



**OFFICE OF THE COMMISSIONER OF CENTRAL GST & C.Ex., NAVI MUMBAI  
16<sup>TH</sup> FLOOR, SATRA PLAZA, SEC 19-D, PALM BEACH ROAD, VASHI  
NAVI MUMBAI – 400 705**

**TENDER NOTICE FOR HIRING OF OFFICE ACCOMODATION ON LEASE/  
RENT BASIS**

F. No. I /Adm(11)02/CGST-NM/2017

Date: 05.02.2018

**NOTICE INVITING QUOTATIONS FOR  
HIRING OFFICE PREMISES ON LONG TERM LEASE**

The CGST Commissionerate, Navi Mumbai, invites Sealed Tenders from the interested parties for providing ready-built office premises at the following jurisdictional area bearing with the shown below PIN code locations in Navi Mumbai, having proper approach-road, entrance, with adequate parking of 10 four wheelers and 50 two wheelers and toilet facilities. The premises having proximity to railway station and public transport facilities like main Bus Stand and auto rickshaw /taxi near the vicinity, would be given priority. The space offered should be in the same premises and may be from any of the given below PIN code locations:-

S. No.	location	Carpet area required (Sq. feet)
1.	Jurisdictional Area of Navi Mumbai Commissionerate having these Pin codes 400042, 400071, 400073, 400074, 400075, 400076, 400078, 400080, 400081, 400082, 400087 may apply	5000 (Five Thousand )

- Interested parties having their premises with above PIN codes should send their proposal in a sealed cover addressed to the Additional Commissioner, CGST COMMISSIONERATE, NAVI MUMBAI, 16<sup>th</sup> Floor, Satra Plaza, Sec-19-D, Palm Beach Road, Vashi, Navi Mumbai-400705
- Specifications which may be referred to at <http://cbec.gov.in/tender>:**
  - General Instructions and Terms & Conditions of this contract: Annexure I
  - Requirements and facilities to be provided by the bidder: Annexure-II
  - Formats of Technical Bid : Annexure-III (with Undertaking)
  - Format for Financial Bid: Annexure-IV
  - Declaration: Annexure-V
  - Tender acceptance letter : Annexure-VI

3. The Proposal should be submitted in two parts. The first part should be the "**Technical Bid**" which should contain technical parameters like Address of the building, Carpet area as well as built up area, design of the premises, availability of parking space, air conditioning standards, year of construction etc. The Second part should be the "**Financial Bid**" which should indicate the rent proposed to be charged and the other financial terms and conditions. Both these bids should be in separate sealed envelopes and the envelopes should clearly indicate on the top "**Financial bid/ Technical bid**" as the case be. Both these envelopes should be kept in another sealed cover mentioning clearly "**Tender for Additional Space For CGST Navi Mumbai**".

4. The Critical Dates for the Tender Submission and processing are as under -

Publishing Date	07-02-2018
Bid Submission End Date	28-02-2018
Technical Bid Opening Date	01-03-2018
Financial Bid Opening date (Those bidders who have qualified in the Technical Bids)	05-03-2018

5. In the event of any of the above-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.

**(K.C KALA)**  
**ADDITIONAL COMMISSIONER,**  
**OCGST COMMISSIONERATE,**  
**NAVI MUMBAI**

## ANNEXURE-I

### GENERAL TERMS AND CONDITIONS:

1. The Technical Bid should be accompanied by the following documents:
  - i) Location Map
  - ii) Copy of agreement for acquisition of property
  - iii) Power of Attorney to be enclosed if applicant is other than the owner
  - iv) Approved plan of the offered premises with exact measurement for carpet area.
  - v) Affidavit stating that the premises is free from litigation
  - vi) Affidavit of Clearances/no-objection certificate from all the relevant central/state/municipal authorities and Fire Department for use as office/commercial premises confirming the municipality laws. Building should have Building use permission Certificate, Fire Safety Certificate by the competent authority
  - vii) Undertaking in the form of written notarized affidavit to be provided by the bidder about providing parking space for **10 four wheelers** parking and **50 two wheelers** parking
2. The premises offered should be in ready condition and the owners of the premises will have to hand over the possession of premises within 15 days after acceptance of their offer.
3. In case of re-hiring, the revision of rent by more than eight per cent (8%) per annum is permissible if the revised rent is within the FRC/RRC range.
4. Offers received from Public sector units/Government bodies would be given preference. 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 tender documents.
5. The building should have running water supply & preferably assured power back-up and on continuous basis.
6. Bonafide owners of premises who possess free hold title on the said premises and who can in law let the premises to the Department are only invited to participate in the tender. Tender from **intermediaries or brokers** will not be entertained.
7. The premises offered should consist of the minimum amenities/ facilities as mentioned in Annexure-II enclosed to this tender notice.
8. The premises offered should have **construction approvals** from all Central / State Government Department as may be necessary by the local authorities.
9. The Owner would be required to get the premises insured against all types of damages due to various causes during the entire period of rent contract.
10. All the common amenities available in complex shall be made available to officers of GST in that complex.

