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**SIDBI REQUIRES RESIDENTIAL FLATS ON LEASE BASIS IN**

**MUMBAI / NAVI MUMBAI / THANE**

Small Industries Development Bank of India (SIDBI), Mumbai requires around 10 flats of 2BHK & 5 flats of 3 BHK in Mumbai / Navi Mumbai / Thane on lease / leave and licence basis, which are ready to occupy condition. The preferred locations of the flats are :-

|  |  |  |
| --- | --- | --- |
|  | **Prefered location** | **Carpet area in sq.ft.** |
| 1 | 2 BHK or 3 BHK flats upto Borivali along Western Railway, upto Thane along Central Railway and upto Kharghar on Harbour Railway | Minimum 650 sq.ft. for 2 BHKs and 800 sq.ft for 3 BHKs |

Premises located in good residential areas with all facilities including earmarked car parking for each flat, power and water supply, etc. will be preferred, if otherwise in order. The prospective bidder meeting the above requirements are requested to submit the tender documents viz. “Technical bid and Price bid” on or before **28/08/2015** upto **3:00 p.m**. The technical bids will be opened on the same day at **3:30 p.m.** in presence of bidder or their authorized representative. Minimum 5 flats in a building / complex / society will be preferred. **Preference will be given to the flats offered by a Government institution / public sectors.**

Tender forms can be obtained from the General Manager(Premises), SIDBI, MSME Development Centre, C-11, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 from **06/08/2015** to **27/08/2015** between 11:00 a.m. to 5:00 p.m. on working days (excluding holidays, Saturdays and Sundays) on payment of non-refundable fee of Rs 250/- (Rupees Two Hundred and Fifty only). The tender forms can also be downloaded from the Bank’s website in which case, the non-refundable tender fee of Rs250/- (Rupees Two Hundred Fifty only) has to be deposited in the form of Demand Draft / Pay Order on any Nationalised Bank in favour of Small Industries Development Bank of India payable at Mumbai at the time of submission of tender document(s) downloaded from the Bank’s website. Bidders may please note that separate tender forms are to be submitted in case flats are offered in more than one building. Tender document(s) downloaded from the Bank’s website not accompanied with the requisite tender fee / cost will be summarily rejected. **Government institutions / Public Sector Undertakings are exempted from submission of tender fee.**

Real Estate agents can submit the offer on behalf of the Owner of the flat with valid / proper authorization. No brokerage will be paid. SIDBI reserve the right to accept or reject any or all offers in full / part without assigning any reasons whatsoever.

**General Manager (Premises)**

**बोलीकर्ताओं को अनुदेश /INSTRUCTIONS TO BIDDERS**

1. निविदा आवेदन पत्र साप्ताहिक दिनों में 06/08/2015 से 27/08/2015 तक पूर्वाह्न 11.00 बजे से सायं 05 बजे के बीच (अवकाश के दिनों, शनिवार एवं रविवार को छोड़कर किसी भी राष्ट्रीयकृत बैंक पर आहरित डिमाँड ड्राफ्ट /पे ऑर्डर के माध्यम से “भारतीय लघु उद्योग विकास बेंक” के पक्ष में मुंबई में देय अप्रत्यर्पणीय निविदा शुल्क /लागत संबंधी 250 रु. (दो सौ पचास रूपए मात्र) के भुगतान के आधार पर उपलब्ध होंगे।

The tender forms will be available from **06/08/2015** to **27/08/2015** Between 11:00 a.m. to 5:00 p.m., on week days (excluding Holidays, Saturdays and Sundays) on payment of non-refundable tender fee / cost of Rs.250/- (Rs. Two Hundred Fifty only) by Demand Draft / Pay Order on any Nationalised Bank in favour of “Small Industries Development Bank of India” payable at Mumbai.

1. भरी हुई निविदाओं (तकनीकी एवं वित्तीय दोनों प्रकार की) को प्रस्तुत करने की अंतिम तिथि 28/08/2015 को अपराह्न 3.00 बजे तक होगी। उपरोक्त निर्दिष्ट तिथि एवं समय के पश्चात् प्राप्त होने वाले प्रस्तावों को निरस्त कर दिया जाएगा। यदि निविदा पत्र के जारी होने /प्राप्त होने /खोले जाने की अंतिम तिथि को सार्वजनिक अवकाश हो तो, निविदा अगले कार्यदिवस को उसी दिन उसी समय जारी /प्राप्त /खोली जाएगी।

The last date for submission of filled in tenders (both Technical and Financial Bids) is 28/08/2015 up to 3:00 p.m. The offers received after the last date and time mentioned above shall be rejected. In case, the last date of issue /receipt / opening of tender form is declared/happens to be public holiday, the tender will be issued/received and opened on the following / next working day at the same time.

