



सर्वेषां विकासाय

**STATE INFRASTRUCTURE & INDUSTRIAL DEVELOPMENT
CORPORATION OF UTTARAKHAND LIMITED**

BID DOCUMENT

FOR

ALLOTTMENT OF SHOP

IN FACILITY BLOCKS

AT

INTEGRATED INDUSTRIAL ESTATE (IIE), IT PARK

NIT PUBLISHED ON 27TH NOVEMBER 2018
IN AMARUJALA & HINDUSTAN(H)



**STATE INFRASTRUCTURE & INDUSTRIAL
DEVELOPMENT
CORPORATION OF UTTARAKHAND LTD.**

29, IIE, Sahastradhara Road (IT Park), Dehradun

Phone No. 0135 – 2708100

Fax No. 0135 – 2708109 Web site : www.siidcul.com

**GOLDEN OPPORTUNITY TO HAVE A SHOP IN
INTEGRATED INDUSTRIAL ESTATE IT Park & Pharmacy, Selaqui.**

Managing Director, SIIDCUL invites bids from interested bidders for allotment of shops in the facility blocks developed at Integrated Industrial Estate (IIE), IT Park, Dehradun and Pharmacy, Selaqui. The bidders must furnish complete information as per the procedure laid down in the bid document. Detailed bid document can be downloaded from website of SIIDCUL www.siidcul.com. Interested bidders can submit the complete bid document in the drop box kept at SIIDCUL Head office for IT Park shops on/before due date 26th December 2018 and time 14:00 hrs. Bidders who are interested for IIE Pharmacy, Selaqui location they can submit the complete bid document in the drop box kept at SIIDCUL Head office Dehradun on/before due date 27th December 2018 and time 14:00 hrs.

Managing Director

DISCLAIMER

The information contained in this bid document or subsequently provided to the Applicants, whether verbally or in documentary form by or on behalf of the State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd. (SIIDCUL), their employees or any of its agencies/consultants/advisors, is provided to the applicant(s) on the terms and conditions set out in this bid document and all other terms and conditions subject to which such information is provided.

The purpose of this bid document is to provide the applicant(s) with information to assist the formulation of their application. This bid document does not purport to contain all the information for all the persons, and it is not possible for SIIDCUL, their employees or any of its agencies/consultants/advisors to consider the business/investment objectives, financial situation and particular needs of each applicant who reads or uses this bid document. Each applicant should conduct its own investigations and analysis, and should check the accuracy, reliability and completeness of the information in this Bid document and where necessary obtain independent advice from appropriate sources. SIIDCUL, its employees or any of its agencies/consultants/advisors make no representation or warranty and shall incur no liability under any law, statute, rule or regulation as to the accuracy or completeness of the bid document.



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**STATE INFRASTRUCTURE & INDUSTRIAL
DEVELOPMENT**

CORPORATION OF UTTARAKHAND LTD.

29, IIE, Sahastradhara Road (IT Park), Dehradun

Phone No. 0135 – 2708100

Fax No. 0135 – 2708109 Web site : www.siidcul.com

**GOLDEN OPPORTUNITY TO HAVE A SHOP IN
INTEGRATED INDUSTRIAL ESTATE IT PARK**

SIIDCUL invites bids from interested bidders for allotment of shops in the facility block developed at Integrated Industrial Estate (IIE) IT Park. The bidders must furnish complete information as per the procedure laid down in the bid document. Detailed bid document can be downloaded from website of SIIDCUL www.siidcul.com. The Schedule of the bid is as below:

Availability of Bid Document on the website of SIIDCUL	:	27/11/2018 to 26/12/2018
Cost of bid document	:	Rs 2000/- + 18% GST or as applicable
Last date of submission of bid	:	26/12/2018 latest by 14:00 hrs
Date of opening of Technical bid	:	26/12/2018 at 15:00 hrs

Managing Director

SCHEDULE OF BIDDING PROCESS

1. Date of NIT Publication - 27.11.2018
2. Date of Download bid document - 27.11.2018 - 26.12.2018
3. Last Date of receiving queries - 15.12.2018 at 1500 hrs
4. Date of submission of bid document - 26.12.2018
(10:00 hrs. - 14:00 hrs.)
5. Date of opening of Technical Bid - 26.12.2018 at 15:00 hrs.
6. Date of Opening of Financial Bid - 26.12.2018 at 17:00 hrs.