11. The legal owner of the building should provide parking space for minimum **10 four wheelers** and **50 Two wheelers without any extra charges.**
12. The legal owner will undertake to carry annual repairs and maintenance every year and any repairs connected with the basic structure on the suggestion of the department.
13. In case of high-rise building, **provision of lift** is essential with assured power backup.
14. The office space should have electric fixture like fans, tube lights, switches, power points of ISI/BIS specifications. The space offered should be **free from any liability** and **litigation** with respect to its ownership.
15. There should be separate provision of toilets for ladies and gents with sanitary and water supply installation on each floor.
16. The building should be secure enough to protect the government property.
- 17. Finalization of rent based on location and quality of construction is subject to certification of CPWD / hiring committee and also subject to final approval and sanction by Government of India, as per rules framed in this regard.**
- 18. All the details and documents mentioned in the tender form must be submitted. A tender having incomplete details / documents are liable to be rejected. The tenderer, before submitting the tender should satisfy himself about correctness and authenticity of the details and documents submitted. Submission of wrong details / documents would render the tender invalid.**
19. The owner should make available the building for inspection by the officers of the CGST Commissionerate, Navi Mumbai after the opening of the technical bid/s.
20. The period of lease should be minimum for duration of Three (03) years.
21. Additional Commissioner, CGST Commissionerate, Navi Mumbai reserves the right to amend these terms and conditions as he/she deems necessary.
22. Participation in the tender does not entail any commitment from Additional Commissioner, CGST Commissionerate, Navi Mumbai. He reserves the right to reject any / all offers, including that of the lowest tenderer without assigning any reason.

The above conditions may be relaxed due to administrative reasons in appropriate case. The terms & conditions mentioned from Sr. No. 1 to 22 will constitute the technical specification. The rent demanded per square feet of the carpet area will constitute the Financial Bid. The rent offered should be inclusive of property tax, or any other tax required to be paid by the property owner/s. The lease shall be for a minimum period of three (03) years subject to the conditions as may be prescribed by the government from time to time.

**ANNEXURE-II**  
**(FACILITIES REQUIRED TO BE PROVIDED BY THE OWNER)**

1	There should be provisions for 24 hours, Electric and Water supply.
2	The area proposed should preferably be on the floors which are continuous to each other.
3	There should be proper road approach and entrance to the proposed building.
4	The building should be in a ready-to-use condition with electricity, water, lifts, sewerage, fire fighting equipment and adequate toilet facilities.
5	The electric power available should be indicated.
6	Whether there are suitably built cabins ready to use or the bidder is willing to make cabins as per requirement.
7	Facility for installing generators.

**ANNEXURE-III (TECHNICAL BID)**  
**TECHNICAL BID SHOULD INTER-ALIA CONTAIN DETAILS AS FOLLOWS :**

1	Full particulars of the legal owner of the premises Name : Telephone: E- mail Address : PAN No. : Aadhar No. The location and address of the proposed premises :
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 premises offered for hiring (To enclose power of attorney also if the applicant is other than owner)
4	Type of building - commercial or residential
5	Complete Address and location of the building. Details of the Accommodation offered for rent (viz. carpet area, no. of floors, floor wise area) (Certificate to be enclosed)
6	Detailed approved plan of the accommodation
7	Date of Construction
8	Exact carpet area
9	Exact built up area
10	Floor numbers offered
11	No. of floors in the building
12	Floor wise No. of toilet
13	Distance from nearest railway station / bus stand/stop and name of the railway station / bus stand/stop
14	Other facilities and amenities available with the building
15	Type, model, company and no. of lifts available / carrying capacity to be provided
16	Parking space available for department area and to specify how many nos. of vehicles can be parked