1. भरी हुई निविदाएँ निम्नलिखित पते पर प्रस्तुत की जाएँ :

The filled in tenders should be submitted to the address given below :-

महाप्रबंधक (परिसर) /The General Manager (Premises)

भारतीय लघु उद्योग विकास बेंक /Small Industries Development Bank of India

सिडबी, एमएसएमई विकास केंद्र, प्लॉट सं. सी-11, जी ब्लॉक,

MSME Development Centre, C-11, G – Block

बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा (पूर्व), /Bandra Kurla Complex, Bandra (East),

मुंबई-400051 /**Mumbai 400 051**

टेलीफोन /Telephone No. 67531220 / 1214

1. तकनीकी बोली उसी दिन अर्थात् 28/08/2015 को 3.30 बजे बोलीकर्ताओं या उनके प्राधिकृत प्रतिनिधियों की उपस्थिति में खोली जाएगी। तकनीकी बोलियों की जाँच, कार्यस्थल के दौरे, प्रस्तावों के मूल्यांकन के उपरांत, सिडबी द्वारा अनुकूल पाई गई बोलीकर्ताओं की वित्तीय बोलियाँ किसी बाद की तिथि को खोली जाएंगी। वित्तीय बोलियों को खोलने की तिथि केवल उन बोलीकर्ताओं को सूचित की जाएगी, जिनके प्रस्ताव उपयुक्त पाए गए हों।

The technical bid will be opened on the same day i.e. 28/08/2015 at 3.30 p.m. in the presence of the bidders or their authorized representatives. After scrutiny of the Technical Bids, visits to the sites, assessment of the offers, the Financial Bids of only those bidders, whose offers are found suitable by SIDBI, will be opened at a later date. The date of opening of Financial Bids will be intimated to those bidders whose offers are found to be suitable.

1. निविदा पत्र में निम्नलिखित दस्तावेज़ शामिल किए गए हैं :

The tender form consists of the following documents i.e.,

1. बोलीकर्ताओं को अनुदेश /Instructions to bidders
2. नियम एवं शर्तें /Terms and Conditions
3. तकनीकी खंड /Technical Part
4. वित्तीय खंड /Financial Part
5. लीज़ /अनुज्ञप्ति क़रार का प्ररूप /A draft of Lease / Leave and Licence Agreement

**मुहर सहित विक्रेता का हस्ताक्षर /Signature of Vendor with seal**

प्रस्ताव दो बोली प्रणाली के अंतर्गत अर्थात तकनीकी बोली एवं वित्तीय बोली प्रस्तुत किए जाएंगे। तकनीकी बोली में प्रश्नावली में दी गई सभी बिंदुओं से संबंधित सभी आवश्यक सूचना समाहित होंगी और इसमें, अन्य बातों के साथ-साथ, संपत्ति संबंधी ब्यौरे यथा भवन का नाम, अवस्थिति, पृथक रूप से फ्लैट का निर्मित-क्षेत्र एवं फर्श क्षेत्र, उपलब्ध पार्किंग क्षेत्र, स्वामित्व की पुष्टि हेतु स्वत्व रिपोर्ट, सोसाइटी बिल /बिजली बिल, फ्लैट के विनिर्देश और फ्लैट के लीज़ के लिए (किराए को छोड़कर) प्रासंगिक /संबंधित नियम एवं शर्तें शामिल होंगी। **निर्माणाधीन भवनों पर विचार नहीं किया जाएगा।** प्रस्ताव में कब्जा देने की संभावित तिथि उलल्लिखित होनी चाहिए। “तकनीकी बोली” बंद लिफाफे में (चिह्नित लिफ़ाफ़ा -I) लीज़ के आधार पर मुंबई /नवी मुंबई /थाने में आवासीय फ्लैट्स की आवश्यकता हेतु “तकनीकी बोली” के शीर्षांकन सहित प्रस्तुत की जाएगी। लिफाफे में बोलीकर्ता के पूरे पते के साथ संपर्क हेतु फोन नंबर और ई-मेल आईडी भी शामिल होंगे।