**STATE INFRASTRUCTURE & INDUSTRIAL DEVELOPMENT CORPORATION OF
UTTARAKHAND LTD.**

BID INVITATION

1. **STATE INFRASTRUCTURE & INDUSTRIAL DEVELOPMENT CORPORATION OF UTTARAKHAND LTD. (SIIDCUL)**, a body incorporated by the Govt. of Uttarakhand as the state level nodal agency to promote industrial and infrastructure development in the State of Uttarakhand, invites applications from prospective bidders for:

“Allotment of shops in facility blocks at IIE IT Park.”

The bid document can be downloaded from the SIIDCUL’s website (www.siidcul.com). The bid document can also be obtained on request from the SIIDCUL office at 29, IIE, Sahastradhara Road (IT Park), Dehradun

2. Interested applicants may obtain further information from the office of:
**Regional Manager,
State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.
(SIIDCUL) IT-29, IIE, Sahastradhara Road (IT Park), Dehradun, Phone 0135-2708100.**
3. The completed bid documents in specified manner only must be dropped into the drop box kept at office of
**The Managing Director,
State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.
(SIIDCUL), 29, IIE, Sahastradhara Road (IT Park), Dehradun Phone 0135-2708100**
on or before 26th December 2018 latest by **14:00 hours** Indian Standard Time.
4. Eligible Individual person/ Partnership firm/ Company/ LLP will be short listed after the evaluation of the application documents received by SIIDCUL in response to this bid. The financial bid of only those bidders will be opened who are declared eligible by the bid evaluation committee.
5. If the bid document is not delivered on or before the time provided in Clause 3 above, the same shall be declared late and shall not be entertained.
6. Managing Director, SIIDCUL reserves the right to accept or reject any application, to cancel or modify the process or any part thereof or to vary any of the terms and conditions, and/or to annul the bidding process and reject all applications, at any time during the bidding process, without thereby incurring any liability to the affected applicant(s) or any obligation to inform the affected applicant(s) of the grounds for SIIDCUL’s decision(s).

Sd/-
The Managing Director,
SIIDCUL,

INSTRUCTIONS TO BIDDERS

- 1- To cater to the requirements of the industrial areas, SIIDCUL has developed facility blocks of various categories shops at different sectors in IIE IT Park. Managing Director, SIIDCUL now invites applications from interested bidders for the following:

“Allotment of Shops in facility blocks at IIE IT Park”

- 2- Sealed bids are invited from eligible and interested bidders for allotment of shops in facility blocks at IIE IT Park.
- 3- The aim of bidding process is to identify bidder who is capable and interested in running the shop in the facility block. Such preferred bidder should be eligible to execute lease agreement with SIIDCUL.
- 4- **Eligibility Criteria:**

The aim of bidding process is to identify bidder who is capable and interested in running the shop in the facility block. Such preferred bidder should be eligible to execute lease agreement with SIIDCUL.

In order to be eligible for participation in the bidding, the Bidders must fulfil the followings :

- i) The bidder/applicant should be Individual/Partnership Firm/LLP/Company. Copy of Partnership deed/Registration Certificate/Incorporation Certificate/Memorandum and Articles of Association as applicable should be submitted with the application.
- ii) The applicant shall duly fill (application formats as per appendix 1-5) and submit the same properly as instructed in this document.
- iii) The applicant should have a valid registration with Income Tax Department Government of India for PAN number. Copy of PAN must be submitted along with the application.
- iv) The applicant should have a valid registration with GST. Copy of GST registration certificate must be submitted along with application form. In case anybody is not mandatorily required to obtain GST Registration, he must mention the fact in application form in place of GST Registration No. along with the reason or else the eligibility of the bidder will out rightly be rejected.

5- Brief description of the bidding process

SIIDCUL intends to follow single stage two bid processes for selection of the preferred bidder for the allotment of shops. Bids would be evaluated as under:

Step 1 : ‘Eligibility Criteria Bid’ and

Step 2 : ‘ Financial Bid evaluation’

The bidder shall follow the bidding process strictly as mentioned below, or else the bid will not be accepted by the evaluation committee :

The Bidder shall seal the Eligibility Criteria Bid and the Financial Bid in separate envelopes, duly marking the envelopes as "**ELIGIBILITY CRITERIA**" and "**FINANCIAL BID**".

