

No. 1-5/Qtn/Tender-Notice/RNGP/2019-20/177

OFFICE OF THE GRAM PANCHAYAT
DIGLIPUR, NORTH ANDAMAN

Radhanagar dated the 16/08/2019.

TENDER NOTICE

Sub: - Leasing of Shopping Complex RadhanagarRoom no. 05 – reg.

Sealed tenders are invited from willing Firms/Co-Operative Societies/Shopkeepers/parties interested to open a shop atRadhanagar 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 Radhanagarroom no. 05 at Radhanagarward no. 1	Rs.150/- per month (Rupees one hundredfifty only)	The quotation will be accompanied with an EMD of Rs.1800/- (Rupees one thousand eight hundred only) drawn in favour of Pradhan, Gram PanchayatRadhanagar from any Nationalized bank or A. & N. SCB Ltd.	Rs...../- per month (Rupeesonly)

The Shopping Complex Radhanagar room no. 05 at Radhanagar ward no. 01of Gram Panchayat, Radhanagarwill be leased out on the following

TERMS AND CONDITIONS: -

1. The Shopping Complex room no. 5 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 PanchayatRadhanagarand the Lease/ Licensee.
2. **Only Residence of Radhanagar Gram Panchayatis eligible for participating 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 PanchayatRadhanagar is Rs. 150/- per month. The Lease/ licensee/bidder who quotes/bids the highest amount above Rs.150/- 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%afterevery 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 ComplexRoom from the Secretary Gram PanchayatRadhanagar 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 PanchayatRadhanagarfor a period of Six months consecutively, the license will stand terminated without any notice and the Pradhan, Gram PanchayatRadhanagar, 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 PanchayatRadhanagar.
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 PanchayatRadhanagarshall 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 PanchayatRadhanagar.
22. Any legal disputes will be heard/settle at Courts in A & N Islands.
23. The Pradhan, Gram PanchayatRadhanagar 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 PanchayatRadhanagarwill not be considered.
25. Interested Firms/Co-Operative Societies/shopkeepers/parties who are interested in running of the Shopshall furnish their bids in sealed envelopes addressed to the Pradhan, Gram PanchayatRadhanagar North Andaman latest by **10:00 AM on 18th September, 2019**. The bids will be opened in presence of Tenderer/ bidders if any at **10:30 AM on 18th September 2019**.

**Pradhan
Gram PanchayatRadhanagar**