The offers are to be submitted in Two Bid systems i.e. Technical Bid (TB) and Financial Bid (FB). The Technical Bid consists of all the required information called for in the questionnaire and shall contain, inter-alia, the details regarding the property viz., name of the Building, location, built-up area and carpet area of flat separately, parking space available, Title Report/Society Bill/Electricity Bill to confirm ownership, specifications of flat and other terms and conditions relevant to leasing of flat (other than the rent). **Buildings under construction shall not be considered.** The probable date of handing over of the possession should be mentioned in the offer. The “TB” shall be submitted in sealed cover (Marked Envelope – I) superscribing as “Technical Bid” for requirement of residential flats on lease / Leave and Licence basis at Mumbai / Navi Mumbai / Thane. The envelope shall contain the full address of the bidder alongwith the contact phone number and e-mail address.

1. बोलीकर्ता तकनीकी विशेषताओं, प्रदान की गई सुविधाओं आदि सहित कार्यस्थल-योजना और फर्श-योजना आदि के संबंध में अतिरिक्त ब्यौरे भी संलग्न करें।

Bidders may also enclose additional details regarding technical features, amenities provided, etc. alongwith site plan and floor plan etc.

1. निविदा पत्र के सभी पृष्ठ बोलीकर्ता द्वारा हस्ताक्षरित किए जाने होंगे। संयुक्त स्वामित्व की स्थिति में, सभी मालिकों को बोलियों (तकनीकी एवं कीमत आधारित बोलियाँ) के प्रत्येक पृष्ठ पर हस्ताक्षर करने होंगे।

All the pages of the tender form are to be signed by the bidder. In case of joint ownership, all owners have to sign all the pages of the bids (Technical and Price Bids).

**अपूर्ण बोलियों और अपेक्षित ब्यौरों को प्रस्तुत नहीं करने वाली बोलियों तथा अहस्ताक्षरित बोलियाँ निरस्त की जा सकती हैंI**

**ncomplete bids and bids lacking in details and without signatures are liable to be rejected.**

1. निविदाकर्ता नोट करें कि उनकी निविदाएँ “तकनीकी बोलियों” के खोले जाने की तिथि से 90 (नब्बे) दिनों की न्यूनतम अवधि हेतु विचार करने के लिए वैध होंगी।

Tenderers should note that their tenders should be valid for consideration for a minimum period of 90 (Ninety) days from the date of opening of “Technical Bids”.

1. एक से अधिक संपत्ति के प्रस्ताव के संबंध में अलग-अलग निविदा पत्र प्रस्तुत किए जाएंगे।
2. Separate tender forms are to be submitted in case more than one property is offered.
3. महाप्रबंधक, परिसर अपने पूर्ण विवेक से बिना किसी कारण बताए किसी भी निविदा या सभी निविदाओं को स्वीकृत या निरस्त कर सकते हैं।

The General Manager (Premises) reserves the right to accept any tender or to reject any or all tenders at his sole discretion without assigning reasons thereof.

**सील के साथ विक्रेता का हस्ताक्षर /Signature of Vendor with seal**

Place : मुंबई

Date :-----

**लीज़ के आधार पर “आवासीय फ्लैट्स” की आवश्यकता हेतु निविदा**

**Tender for requirement of “Residential flats” on lease basis**

इस निविदा में दो खंडों का समावेश है, यथा नियम एवं शर्तों पर केंद्रित तकनीकी बोली और केवल कीमत पर आधारित वित्तीय बोली। प्रत्येक प्रस्ताव के लिए पृथक तकनीकी और वित्तीय बोलियाँ प्रस्तुत की जानी होंगी। तकनीकी बोली एवं वित्तीय बोली चिह्नित लिफ़ाफ़ा – 1 और 2 में पृथक रूप से बंद करनी होंगी। डी.डी. या पे ऑर्डर के माध्यम से जमा की गई निविदा शुल्क से संबंधित धनराशि /विविध प्राप्ति रसीदें एक लिफाफे में -1 के रूप में चिह्नित कर बंद की जानी चाहिए (जैसे – चिह्नित लिफ़ाफ़ा III में अन्य दो लिफाफे होंगे -1 और 2) और “मुंबई /नवी मुंबई और थाने में लीज़ /अनुज्ञप्ति के आधार पर आवासीय फ्लैट्स के लिए बोलियाँ” के शीर्षांकन के साथ प्रस्तुत की जानी चाहिए। बोली प्रस्तुत करने की अंतिम तिथि 28/08/2015 (अपराह्न 3.00 बजे) है और बोली खोलने की अंतिम तिथि 28/08/2015 (अपराह्न 3.30 बजे) है।