These envelopes shall then be sealed in an outer envelope. "**Bid for Allotment of shop in**

facility block at Integrated Industrial Estate, IT Park" with shop no. applied for - detail on the outer envelope, (One or more bids for different shops can be applied by a bidder by submitting in different envelopes subjected to required fee submission and clear cut marking of details on the envelope.) in case of downloaded bid document, “Cost of bid envelope”, “Tender Processing fee” Envelop & "Bid Security" envelope should be kept in eligibility criteria envelope.

Please do not place “cost of bid envelope”, “processing fee envelope” and “Bid security envelope” in the sealed financial bid envelope.

If the envelope is not sealed in proper and submitted, the Bid may be deemed to be non-responsive and would be liable for rejection. Each envelope shall indicate the name and address of the Bidder.

(Envelope 1 : Super scribed as Eligibility Criteria)

- a. Application form dully filled and submitted as per Appendix – 1
- b. Covering Letter as per Appendix 2
- b. D/D of Rs. **2000/-** + 18% GST = Rs 2,360/- (Rs. Two Thousand three hundred sixty only) towards “cost of bid document”, in case bid document are downloaded from the website, in separate envelope marked as **“Cost of Bid Document”**
- c. D/D of Rs. **5000/-** (Rs. Five Thousand only) towards “Processing fee”, in separate envelope marked as **“Processing fee”**
- d. D/D of Rs. **25,000/-** (Rs. Twenty Five Thousand only) towards Bid Security amount in separate envelope marked as **"BID SECURITY"**.
- e. Letter for acceptance of Bid Validity Period for 3 months.

(Envelop 2 : Super scribed as Financial Bid)

Financial Bid as per the format set out in Appendix 4 along with the covering letter as per Appendix 3.

The Bid shall only be typed or printed and the Bidder shall initial on each page. Any alterations, omissions, additions, or any other amendments made to the Bid shall be initialled by the person(s) signing the Bid.

For the purpose of evaluation of bids following steps would be considered:

Step 1

Bidders would be required to fulfil the eligibility as specified in the bid document.

Step 2

The financial bids of only those bidders will be opened who are declared eligible after Eligibility Criteria Bid evaluation by the evaluation committee

The eligible bidder offering highest land premium would be declared as the preferred bidder. The preferred bidder would enter into a lease agreement with SIIDCUL and carry out its responsibilities as stipulated therein.

6- Bid Document

Bid document can only be downloaded from the official website of SIIDCUL (www.siidcul.com) and the payment for the document will be submitted along with the Eligible Criteria Envelop in a separate envelope marked as ‘Bid Document Fee’.

7- Communication Address

All correspondence / enquiries/bids should be submitted at the following address:

The Managing Director,
State Infrastructure & Industrial Development Corporation of Uttarakhand
Ltd. (SIIDCUL),
29, IIE IT Park, Sahastradhara Road, Dehradun -248001
Phone - **0135-2708109**

8- Clarifications regarding Bid document

Bidder requiring any clarification w.r.t. bid document may write at the address given above. The said request must be received by SIIDCUL up to **15/12/2018**. SIIDCUL may not give any clarification to the prospective bidder on queries received after the above date or the clarification sought is not material or where the matter is already sufficiently clear.

No interpretation, revision or other communication from SIIDCUL regarding this solicitation is valid unless it is in writing and signed by authorised representative of Managing Director, SIIDCUL. SIIDCUL may choose to send to all bidders written copies of SIIDCUL's response including a description of the enquiry, but without identifying its source, to all the bidders.

9- Site Visit

It is advised that each bidder submits its bid after visiting the site and ascertaining for itself the location, surroundings or any other matter considered relevant by it at their own cost. For site visit the prospective bidder may contact the office of Regional Manager, SIIDCUL, IIE IT Park.

10- Right to accept or reject bids

Notwithstanding anything contained in this Bid document, SIIDCUL reserves the right to accept or reject any/ all bids or to annul the bidding process at any time without any obligation and without assigning any reason.

SIIDCUL reserves the right to invite revised eligibility criteria and/or revised financial bids from the bidders with or without amendment of the Bid document at any stage, without any liability or any obligation for such invitation without assigning any reason.

