

# TELANGANA STATE ROAD TRANSPORT CORPORATION

Case No: E1/424(01)/2024-GHZ

O/o the Executive Director/GHZ

JBS, Sec-bad, Date: 15.02.2024

## e-TENDER NOTIFICATION

- e-Tenders are invited from the intending bidders to lease out the land parcels on monthly license fee payment basis at Kachiguda, Medchal, Hakimpet, Shamirpet, Chengicherla, Rasheedguda-1, Rasheedguda-2, Turkayamjal-1 and Turkayamjal-2 located in Hyderabad and Secunderabad twin cities area and under the jurisdiction of Greater Hyderabad Zone/TSRTC.
- The brief details are given hereunder:

| Group No. | S No. | Location      | Co-ordinates                 | Area in Acres | EMD in Rs. | Business   |
|-----------|-------|---------------|------------------------------|---------------|------------|--|
| I         | 1     | Kachiguda     | 17°23'18.1"N<br>78°30'02.3"E | 4.14          | 27 Lakhs   | In-city Warehouse or Logistics or Automobile service center and showroom<br>(AS PER TENDER DOCUMENT) |
|           | 2     | Medchal       | 17°38'05.3"N<br>78°29'11.1"E | 2.83          | 8 Lakhs    |  |
|           | 3     | Shamirpet     | 17°35'51.4"N<br>78°34'05.9"E | 3.26          | 5 Lakhs    |  |
|           | 4     | Hakimpet      | 17°32'48.5"N<br>78°32'10.2"E | 2.93          | 4 Lakhs    |  |
|           | 5     | Chengicherla  | 17°25'14.1"N<br>78°36'37.2"E | 2.68          | 4 Lakhs    |  |
| II        | 1     | Rasheedguda-1 | 17°13'46.0"N<br>78°23'25.9"E | 4.75          | 3 Lakhs    | Grade-A Warehouse or Logistics or Automobile service center and showroom<br>(AS PER TENDER DOCUMENT) |
|           | 2     | Rasheedguda-2 | 17°14'19.9"N<br>78°23'25.2"E | 6.03          | 4 Lakhs    |  |
|           | 3     | Turkayamjal-1 | 17°15'44.2"N<br>78°35'56.4"E | 5.74          | 4 Lakhs    |  |
|           | 4     | Turkayamjal-2 | 17°15'41.1"N<br>78°35'59.3"E | 6.23          | 4 Lakhs    |  |

- Relevant tender terms and conditions for the respective groups are enclosed to this notification. Location wise layouts are also enclosed.
- The Tenders schedule is as follows;

| Sl.No | Particulars  | Date       | Time                 |
|-------|--|------------|----------------------|
| 1     | Publication in news papers   | 17.02.2024 |                      |
| 2     | Tender documents uploading on websites   | 17.02.2024 |                      |
| 3     | Pre-bid meeting at the office of Executive Director, Greater Hyderabad Zone, JBS, 2 <sup>nd</sup> floor                    | 27.02.2024 | 11.00 AM             |
| 4     | Freezing of tender terms & conditions  | 29.02.2024 |                      |
| 5     | Online submission of Bids  | 01.03.2024 | 10.30 AM             |
| 6     | Closing of online submission   | 15.03.2024 | 04.00 PM             |
| 7     | Hard copies submission at the office of Executive Director, Greater Hyderabad Zone, JBS, 2 <sup>nd</sup> floor             | 16.03.2024 | 10.30 AM to 02.00 PM |
| 8     | Technical & Commercial bid opening at the office of Executive Director, Greater Hyderabad Zone, JBS, 2 <sup>nd</sup> floor | 16.03.2024 | 03.00 PM             |

Contd...2

- 5. For registration and online bid submission or for any technical support on e-Procurement, Bidders may contact M/s Vupadhi Technologies Limited over phone or in person or their helpdesk at: **M/s. Vupadhi Techno Services Pvt Ltd., 1<sup>st</sup> Floor, Ramky Grandiose, Sy.No.136/2&4, Gachibowli, Hyderabad –500032, Telangana State.**

Contact No: +91-7337445545, 6309339690, 7337445546, 9912756216.

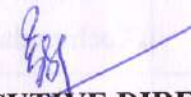
Website: <https://tender.eprocurement.gov.in>.

Emailid:tseprosupport@vupadhi.com

- 6. For any queries on the tender process, bidders may contact **Deputy Chief Personnel Manager, Greater Hyderabad Zone at office of Executive Director, TSRTC, Greater Hyderabad Zone, 2<sup>nd</sup> floor, Jubilee Bus Station, Secunderabad-500009, Telangana State.**

Mobile No: +91 9959224433

Email id: dycpmghz@gmail.com

For   
**EXECUTIVE DIRECTOR  
 GREATER HYDERABAD ZONE**

1. Bidders must read and comply with the respective tender documents as contained in this notification. Location of the layout is also attached.

