement and I / we shall abide hereby by the terms / conditions / Clauses contained therein.
3. The corrigendum(s) issued from time to time by your department / organization to have also been taken into consideration, while submitting this acceptance letter.
4. I/We here by unconditionally accept all the tender conditions of above mentioned tender document(s)/corrigendum(s) in its totality/entirety.
5. I/We do hereby declare that our Firm has not been blacklisted/ debarred by any Govt. Department / Public sector undertaking.
6. I/We certify that all information furnished by our Firm is true & correct and in the event that the information is found to be incorrect / untrue or found violated, then your department / organization shall without giving any notice or reason therefore or summarily reject the bid or terminate the contract, without prejudice to any other rights or remedy including the forfeiture of the full said earnest money deposit absolutely.

Yours faithfully,

Signature of Legal Owner/Power of Attorney Holder/Authorised Person

ANNEXURE-VI

ASSISTANCE TO BIDDERS

- 1) Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority of this tender or Sh. Rajesh Agarwalla, Assistant Commissioner (Admin.), CGST & CX, Jaipur.
- 2) Any queries relating to the process of online bid submission or queries relating to CPP Portal in general may be directed to the 24 x 7 CPP Portal Helpdesk.

**ANNEXURE VII
STANDARD LEASE AGREEMENT**

AN AGREEMENT MADEDay.....of.....between
..... herein
after called 'The Lessor' (Which expression shall include its successors assigns,
administrator, liquidators and receivers, wherever the context of meaning shall so
require or permit) of the one part AND the PRESIDENT OF INDIA (hereinafter
referred as 'THE GOVERNMENT OF INDIA' or 'Lessee') of the other part.

WHEREBY IT IS AGREED AND DECLARED AS FOLLOWS:-

1. In consideration of the rent here-in-after reserved and of the other conditions herein contained, the Lessor agrees to let out and Lessee agrees to take on lease the land, hired it aments and premises known as.....together with all buildings and erections, fixtures and fittings, standing and being thereon(hereinafter called "THE SAID PREMISES") more particularly described in `SCHEDULE-`A'.

2. The lease shall commence / shall be deemed to have been commence d* on the.....day of.....two thousand and twenty one and shall, subject to the terms hereof, continue for a term of.....
years with an option to extend the period of lease for a further term as set out in clause 14hereof.

3. The Lessee shall, subject to the terms hereof, pay gross rent in monthly arrears for the said premises at the rate of Rs.....per month, which also includes a sum of Rs.....towards maintenance and taxes per month. In the event of the tenancy hereby created, being terminated as provided by these presents, the Lessee shall pay only a proportionate part of the rent for the fraction of the current month up to the date of such termination. The rate of rent hereby agreed is not liable to revision during the period of lease or renewal, if any, of the lease and can be considered for revision after the expiry of the three years from the start of the lease or revision of the rent, provided that such revision shall not exceed 5% per annum (in case of residential accommodation) and 8% per annum (in case of non-residential accommodation) of the rent payable at the time of such revision, such rent being equivalent to gross rent reduced by the amount payable towards maintenance and tax.

4. The said premises shall be deemed to include the fixtures and fittings existing thereon as shown in `SCHEDULE-`B' and the Government of India shall upon the expiration of the terms hereby created or any renewal thereof and subject to clause 11 hereof yield up the said premises including fixtures and fittings in as good a condition as received, fair wear and tear, damage by fire, act of god, riots or other civil commotion, enemy action and / or other causes not within the control of the Government of India excepted, PROVIDEDTHAT THE GOVERNMENT OF INDIA shall not be responsible for any structural damage which may occur to the same during the terms hereby created or any renewal thereof.

5. The Government of India shall be entitled to use the said premises for any lawful purpose which is not detrimental to the interest of the land lord.

6. The Government of India shall have the right to sublet the whole or any part or parts of the said premises but shall be responsible for the full payment of rent and the

term of such sublease shall not exceed the period of lease or extension thereof, if any, as set out in Clause 2 here-in-above.

7. All existing and future rates, taxes including property tax, assessment charges and other out-goings whatsoever of every description in respect of the said premises payable by the owner thereof, shall be paid by the Lessor. The Lessor, however, shall be entitled to recover additional levies, paid on account of enhancement in taxes, from the Govt. of India and such recovery shall be proportionate to the amount of taxes payable during the pendency of the lease. In case the said premises is portion of a building subject to payment of tax as one entity, the liability of the Govt. of India in respect of payment of additional tax, unless there has been any addition to the constructed portion of such building, shall be in the same ratio as at the time of original letting. In case of some additional construction having been made by the Lessors, additional tax payable by the Govt. of India shall be as determined by the Central Public Works Department of the Govt. of India. In case of default in payment of taxes etc. by the Lessor to the local bodies, it would be open for the Lessee to deduct such dues from the gross rent (including taxes) payable to the Lessor, and to pay the same directly to the local bodies. However, before making such deduction, the Lessee shall have to give a notice in writing, to the Lessor to show, within 15 days, that he is not in default in payment of taxes to the local bodies.

8. The Government of India shall pay all charges in respect of electricity power, light and water, used on the said premises during the continuance of these presents.

9. The Lessor shall execute necessary repairs usually made to premises in that locality as and may be specified by the Government of India in a notice in writing within such time as may be mentioned therein and if the Lessor fails to execute any repairs in pursuance of the notice, the Government of India may cause the repairs specified in the notice to be executed at the expense of the Lessor and the cost thereof may, without prejudice to any other mode of recovery, be deducted from the rent payable to the Lessor.