This tender consists of two parts, viz., Technical Bid including terms and conditions and Financial Bid containing price only. Separate Technical and Financial bids are to be submitted for each proposal. The Technical Bid and Financial Bid to be sealed in envelope marked I & II separately. The Money/Miscellaneous Receipt of tender fee deposited in the form of D.D or Pay Order should be put in envelope marked as – I and sealed (i.e. envelope marked III will contain two envelopes marked as I, II) and submitted superscribing with “Bids for Residential Flats on lease/leave and license basis” in Mumbai/Navi Mumbai and Thane and the last date for submission is 28/08/2015 (by 3:00 p.m.) and to be opened on 28/08/2015 at 3:30 p.m.

निविदा पत्र के वेबसाइट से डाउनलोड किए जोने की स्थिति में, इच्छुक बोलीकर्ता को तीन लिफाफे क्रमशः I, II, और III प्रस्तुत करने होंगे। इन लिफाफों का उपयोग निम्नानुसार किया जाएगा :

If the tender form is downloaded from the website, the intending bidder has to submit three envelopes and mark the envelopes as I, II, and III. Usage of envelopes will be as under:-

1. **चिह्नित लिफ़ाफ़ा – I** – निविदा दस्तावेज संबंधी शुल्क हेतु आवश्यक मूल्य का डिमाँड ड्राफ्ट अथवा बैंकर चेक के साथ विरधिवत रूप से पूर्ण तकनीकी बोली इस लिफाफे में रखकर बंद की जाएगी।

**Envelope marked as I** – The duly completed Technical Bid alongwith the Demand Draft or Bankers cheque for tender document fee of the required value be put in this envelope and sealed.

1. **चिह्नित लिफ़ाफ़ा – II** – विधिवत रूप से पूर्ण तकनीकी बोली इस लिफाफे में रखकर बंद की जाएगी।

**Envelope marked as II** – The duly completed Financial Bid be put in this envelope and sealed.

1. **चिह्नित लिफ़ाफ़ा – III –** उक्त दोनों लिफाफे चिह्नित लिफाफे –III में रखकर बंद किए जाएंगे।

**Envelope marked as III** – The above two sealed envleopes be placed in envelope marked – III and sealed.

**दोनों मामलों के लिए निविदाओं को खोले जाने की क्रियाविधि (निविदा पत्र के खरीदे अथवा डाउनलोड किए जाने की स्थिति में)**

**Procedure for opening the tenders for both the cases (where the tender form is purchased or downloaded).**

1. सबसे पहले लिफ़ाफ़ा सं. III खोला जाएगा /First Envelope No.III will be opened.
2. लिफ़ाफ़ा सं. III खोलने के पश्चात्, निविदा-जमा देखने के लिए लिफ़ाफ़ा सं. I खोला जाएगा। यदि निविदा शुल्क संलग्न नहीं किया गया है तो, इस प्रकार की निविदा को अवैध माना जाएगा और ऐसे में तकनीकी बोली पर विचार नहीं किया जाएगा।

After opening of envelope No.III, the envelope No.I will be opened to see if the tender deposit has been enclosed. In case, the tender fee is not enclosed, the said tender will be treated as invalid and in such case, the technical bid will not be considered.

**सील के साथ विक्रेता का हस्ताक्षर /Signature of Vendor with seal**

**Terms & conditions**

1. The terms and conditions alongwith the instructions will form part of the tender to be submitted by the tenderer to SIDBI. All columns of tender documents must be duly filled in and no column should be kept blank. All pages of the tender document are to be signed by the authorized signatory of the tenderer. Any overwriting should be initialized by the authorized signatory of the bidder. Use of correction fluid is not permitted.
2. **Priority/preference will be accorded to offers from Govt. Organisations / PSUs.**
3. Canvassing in any form will disqualify the tenderer.
4. The shortlisted vendors will be informed in by the Bank for arranging site inspection of the offered premises for assessing the suitability, valuation and to verify the quality of construction, amenities available, etc. The bidders should provide necessary access and requisite information to the officials.
5. The particulars of amenities provided/proposed to be provided in the flat, building and complex should be furnished in the technical bid.
6. The title report proving ownership and clear marketability is to be enclosed.
7. Earmarked car parking (covered / open) for each flat is preferable.
8. The particulars of the flat numbers floor wise, wing, building name, etc. should be furnished in the technical bid. The details of measurements of the proposed flat offered should be furnished in the technical bid.
9. Copies of Plans duly approved by municipal authorities / competent authority should be submitted alongwith the technical bid.
10. (a) The lease / Leave and Licence would be initially for a period of three years with a renewal clause after the initial lease period of three years.