11- Amendment of Bid Document

At any time prior to the Bid Due Date, SIIDCUL, for any reason, whether at its own initiative or in response to clarifications requested by the Bidder, modify the Bid document by the issuance of Addenda.

Any Addendum thus issued will be sent in writing to all the Bidders who have attended the Pre-Bid meeting or will be uploaded in SIIDCUL website. SIIDCUL will not be

responsible for any delay, loss or non-receipt of the Addenda sent by post/courier.

In order to provide the Bidders a reasonable time to examine the Addendum, or for any other reason, SIIDCUL may, at its own discretion, extend the Bid Due Date.

12- Language

The Bid and all related correspondence and documents should be written in the English language.

Supporting documents and printed literature furnished by Bidder with the Bid may be in any other language provided that they are accompanied by appropriate translations of the pertinent passages in the English language.

Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Bid, the English language translation shall prevail.

13- Currency

The currency for the purpose of the Bid shall be Indian National ₹ (INR).

14- Processing Fee

Bidder is required to submit a non-refundable processing fee of **Rs. 5,000/-** (Rs. five thousand) only.

The processing fee shall be in the form of a Demand Draft/RTGS/NEFT in favour of MD, SIIDCUL, payable at Dehradun.

Processing fee should be sealed in separate envelope marked as "Processing fee" and be submitted with Eligibility Criteria Envelop.

Bid received without the Processing Fee will be out-rightly rejected.

15- Bid Security

Bids would need to be accompanied by a Bid Security for an amount of **Rs. 25,000/- (Rs. Twenty Five Thousand Only)**.

The Bid Security shall be kept valid through the Bid Validity Period and would be required to be extended if so required.

Bid received without the Bid Security will be out-rightly rejected.

The Bid Security shall be in the form of a Demand Draft in favour of MD, SIIDCUL, payable at Dehradun.

Bid security should be sealed in separate envelope marked as "BID SECURITY" in Eligibility Criteria Envelop.

The bid security shall be adjusted against the cost of land, in case of successful bidders and will be refunded to unsuccessful bidders.

The bid security shall be forfeited if

- a. The Bidder withdraws its Bid during the interval between the Bid Due Date and Expiration of the Bid Validity Period; and
- b. The Successful Bidder fails to provide the Performance Security within the stipulated time or any extension thereof provided by SIIDCUL in writing.

16- Validity of Bid.

Bid shall remain valid for a period not less than three (3) months from the last date of receipt of the Bid (Bid Validity Period).

Prior to expiry of the original Bid Validity Period, SIIDCUL may request that the Bidders extend the period of validity for a specified additional period. The Bidder may refuse the request without forfeiting its Bid Security.

The Successful Bidder shall extend the Bid Validity Period till the date of execution of the Agreement.

17- Bidder's Responsibility

The Bidder is expected to examine carefully the contents of all the documents provided. Failure to comply with the requirements of Bid document will be at the Bidder's own risk.

The Bids to be submitted by the Bidders will be unconditional and unqualified and the Bidders would be deemed to have accepted the terms and conditions of the Bid document with all its contents.

Any conditional Bid shall be regarded as non-responsive and would be liable for rejection.

It would be deemed that prior to the submission of Bid, the Bidder has:

- a. Made a complete and careful examination of requirements, and other information set forth in this Bid document;
- b. Received all such relevant information as it has requested from SIIDCUL; and
- c. Made a complete and careful examination of the various, aspects all other matters that might affect the Bidder's' performance under the terms of this Bid document

SIIDCUL shall not be liable for any mistake or error or neglect by the Bidder in respect of the above.

18- Format and Signing of Bid

Bidders should provide all the information required as per this Bid document and in the specified formats.

SIIDCUL reserves the right to reject any Bid which is submitted in the unspecified formats. The Bid should be submitted in two parts in separate envelopes as specified in eligibility criteria.

19- Sealing and Making of Bids

The Bidder shall seal the envelopes properly as specified in "ELIGIBILITY CRITERIA" clause above and drop into the drop box on due date and time.