10. The Government of India may, at any time during the terms hereby created and any renewal thereof, make such structural alterations to the existing buildings such as partitions, office, fixtures and fittings as may be easily removable. PROVIDED ALWAYS THAT such installations or other works, fittings and fixtures, shall remain the property of the Government of India who shall be at liberty to remove and appropriate to itself, any or all of them at the expiration of the terms hereby created and any renewal thereof, provided further that the Government of India shall again hand over the said premises in the same condition as they were in at the commencement of these presents, fair wear and tear and damage by fire or other causes beyond the control of the government of India excepted or at its option pay compensation in lieu thereof PROVIDED FURTHER that such compensation shall not exceed the value of the said premises on the date of the determination of these presents, if they had remained in the same structural state.

11. The Government of India shall be released from paying any rent in respect of the whole or any such part of the said premises as might be rendered uninhabitable by fire, riots or other civil commotion, enemy action and / or other causes, not within the control of the Government of India or acts of any Government or Municipal Authority and in such cases the rent payable hereunder shall be accordingly apportioned, or at its option the Government of India shall have power to terminate these presents forthwith without prejudice to its rights to remove works, fittings, fixtures and machinery under Clause 10 hereof.

12. The Government of India shall not be liable for loss of profit or loss of goodwill arising from its occupation of the said premises or any amount of compensation in respect of the said premises other than the rent payable as aforesaid and the Lessor shall make no claim in respect thereof.

13. The Lessor agree with the Government of India that the latter paying the rent hereby reserved, observing and performing the conditions and stipulations herein contained on the Government of India's part to be observed and performed shall peacefully hold and enjoy the said premises during the said terms and any renewal thereof without any interruption or disturbance from or by the Lessor or any person claiming by through or under them.

14. If the Govt. of India shall be desirous of taking a new lease of the said premises, after the expiration of the term hereby granted the Lessor will renew the lease for a period mutually agreed upon between the Govt. of India and the Lessor, in accordance with the covenants, agreements and conditions as in the present agreement including the present for renewal.

"Provided that in the event of expiry of the terms of the lease, whenever an action for renewal described above is pending with the lessee and the premises remain in actual occupation, the payable rent at old rate shall continue to be paid on provisional basis till the date of final decision on renewal or the date of eviction, as the case may be and in case of renewal at different rate, suitable adjustment by extra payment or deduction shall be permitted, to Lessee".

"Provided further that the Lessee shall take action so far practicable to take a new lease of the said premises within a period of six months after expiry of the term hereby granted".

15. The Government of India shall be entitled to terminate the lease at any time giving to the Lessor three months' previous notice in writing of its intention to do so.

16. Any notice to be made or given to the Government of India under these present or in connection with the said premises shall be considered as duly given if sent by the **Lessor through** the post by registered letter addressed to the.....On behalf of the Government of India, and any notice to be given to the Lessor shall be considered as duly given if sent by the Lessee through the post by registered letter addressed to the Lessor at their last known place of abode. Any demand or notice sent by post in either case shall be assumed to have been delivered in the usual course of Post.

17. Should any dispute or difference arise concerning the subject matter of these presents or interpretation of any covenant, clause or thing herein contained or otherwise arising out of this lease agreement, the same shall be referred for arbitration to the Tribunal, having, Sole Arbitrator. At the time of making a request for reference of dispute to the arbitration, the claimant shall along with such request send a panel of five persons to the other party. The other party shall within 15 days of the receipt of such communications select one member of the panel to act as Sole Arbitrator. In case none in the proposed panel is acceptable to the other party, such other party shall within the above 15 days send another panel of five persons to claimant, and the claimant shall be entitled to nominate the Sole Arbitrator from among the panel sent by the opposite party.

In case none of the members of this panel is acceptable to the claimant, the Sole Arbitrator shall be appointed by the Secretary, Department of Legal Affairs, Government of India, Delhi. The provisions of Arbitration and Conciliation Act, 1996 with any statutory modification thereof and rules framed there under shall be applicable to such arbitration proceedings which shall be held at.....The arbitration proceedings shall be conducted in Hindi /English /.....* The cost of the arbitration shall be borne as directed by the Arbitral Tribunal. For the purposes of this clause, the officer mentioned in clause 16 shall be authorised to act and nominate arbitrator on behalf of the Government of India.

18. This lease agreement has been executed in duplicate. One counterpart of the lease agreement to be retained by the Lessee and the other by the Lessor.

THE SCHEDULE 'A' REFERRED TO ABOVE

All that the..... The floor of the building known as in the city of which building bear Municipal No and is situated on plot / land bearing

Survey Nos. and is bound on or towards East byon or towards West by..... on or towards North by or on towards South by

THE SCHEDULE 'B' REFERRED TO ABOVE

IN WITNESS WHERE OF THE OFFICIAL SEAL OF.....has been affixed in the manner hereinafter mentioned and the lease agreement has been signed for and on behalf of the President of India on the day and year first above written by

(Signature)
For and on behalf of the President of India

In the presence of Witnesses 1.....
2.....

And by the Lessor in presence of (Signature) Witnesses 1.....
2

Name and Address of the Lessor in case the Lessor is a company) Firm or Society

For and on behalf of having authority to sign on behalf of the Lessor vide resolution dated of.....

*Portions which are not applicable may be scored off at the time of filling up of the Stand and Lease Agreement (SLA)format.