(b) The use of the premises would always remain residential.

( c) Rent (security) deposit shall be restricted to a maximum of 03 (three) months excluding taxes.

(d)The premises should have good frontage and proper access.

11. Property should be situated in good residential area in specified locations with congenial surroundings.

12. It should have easy availability of municipal waterline and also municipal sewerage line.

13. Selected owners/bidders will obtain NOC from Society for leasing out the flats to SIDBI and pay applicable charges / Non-occupancy charges to Society.

14. Selected owners/bidders shall provide adequate number of ceiling fans, lights, exhaust fans and geysers in the flat.

15. Property Tax, Maintenance charges and other Society outgo to be borne/paid by the owner.

16. Flat can be vacated by the Bank with one month notice.

17. The bids will be evaluated in techno commercial basis giving weightages to the equivalent aspects in various parameters like location, distance from local railway station, amenities available, exclusivity, nearby surroundings, proneness to water logging/flood etc. quality of construction, efficacy of the internal layout of flats and layout of buildings in the complex.

18. Lease / Leave and Licence agreement of the flats will be executed immediately after finalization of the deal. The owner shall sign and submit the draft copy of lease agreement (enclosed) alongwith the tender in token of their acceptance. In case the tender/offer is submitted by the Real Estate Agent / Firms on behalf of the owner, the consent letter from the individual flat owner on the lease agreement shall be obtained and submitted alongwith the tender. No deviations on the lease agreements are acceptable to us.

19. The stamp duty and registration charges, if any in respect of the lease and all other documents shall be borne by the Lessee and Lessor equally.

**Signature of vendor with seal**

Place :

Date :

**READY BUILT FLATS ON LEASE BASIS AT MUMBAI**

**TECHNICAL BID TO BE SUBMITTED IN SEALED ENVELOPE – I**

**Reference No.**

NOTE: The reference no. to be filled up by the tenderers for the particular flat no. and shall be quoted in Price Bid also for easy and correct identification.

|  |  |  |  |
| --- | --- | --- | --- |
| **Sr.**  **No.** | **Details of vendor / owner / builder / firm** | | **Remarks** |
| **1.** | **Name :** | |  |
| 1.01 |  | Address & Phone No. |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  | Fax No. |  |
|  |  | e-mail ID |  |
| 1.02 |  | Name of the contact person duly authorized |  |
|  |  | 1. Phone No.: 2. Mobile No.: |  |
| 1.03 |  | Constitution of vendor / firm (proprietary/partnership/private/Pvt. Ltd./PSU etc.) |  |
| **2.** |  | **Details of the property** |  |
| 2.01 |  | Name of the owner |  |
| 2.02 |  | Name of the building |  |
| 2.03 |  | Location and address of the property |  |
|  | A | Name of the scheme |  |
|  | B | Sector No. |  |
|  | C | Street No. |  |
|  | D | Name of the city |  |
|  | E | Pin code No. |  |

**Signature of vendor with seal**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sr.**  **No.** | **Details of vendor / owner / builder / firm** | | **Remarks** |
| **3.** | **Specifications** | |  |
| 3.01 |  | Type of building (Residential / Semi Commercial) |  |
| 3.02 |  | Type of structure (load bearing /RCC framed structure) |  |
| 3.03 |  | Details of flooring (M.M. Tiles/Ceramic/ Vitrified/Marble) |  |
| 3.04 |  | Details of Door&Window frames (Sal wood/Teakwood/Hardwood/Aluminum) |  |
| 3.05 |  | Door shutters (flush door/teak wood/Alumnium/PVC) |  |
| 3.06 |  | Details of window shutters (Teak wood/Aluminum) |  |
| 3.07 |  | Details of floors & Dado in Bathrooms / Toilets |  |
| 3.08 |  | Details of kitchen |  |
|  |  | (i)Floors |  |
|  |  | (ii)Kitchen platform finishing i/c walls |  |
|  |  | (iii)Storage cabinet |  |
| 3.09 | | Amenities provided |  |
|  | (a) | No. of fans |  |
|  | (b) | No. of exhaust fans |  |
|  | (c) | No. of Geysers |  |
|  | (i) | Type of Geyser |  |
|  | (ii) | Capacity of Geyser |  |
|  | (d) | No. of wardrobes |  |
|  | (e) | Wash basins and mirrors |  |
|  | (f) | Any other facilities like telephones, dish antenna, intercom, internet / video door phone, etc. |  |
| **4.** |  | **Services** |  |
|  | 4.01 | No. of lifts and capacity |  |
|  | 4.02 | Source of water supply |  |
|  | 4.03 | Is bore well provided |  |
| **5.** |  | **Electricity** |  |
|  | 5.01 | What is the sanctioned / connected load to the flats |  |
|  | 5.02 | Pl. indicate the type of wiring used, Aluminum or copper |  |
|  | 5.03 | Whether ELCB is provided |  |