The completed bid documents shall reach the address given in Clause 7 before the bid due date and shall clearly bear the following identification:

"Bid for Allotment of shop no - in facility block at Integrated Industrial Estate, IT Park"

If the envelope is not sealed and marked as instructed above, the Bid may be deemed to be non-responsive and would be liable for rejection.

SIIDCUL assumes no responsibility for the misplacement or premature opening of the Bid submitted.

20- Bid Due Date

Bid should be submitted before **14:00 hours** IST on **26/12/2018** (Bid Due Date), at the address provided in Clause 7 in the specified manner and dully filled forms as detailed in this Bid document. Bids submitted by either facsimile transmission or telex or e-mail will not be acceptable.

SIIDCUL, at its sole discretion, may extend the Bid Due Date by issuing an Addendum in accordance with Clause 11.

21- Modification and Withdrawal of Bid

The Bidder shall not be allowed under any circumstance to modify or withdraw its Bid after submission. No Bid shall be modified or withdrawn by the Bidder after the Bid Due Date.

22- Confidentiality

Information relating to the examination, clarification, evaluation and recommendation of the Bidders shall not be disclosed to any person not officially concerned with the process.

SIIDCUL will treat all information submitted as part of Bid in confidence and will ensure that all who have access to such material treat it in confidence.

SIIDCUL will not divulge any such information unless it is ordered to do so by any Government authority that has the power under law to require its disclosure.

23- Clarifications

To assist in the process of evaluation of Bid, SIIDCUL may, at its sole discretion, ask any Bidder for clarification on its Bid.

The request for clarification and the response shall be in writing or by facsimile. No change in the substance of the Bid would be permitted by way of such clarifications.

24- Bid Evaluation

To assist in the examination, evaluation, and comparison of Bid, SIIDCUL may utilise the services of consultant(s) or advisor(s).

The Bids will be evaluated in 2 steps as detailed in the following Sections.

25- Evaluation of Criteria Eligibility Bid

The documents submitted by the bidder under eligibility will be evaluated first by the committee constituted for the purpose.

26- Evaluation of the Financial Bid

The Financial Bids of only those Bidders who are found eligible, by the committee constituted for the purpose, shall be opened on date and time notified to the eligible bidders and in the presence of the Bidders/their representatives who choose to attend.

The Bidders' representatives who are present shall be required to sign and record their attendance.

The eligible bidder offering highest premium for shop shall be declared as the Preferred Bidder.

27- In the event that two or more Bidders offering the same highest land premium as set out in clause 26 above, SIIDCUL may:

- a. Ask the Bidders quoting the same Highest Premium to re-bid with the earlier highest bid becoming the reserve price;
- b. Invite fresh Bids from the Bidders OR
- c. Take any such measure as may be deemed fit in its sole discretion, including annulment of the bidding process.

SIIDCUL may either choose to accept the Financial Bid of the Preferred Bidder or invite him for negotiations or open auction.

Upon acceptance of the Financial Bid of the Preferred Bidder with or without negotiations, SIIDCUL shall declare the Preferred Bidder as the Successful Bidder.

28- Notifications

SIIDCUL will notify the Successful Bidder by posting on its website and by a letter (Letter of Acceptance) that its Bid has been accepted.

29- Acceptance of Letter of Allotment (LOA) and Execution of Agreement

Within seven (7) days from the date of issue of the LOA by SIIDCUL, the Successful Bidder shall accept the LOA and submit the same to SIIDCUL.

The Successful Bidder shall submit 100% of quoted premium, within one month of the issue of LOA.

30- Stamp Duty

All cost towards Stamp Duty, registration fee taxes, or charges and other costs, legal charges and expenses etc. would be borne by the successful Bidder.

31- Licenses to run the Shop

The Successful Bidder shall be responsible to procure all licenses, registration, consents, certificates, permission, statutory approval etc. as per requirement to run the shop.

32- Payment Schedule

The Successful Bidder will have to make an upfront payment of 100% which is cost of the Shop as quoted in the financial bid within 30 days of issuance of letter of allotment and one time Lease rent equivalent to 0.5% of the premium cost of the shop & Operation and Maintenance charge equivalent to 0.5% of the premium cost of shop.

