

F.No.8-47/PSO/DP/2018/
OFFICE OF THE PANCHAYAT SAMITI
DIGLIPUR, NORTH ANDAMAN

Diglipur dated the November, 2018.

QUOTATION NOTICE

Sub: - Leasing of Panchayat Samiti Lodging Complex at Diglipur – reg.

Sealed quotations are invited from hoteliers/firms/parties who are engaged in Hotels and Lodging Complexes business towards leasing out of Panchayat Samiti lodging complex, at Naveen Nagar, Diglipur.

The Panchayat Samiti lodging complex is a double storeyed building consisting of 10 Nos. Non AC rooms in the ground floor and 10 Nos. AC rooms in the first floor. All the rooms are furnished with 02 Nos. beds with mattresses , pillows, bed sheet, bed spread, dressing table, wooden almirah, Tea table, Ceiling fan, Colour television sets, air conditioners. There is also facility for kitchen and dining space which is fully furnished.

Sl.No.	Details of the Lodging Complex	Minimum monthly rent	EMD	The monthly rent to be quoted by the bidder
1	The Panchayat Samiti lodging complex is a double storing building consisting of 10 Nos. Non AC rooms in the ground floor and 10 Nos. AC rooms in the first floor. All the rooms are furnish with 02 Nos. beds with mattresses , pillows, bed sheet, bed spread, dressing table, wooden almirah, Tepooh, Wall fan, television sets, air conditioner.	Rs.2,00,000/- per month (Rupees two lakhs only per month)	The quotation will be accompanied with an EMD of Rs.30,000/- (Rupees thirty thousand only) as Demand Draft drawn in favour of Pramukh, Panchayat Samiti, Diglipur from any Nationalized bank or A. & N. SCB Ltd.	

The lodging complex of Panchayat Samiti, Diglipur will be leased out on the following terms and conditions: -

1. The lodging complex will be initially leased out for a period of 03 (three) years commencing from the date of execution of the agreement between the Pramukh Panchyat Samiti and the Lease/Licensee.
2. The Lease/Licensee shall pay a Security Deposit of Rs.5.00 (Rupees Five Lakhs only) initially to the Licensor and that will be returned by the Licensor after one month of the termination of the agreement between both the parties after deducting for any normal wear and tears.
3. The minimum monthly rent proposed by the Panchayat Samiti Diglipur is Rs. 2 Lakhs per month. The Lease/ licensee/bidder who quotes/bids the highest amount above Rs. 2 Lakhs shall be awarded the lodging complex. The monthly rent will be inclusive of GST and all relevant taxes applicable.
4. The Lease/Licensee shall pay the monthly rent by the 05th of every month and if not paid within 10th of the consecutive months, the licensee shall have to pay a fine @ rate of Rs. 500 per day.
5. The licence fee will increase by 10% after every 3 year and the licensee will be bound to pay the revised monthly licence fee from the date of its effectiveness by the 5th of every month in advance.
6. The Lease/licensee shall take over the lodging complex from the Executive Officer or his/her authorized representative (s) duly acknowledging the taking over possession of the rooms along with its fittings and fixtures.
7. The grant of Lease/licensee of the lodging complex is for the purpose of running the lodging complex only and the licensee shall have no rights or claims over the property/premises.
8. That if the Lease/licensee fails to pay the monthly license fee to the Pramukh, Panchayat Samiti for a period of three months consecutively, the licence will stand terminated without any notice and the

- Pramukh, Panchayat Samiti, will take over the possession of the premises and indicate further legal action for recovery of the arrears of the rent as arrears of land revenue.
9. The Lease/licensee shall not convert lodging for any other purpose than the one for which licence is granted.
 10. The Lease/licensee shall not run any offensive business/Liquor bar/trade/activities in the premises.
 11. The /Lease/licensee shall pay for all water supply, electricity charges, cable connectivity charges, telephone and internet charges which shall have no part with the licence fee fixed.
 12. The Lease/licensee shall be responsible for engaging sufficient Number of staffs for housekeeping, cleaning, sweeping and maintenance of rooms, alleyways, kitchen and dining space and cleaning the surrounding area/ premises. Their monthly payment, EPF etc. shall be borne by the licensee.
 13. The Lease/licensee shall not make any additions/alterations to the property.
 14. The Lease/licensee must not add or erect on the room/premises of any permanent structure.
 15. The Lease/licensee shall not carry out any other business/Liquor bar/ trade other than the lodging complex for which the property has been allotted.
 16. The Lease/Licensee shall be responsible for maintenance of all records, registers etc pertaining the Guests residing in the Lodging complex, and also follow the relevant guidelines of the UT administration on lodging complex/hotels..
 17. Upon the termination of the licence, the licensee shall handover the possession of the property in the same original condition on which it was granted except reasonable wear and tear.
 18. The Lease/licensee shall insure the property against flood, fire, earthquake and other natural calamities on his own expenses.
 19. The licensor shall have the right to reenter the property and takeover possession for their reasonable requirement after returning the security at any time with an advance notice of one month.
 20. The order of license and the relevant clause/sections of Panchayat regulation/ Rule/Bye-laws also from a part of this agreement.
 21. The Lease/Licensee shall abide by all such Panchayat Raj Regulations Rules and Bye-Laws made there under, which may be in force along with their amendments made from time to time.
 22. Any breach or violation of this agreement shall be the ground for the termination of the licence and the Panchayat Samiti shall not be responsible for any loss(es) or damage(s) whatsoever caused to the licensee due to such termination.
 23. The extension of lease period after completion of 03 years vests with the Pramukh, Panchayat Samiti, Diglipur.
 24. Any legal disputes will be heard/settle at Courts in A & N Islands.
 25. The Pramukh, Panchayat Samiti, Diglipur reserve the rights to accept or reject any or all the bids whatsoever without assigning any reasons thereof.
 26. Interested hoteliers / firms / parties who are interested in running of the lodging complex shall furnish their bids in sealed envelopes addressed to the Pramukh, Panchayat Samiti, Diglipur, North Andaman latest by 03:00 PM on 02nd January, 2019. The bids will be opened in presence of Quotationers/ bidders if any at 04:00 PM on 02nd January, 2019.

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