**Signature of vendor with seal**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sr.**  **No.** | **Details of vendor / owner / builder / firm** | | **Remarks** |
| **6.** |  | **Common services** |  |
|  | 6.01 | Car parking |  |
|  | 6.02 | Power/Electricity supply |  |
|  | 6.03 | 24 hrs. water/overhead tanks |  |
|  | 6.04 | Generator for emergency power |  |
|  | 6.05 | Whether security arrangements are there? |  |
|  | 6.06 | Whether fire safety measures are taken |  |
|  | 6.07 | Whether occupancy certificate has been obtained |  |
|  | 6.08 | Whether direct access is available from the main road |  |
| **7.** |  | **Other information** |  |
|  | 7.01 | Whether any ready built flats have been given on lease by the builder / owner to any Government and semi-government institutions / Financial Institutions? If so, please give name and addresses of such clients. |  |
| **8.** |  | **List of enclosures, if any.** |  |

**I / We declare that the information furnished above is true and correct to the best of my knowledge.**

**Signature of vendor with seal**

**ANNEXURES TO BE SUBMITTED BY THE VENDOR UNDER TWO BID SYSTEM**

The Envelope – II containing financial bid is to be opened after scrutiny of technical bids, inspection of the properties and shortlisting of the properties.

Financial bid for requirement of residential flats to be submitted by the vendor.

**(TO BE SUBMITTED IN SEALED ENVELOPE – II)**

(The rate quoted shall be excluding stamp duty & registration charges)

Reference No. of Technical Bid : ……………………………..

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Sr.  No. | Details of the property  Flat No./Building Name | Type of flat | No. of flats offered | Carpet area of each flat (sq.ft.) | Basic rent per flat (both in figures and words)/month |
|  |  | 2-BHK |  |  |  |
|  |  | 3-BHK |  |  |  |
|  |  |  |  |  |  |

Note : 1. Property Tax, water charges and maintenance charges/Society Charges to be borne and paid by the owner.

2. Applicable Service Tax, if any, shall be paid by the Bank.

3. Applicable TDS (Income Tax) will be deducted by the Bank.

Place:  **Signature of vendor with seal**

Date :

Note :-

1. All the offered flats shall preferably independent premises, otherwise in independent blocks/wings.
2. Vendor shall quote rate and amount excluding stamp duty charges and registration for execution of lease agreement.
3. Financial bid should be placed in Envelope – II, sealed, superscribed with “Financial Bid for requirement of residential flats in Mumbai / Navi Mumbai / Thane”, and shall be placed alongwith Technical Bid in Envelope – I and superscribed with “Offer for requirement of residential flats in Mumbai / Navi Mumbai / Thane”. The name of the vendor alongwith phone number at the bottom left hand corner shall be written.
4. The offer should remain valid at least for a period of 90 days (Ninety) to be reckoned from the date of opening of “Technical Bid”.
5. The basic Rent of each flat to be quoted. (All society outgoings, if any, including Non-occupancy charges and municipal taxes, service tax, water charges, contribution towards sinking funds, maintenance and upkeep charges, contribution towards common amenities and utilities fund and the like shall be borne and paid exclusively by the licensor and in the event of failure by the Licensor to pay the said outgoing, the Licensee shall pay the same and deduct the amount paid from the monthly compensation due to the Licensor).
6. The vendor whose offer is finalized should execute the lease deed simultaneously with possession of the flats complete in all respects within the time frame informed by SIDBI.

Place : **Signature of the vendor with seal**

Date :