33- Default Penalty

After issue of LOA the successful bidder shall pay the entire premium, Lease rent and Maintenance fee before execution of the lease deed. If in any case the bidder fails to submit the payment then he/she will not be allowed to execute the lease deed for the possession of the shop. In case of defaulter in payment of premium only three months of extension at maximum would be allowed subject to seeking a clarification for extension. The Successful Bidder seeking any extension in premium payment shall be liable to pay penalty in case of default of payment. The interest will be charged @ 15% p.a. compounded half yearly on the default amount in addition to the other provisions.

34- Termination

In case of non-payment of the consideration and continuance of default exceeding one month from the due date by the successful bidder, the allotment may at the option of the SIIDCUL stand terminated and all assets shall revert back to SIIDCUL without requirement of any notice by SIIDCUL in addition to forfeiture of the security deposit.

35- Lease Period

Allotment of shop will be done on a long term lease basis for a period of 30 years (which is extendable for another 30 Years) from the date of issue of allotment letter as per the terms and conditions stipulated in the lease agreement.

36- Details of the shops available for allotment are placed at Appendix 6.

37- The reserve price of the shops in each block are as under:

Floor Detail	Shop size 11Sqm	Shop size 16 Sqm
Ground Floor	Rs 10,20,000/-	-
First Floor	Rs 8,75,000/-	-
Second Floor	Rs 6,25,000/-	Rs 12,80,000/-

38- Detail of vacant Shops in the Facility Block at IIE-IT Park is as below:

Sl. No.	Floor	Category(I) 11 sq. mtr. Shop No.									Category(II) 12 sq. mtr. Shop No.	Category(III) 16 sq. mtr. Shop No.	Total No of Shops Vacant
		G1	-	G3	G4	G7	-	-	-	-			
1.	Ground	G1	-	G3	G4	G7	-	-	-	-	-	-	04
2.	First	F1	F2	-	F4	F7	F8	F9	F10	F11	-	-	08
3.	Second	S1	S2	-	S4	S7	S8	S9	S10	S11	-	S-5	09
													21

APPENDIX A : GENERAL CONDITIONS

1. The bidder has to fill separate forms for each shop if applying for more than one. However if the bidder applies for more than one shop then he is allowed to apply maximum for two shops not more than that per location. If any bidder applies for more than two shops then the application may be treated as disqualified.
2. The offer price quoted in the financial bid below the reserve price fixed by SIIDCUL will not be considered.
3. If offered amount get equal for any shop then those bidders will be asked for fresh sealed financial bid on and above the tie amount quoted previously.
4. Selected bidder shall pay State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd. (SIIDCUL) the premium amount 100% (Hundred Percent) of rate quoted in financial bid and accepted by SIIDCUL, by way of demand draft of scheduled or nationalized bank or RTGS or NEFT in favour of SIIDCUL and payable at Dehradun or at regional office within 30 days after issue of the allotment letter.
5. Selected bidder shall pay SIIDCUL, one time lease rent equals to 0.5% of the premium amount as quoted in the financial bid.
6. Selected bidder shall pay SIIDCUL, one time operation and maintenance charge equals to 0.5% of the premium amount as quoted in the financial bid. In case of any delay in payment subject to extension by SIIDCUL interest will be charged @ 15% per annum.
7. Selected bidder shall be eligible to sign the Lease Deed with Lessor (SIIDCUL) subjected to submission of all the payments i.e. the premium amount, Lease rent and O & M Charges.
8. In addition to the above, the Allottee shall comply with all the other requirements set out in the bid document.
9. The date of LOA will be treated as the date of allotment of the above shop for all purposes.
10. If the payments are not made as stipulated above this allotment stands automatically cancelled and bid security submitted will stand forfeited to this Corporation.
11. In the event of non-acceptance of this letter or cancellation of allotment in case of any default, the bid security will stand forfeited to this Corporation.
12. The stamp duty, registration charges and legal expenses involved in the execution of the lease deed will have to be borne by the Allottee.

