

No. 1-5/Qtn/Tender-Notice/RNGP/2018-19/388
OFFICE OF THE GRAM PANCHAYAT
DIGLIPUR, NORTH ANDAMAN

Radhanagar dated the 08/03/2019.

TENDER NOTICE

Sub: - Leasing of Shopping Complex Shyamnagar Room no. 07 – reg.

Sealed tenders are invited from willing Firms/Co-Operative Societies/Shopkeepers/parties interested to open a shop at Shyamnagar ward no. 1.

Sl.No.	Details of Place for Shop	Minimum monthly rent	EMD	The monthly rent to be quoted by the bidder
1	Shopping Complex Shyamnagar room no. 07 at Shyamnagar ward no. 1	Rs.300/- per month (Rupees three hundred only)	The quotation will be accompanied with an EMD of Rs.3600/- (Rupees Three thousand six hundred only) drawn in favour of Pradhan, Gram Panchayat Radhanagar from any Nationalized bank or A. & N. SCB Ltd.	Rs...../- per month (Rupeesonly)

The Shopping Complex Shyamnagar room no. 07 at Shyamnagar ward no. 1 of Gram Panchayat, Radhanagar will be leased out on the following

TERMS AND CONDITIONS: -

1. The Shopping Complex room no. 7 will be initially leased out for a period of 05 (five) years commencing from the date of execution of the agreement between the Pradhan Gram Panchayat Radhanagar and the Lease/ Licensee.
2. **Only Residence of Radhanagar Gram Panchayat is eligible for participant in this tender.**
3. The Lease/Licensee shall pay a Security Deposit of **12x** monthly rent 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.

4. The minimum monthly rent proposed by the Gram Panchayat Radhanagar is Rs. 300/- per month. The Lease/ licensee/bidder who quotes/bids the highest amount above Rs.300/- shall be awarded the room. The monthly rent will be inclusive of GST and all relevant taxes applicable.
5. 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. 50 per day.
6. The license fee will increase by **10% after every year** and the licensee will be bound to pay the revised monthly license fee from the date of its effectiveness by the 5th of every month in advance.
7. The Lease/licensee shall take over the Shopping Complex Room from the Secretary Gram Panchayat Radhanagar or his/her authorized representative (s) duly acknowledging the taking over possession of the rooms along with its fittings and fixtures.
8. The grant of Lease/licensee of the Shopping Complex room is for the purpose of open a shop only and the licensee shall have no rights or claims over the property/premises.
9. That if the Lease/licensee fails to pay the monthly license fee to the Pradhan, Gram Panchayat Radhanagar for a period of Six months consecutively, the license will stand terminated without any notice and the Pradhan, Gram Panchayat Radhanagar, 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.
10. The Lease/licensee shall not convert Shop for any other purpose than the one for which license is granted.
11. The Lease/licensee shall not run any offensive business/Liquor bar/trade/activities in the premises.
12. The /Lease/licensee shall pay for all water supply, electricity charges, which shall have no part with the license fee fixed.
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 without prior written permission from the Panchayat Secretary, Gram Panchayat Radhanagar.
15. Upon the termination of the license, the licensee shall handover the possession of the property in the same original condition on which it was granted except reasonable wear and tear.
16. The Lease/licensee shall insure the property against flood, fire, earthquake and other natural calamities on his own expense.
17. The licensor shall have the right to renter the property and takeover possession for their reasonable requirement after returning the security at any time with an advance notice of one month.
18. The order of license and the relevant clause/sections of Panchayat regulation/ Rule/Bye-laws also from a part of this agreement.
19. 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.
20. Any breach or violation of this agreement shall be the ground for the termination of the license and the Gram Panchayat Radhanagar shall not be responsible for any loss(es) or damage(s) whatsoever caused to the licensee due to such termination.

21. The extension of lease period after completion of 05 years vests with the Pradhan, Gram Panchayat Radhanagar.
22. Any legal disputes will be heard/settle at Courts in A & N Islands.
23. The Pradhan, Gram Panchayat Radhanagar reserve the rights to accept or reject any or all the bids whatsoever without assigning any reasons thereof.
24. Those who are defaulters at the Pradhan, Gram Panchayat Radhanagar will not be considered.
25. Interested Firms/Co-Operative Societies/shopkeepers/parties who are interested in running of the Shop shall furnish their bids in sealed envelopes addressed to the Pradhan, Gram Panchayat Radhanagar North Andaman latest by 10:00 AM on 29th April, 2019. The bids will be opened in presence of Tenderer/ bidders if any at 10:30 AM on 29th April, 2019.

Pradhan
Gram Panchayat Radhanagar