17	Whether accommodation offered for rent is free from litigation including disputes with regard to ownership, pending taxes / dues or like (To enclose copy of Affidavit from owner or Power of Attorney holder).
18	Whether running water, drinking and otherwise, available round the clock. Whether sanitary and water supply installations have been provided for?
19	Whether separate electricity source having sufficient installed capacity has been provided for?
20	Sanctioned Electricity load
21	Whether building has been provided with fans in all rooms or not (If yes, give the no. of fans floor wise)
22	Details of power back up facility / ground space for installing 10 KVA Generator
23	Details of Fire Safety Mechanism, if any
24	Specify the lease period [minimum 03 (Three) years and provision for extension]
25	If there are readily built cabins suitable to use or to make cabins as per requirement of office.
26	The charges for maintenance of air-conditioning equipment, if centralised and lifts as the case may be
27	Charges for parking space.
28	Charges for security.

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. I/We \_\_\_\_\_ solemnly declare that, to the best of my 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:

**ANNEXURE-IV (FINANCIAL BID)**

**FINANCIAL BID SHOULD INTER ALIA CONTAIN DETAILS AS FOLLOWS :-**

No.	Items	Details	
1	Name and Address of the applicant with phone Nos. and email ID's		
2	Status of the applicant with regard to Building/ Accommodation offered for hire by the owner of power of Attorney Holder.		
3	Full particulars of the owner :		
4	Name :		
	Address :		
	Telephone Nos./Mobile Nos./Email ID :		
	Business :		
	Residential :		
	Tele Fax No. :		
	PAN Card (Photo copy) :		
	Aadhar Card (Photo copy):		
	E-mail:		
5	<b>Complete details of the building viz. Complete Postal address of the location</b>	<b>Rate Rs./ sq.ft. of carpet area</b>	<b>Total Rs.</b>
6	Rent in Indian Rupees per month per square feet of the carpet area as mentioned in Technical Bid. The rent will be subject to issue of Fair Rent Certificate by CPWD as per procedure laid down by the Govt. and it will be applicable for the leased period of three years. All corporation taxes, cess or any other tax applicable are to be borne by the landlord. The electricity and water bills as per actual consumption to be borne by the Department. GST will be borne by the tenant as applicable.		
7	Any other conditions having financial implications relevant to the offer of the building. To give details if applicable.		

**Note: The Financial Bid should include -**

1. The rent proposed to be charged per sq.ft. on the basis of carpet area which should be inclusive of all costs of services.
2. The charges for the maintenance (Civil, electrical, plumbing)
3. The charges for the maintenances of the air-conditioning equipment if centralized and lifts.
4. The charges for parking space.
5. The charges for security.
6. Taxes and duties, to be paid to various authorities.

**Signature of Legal Owner/ Power of Attorney Holder**



**ANNEXURE-V**

**DECLARATION**

I / We ..... , have read and understood the detailed terms and conditions applicable to the subject offer as supplied with the bid 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 Department may wish to take.

Signature of Legal Owner/ Power of Attorney Holder

## Annexure-VI

### TENDER ACCEPTANCE LETTER (To be given on Company Letter Head)

Date:

To,

The Additional. Commissioner,  
CGST Commissionerate,  
Navi Mumbai.

#### **Sub: Acceptance of Terms & Conditions of Tender.**

Tender Reference No:

Name of Tender / Work: - \_\_\_\_\_

Dear Sir,

1. We have downloaded / obtained the tender document(s) for the above mentioned 'Tender/Work' from the web site(s) namely: <http://cbec.gov.in/tender> as per your advertisement, given in the above mentioned website(s).
2. We hereby certify that I/We have read the entire terms and conditions of the tender documents (including all documents like annexure(s), schedule(s), etc.), which form part of the tender advertisement and I / we shall abide by the terms / conditions / clauses contained therein.
3. The Corrigendum(s) issued from time to time by your department/organization too have also been taken into consideration, while submitting this acceptance letter.
4. We hereby unconditionally accept the tender conditions of above mentioned tender document(s) / Corrigendum(s) in its totality / entirety.
5. We do hereby declare that our Firm has not been blacklisted/ debarred by any Govt. Department/Public sector undertaking.
6. We certify that all information furnished by the 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 summarily reject the bid or terminate the contract, without prejudice to any other rights or remedy including the forfeiture of the full earnest money deposit absolutely.

Yours Faithfully,  
Signature of the Bidder, with Official Seal)