13. No alteration/addition in the shop will be allowed without written permission of SIIDCUL.
14. The possession of the shop shall be handed over only after making up to date payments of the shop and execution of lease deed.
15. The shop will be put to use within 6 months of the handing over possession of the shop.
16. The Allottee shall not sublet or transfer the shop to anybody without prior permission of SIIDCUL.
17. The lease deed shall be handed over to the financial Institution for mortgage purpose on written request of Allottee only when the shop becomes operational and all the dues of the Corporation are cleared.
18. The Allottee will utilize the shop for any activity permitted under law and act for shops and establishments.
19. It will be the sole responsibility of the allottee to obtain necessary permission/license prior to opening of the shop from the concerned authority.
20. The Allottee will apply and bear the entire cost for obtaining power connection from Uttarakhand Power Corporation Ltd.
21. The Allottee is allowed to put one signboard of maximum size 8' X 4'.
22. The Allottee will use only the area allotted and marked in the plan attached with this letter. In case of any encroachment beyond the allotted area SIIDCUL may take necessary action at the risk and cost of the allottee, including cancellation of the allotment and in case of such cancellation all the money deposited by the allottee will be forfeited by the Corporation.
23. The Allottee shall not use the premises to keep Inflammable/Explosive/Coal/Tubaco/Liquor/Cement/Lime/Poultry item and not to do such business as also the other prohibited business which are prohibited by the Government.
24. The Allottee will have to do the maintenance of the premises from own sources.
25. The Allottee shall pay taxes of central as well as state government and other department from their own sources.
26. The successful bidder shall not claim any compensation on account of any variation in handing over of occupied space from that of the mentioned in the Annexure - 5.
27. SIIDCUL has the right to cancel the allotment and the amount deposited against Bid Security shall be entirely forfeited in case of breach of any conditions of the tender and if the successful bidder fails to execute the Lease Agreement within the stipulated time or any extension thereof provided by Authority.

APPENDIX B : CHECK LIST

Bidders shall submit the list of Documents furnished as a part of Bid. The list for the same is as follows:

Part 1: Criteria Eligibility Submission

1. Application form as per appendix 1
2. Covering Letter as per Appendix 2
3. Copy of required documents mentioned in eligibility criteria as applicable.
4. D/D of Rs. 2,000/- + 18% GST = Rs 2,360/- (Rs. Two Thousand Three Hundred Sixty only), towards cost of the bid document, in case bid document are downloaded from the website, in separate envelope marked as “Cost of Bid Document”
5. D/D of Rs. 5000/- (Rs. Five Thousand only), towards processing fee, in separate envelope marked as “Processing fee”
6. D/D of Rs. 25,000/- (Rs. Twenty Five Thousand) towards Bid Security amount in a sealed envelope marked "BID SECURITY".
7. Letter for acceptance of Bid Validity Period of 3 months.

Part 2: Financial Bid

1. Covering letter for Financial Bid as per the format set out in Appendix 3.
2. Financial Bid as per the format set out in Appendix 4.

Appendix 1

APPLICATION FORM FOR SHOP AT FACILITY BLOCK

**STATE INFRASTRUCTURE AND INDUSTRIAL DEVELOPMENT
CORPORATION OF UTTARAKHAND LIMITED.**

The application form should dully type and filled then signed & sealed properly by the applicant only.

1. Shop number applied for :-
2. Name of the Bidder :-
3. Name of Father/Husband :-
4. Age :-
5. Name of the Unit :-
6. Nature of Business :- (Individual/Partnership firm/Private Limited company/LLP)
7. Date of incorporation and/or commencement of business, registration no :-
8. Sales Tax registration details :-
9. Permanent address of the Bidder
 - a. Residence Address :-
 - b. Business Address :-
 - c. Telephone No :-
 - d. Email ID :-
10. PAN No :-
11. AADHAR No :-
12. GSTIN :-
13. Whether the Applicant has any shop in the Industrial area :- Yes/No
 - a. If Yes then in which Sector he has the shop:-
(Any shop mentioned as RENT would not be admissible)
 - b. Shop No :-
 - c. Type of Shop
 - d. If no then whether the applicant has any shop at any other place outside industrial area :- Yes / No
 - e. If Yes then mention the detail :-

.....Signature of the Authorised Person

..... Name of the Authorised Person with seal

APPENDIX 2: COVERING LETTER

Date:

To
Managing Director,_
State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.,
29, IIE IT Park, Sahastradhara Road,
Dehradun - 248001

Ref: Allotment shop in facility blocks at Integrated Industrial Estate IT Park.

Sir/Mam,

Being duly authorized to represent and act on behalf of
(hereinafter referred to as "the Bidder"), and having reviewed and fully
understood all the requirements of the Bid document and information provided:
the undersigned hereby apply for the allotment of shop in facility blocks at IIE IT
Park,

We are enclosing our Bid including Eligibility Criteria and Financial Bid, with the
details as per the requirements of the Bid document, for your evaluation.

Please also find enclosed with this letter

1. DD No..... dated..... for Rs. 25,000/- (Twenty Five
Thousand only) as Bid Security Amount
2. DD No..... dated.....for Rs. 5,000/- (Rs. Five Thousand)
as processing fee
3. DD No. dated..... for Rs. 2,000/- + 18% GST = Rs
2,360/- (Rs. Two Thousand Three Hundred Sixty only) as cost of bid
document, in case the bid document is downloaded from the website

Note – **Please do not enclose drafts with sealed Financial Bid.**

Dated thisDay of 2018

Name of the Bidder :-
(Individual/Partnership Firm/Private Limited company/LLP)

.....Signature of the Authorised Person

..... Name of the Authorised Person with seal

BID ACCEPTANCE LETTER

Date:

To
Managing Director,_
State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.,
29, IIE IT Park, Sahastradhara Road,
Dehradun - 248001

Ref: Allotment shop in facility blocks at Integrated Industrial Estate IT Park.

Sir/Mam,

I/we have read and understood the rules of the tender and agree with the terms and conditions of the bid as mentioned. Any decision taken by SIIDCUL in this respect shall be binding on me/us.

Dated thisDay of 2018

Name of the Bidder :-
(Individual/Partnership Firm/Private Limited company/LLP)

.....Signature of the Authorised Person

..... Name of the Authorised Person with seal

APPENDIX 3

Covering Letter for submission of Financial Bid

To,

Managing Director,
State Industrial Development Corporation of Uttarakhand Ltd.,
29, IIE IT Park, Sahastradhara Road,
Dehradun - 248001

Ref.: Financial Bid for Allotment of shop in facility block at Integrated Industrial Estate IT Park.

Dear Sir/Mam,

I/We do hereby submit my Financial Bid for Allotment of Shop in facility block at Integrated Industrial Estate IT Park.

.....Name of the Bidder

.....Signature of the Authorised Person

.....Name of the Authorised Person with address and seal

APPENDIX 4

FINANCIAL BID

1. Name & Address of Bidder:

2. Shop No. :

3. Premium Offered for above shop : Rs.....(in figures)
Rs.....(in words)

4. One Time Lease rent 0.5% of the Premium as quoted above :
Rs.....(in figures)
Rs.....(in words)

One Time Operation and Maintenance charge 0.5% of the premium as
quoted above : Rs.....(in figures)
Rs.....(in words)

5. Details of Bid Security

Note: Premium means the total amount quoted for the asset by the bidder.

.....Name of the Bidder

.....Signature of the Authorised Person

.....
Name of the Authorised Person with address and seal

APPENDIX 5

FORMAT FOR POWER OF ATTORNEY

Know all men by these presents, We _____
(name and address of the registered office) do hereby constitute, appoint & authorize Mr./Ms. _____ (name and residential address) who is presently employed with us and holding the position of _____ as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Bid for lease rights in Built-Up shop at IIE IT Park SIIDCUL, including signing and submission of all documents and providing information/ responses to the Authority, representing us in all matters before Authority, and generally dealing with Authority in all matters in connection with our Bid.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

For _____,

Accepted

_____(signature)

(Name, Title and Address) of the Attorney

Note:

1. The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the fulfilment(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.
2. It should be on non-judicial stamp paper of Rs.100/- at least duly notarized with supported by copy of Board of Resolution passed for this purpose only in case of company.

APPENDIX 6

Details of Vacant Shops in the Facility Block at IIE-IT Park

Sl. No.	Floor	Category(I) 11 sq. mtr. Shop No.										Category(II) 12 sq. mtr. Shop No.	Category(III) 16 sq. mtr. Shop No.	Total No of Shops Vacant
		G1	-	G3	G4	G7	-	-	-	-	-			
1.	Ground	G1	-	G3	G4	G7	-	-	-	-	-	-	-	04
2.	First	F1	F2	-	F4	F7	F8	F9	F10	F11	-	-	-	08
3.	Second	S1	S2	-	S4	S7	S8	S9	S10	S11	-	S-5	09	
													21	