2. The tender schedule is as follows:

| Sl. No. | Particulars  | Date       | Time                 |
|---------|--|------------|----------------------|
| 1       | Publication of tender papers   | 17.03.2024 |                      |
| 2       | Final submission of bids   | 17.03.2024 |                      |
| 3       | The bid opening in the office of Executive Director, Greater Hyderabad Zone, 1 <sup>st</sup> floor, Ramky Grandiose, Gachibowli, Hyderabad - 500032        | 27.03.2024 | 11:00 AM             |
| 4       | Issuance of tender terms & conditions  | 19.03.2024 |                      |
| 5       | Online submission of bids  | 01.04.2024 | 10:30 AM             |
| 6       | Closing of online tender   | 13.04.2024 | 04:00 PM             |
| 7       | Final award submission in the office of Executive Director, Greater Hyderabad Zone, 1 <sup>st</sup> floor, Ramky Grandiose, Gachibowli, Hyderabad - 500032 | 16.04.2024 | 10:30 AM to 02:00 PM |
| 8       | Execution of award by the office of Executive Director, Greater Hyderabad Zone, 1 <sup>st</sup> floor, Ramky Grandiose, Gachibowli, Hyderabad - 500032     | 16.04.2024 | 07:00 PM             |

## **Tender document for 10 years + 5 years extendable**

e-procurement tender Notification No: E1/424(1)/2024-GHZ, dt:15.02.2024



**TELANGANA STATE ROAD TRANSPORT CORPORATION**

**REQUEST FOR PROPOSAL (RFP) FOR THE ALLOTMENT OF LAND PARCEL ON LEASE**

**[www.eprocurement.gov.in](http://www.eprocurement.gov.in)**

### **DISCLAIMER**

The information contained in this Tender document or subsequently provided to Bidders, whether in document or verbal or any other form by or on behalf of Telangana State Road Transport Corporation (TSRTC) by any of its employees or advisors, is provided to Bidders on the terms and conditions set out in this Tender document and such other terms and conditions subject to which such information is provided.

The purpose of this Tender document is to provide interested parties with information that may be useful to them in eliciting their proposals pursuant to this Tender document. This Tender document may not be appropriate for all persons, and it is not possible for the Corporation, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this Tender document.

This Tender document includes statements, which reflect various assumptions and assessments made by the Corporation in relation to the Contract. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require.

The assumptions, assessments, statements and information contained in this Tender document, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct his/her own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Tender document and obtain independent advice from appropriate sources.

Information provided in this document to the Bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Corporation accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

Corporation, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Tender document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Tender document and any assessment, assumption, statement or information contained therein or deemed to form part of this Tender document or arising in any way in this Tender Stage.

A handwritten signature in blue ink, appearing to be 'S. S.', is located at the bottom left of the page.

SIGNATURE OF THE BIDDER

**e-tender details**

|     |   |   |
|-----|---|---|
| 1.  | Department Name                         | TELANGANA STATE ROAD TRANSPORT CORPORATION (TSRTC)  |
| 2.  | Circle/Division                         | <b>GREATER HYDERABAD ZONE</b>   |
| 3.  | Tender Number                           | <b>E1/424(1)/2024-GHZ</b>   |
| 4.  | Tender Subject                          | <b>TENDER DOCUMENT FOR THE ALLOTMENT OF OPEN LAND PARCEL ON LEASE:</b> Corporation invites bids for leasing of open land parcels of TSRTC on monthly license fee per SFT basis at Kachiguda (4.14 Acres), Shamirpet (3.26 Acres), Hakimpet (2.93 Acres), Medchal (2.83 Acres) and Chengicherla (2.68 Acres) |
| 5.  | Tender Business                         | Any one of: In-city warehouse, Logistics and Automobile service center/ showroom.   |
| 6.  | Period of Contract                      | 10 years and extendable by 5 years as per the tender conditions.  |
| 7.  | Form Of Contract                        | As per Tender Document  |
| 8.  | Tender Type                             | Open  |
| 9.  | EMD                                     | <b>The EMD amount of rupees as per tender notification shall be paid through DD/ Banker's Cheque drawn in favour of Dy. Chief Accounts Officer, TSRTC, Secunderabad Region</b>  |
| 10. | Tender document Process Fee             | Rs.11,800/- (Rs.10,000/- + Rs.1,800/- GST) through DD/Banker's Cheque   |
| 11. | Tender document Process Fee Payable     | in favour of Dy.Chief Accounts Officer, TSRTC, Secunderabad Region  |
| 12. | Pre-bid meeting                         | <b>27.02.2024 at 11.00 am</b>   |
| 13. | Freezing of tender terms and conditions | <b>29.02.2024</b>   |
| 14. | Bid submission starting date and time   | <b>01.03.2024 at 10.30 am</b>   |
| 15. | Bid submission closing date and time    | <b>15.03.2024 at 4.00pm</b>   |
| 16. | Hard copies submission date and time    | <b>16.03.2024 from 10.30 am to 2.00pm</b>   |
| 17. | Submission of separate DDs towards EMD  | <b>SCANNED COPY SHOULD BE UPLOADED WHILE BIDDING AND HARD COPY SHOULD BE SUBMITTED WELL BEFORE OPENING OF THE BIDS, ALONG WITH HARD COPIES.</b>   |
| 18. | Technical Bids Opening Date             | <b>16.03.2024 at 3.00pm</b>   |



|     |                                       |   |
|-----|---------------------------------------|---|
| 19. | Commercial Bids Opening Date and Time | <b>16.03.2024 at 3.00pm</b>   |
| 20. | Place Of Tender Opening               | Office of the Executive Director, Greater Hyderabad Zone, 2 <sup>nd</sup> floor, JBS, Secunderabad.   |
| 21. | Officer Inviting Bids                 | Executive Director, Greater Hyderabad Zone.   |
| 22. | Contact Person                        | Dy.CPM, Greater Hyderabad Zone.   |
| 23. | Address/E-mail id                     | Dy.CPM, Greater Hyderabad Zone.<br>Address: 2 <sup>nd</sup> floor, JBS, Secunderabad.<br>E-mail: dycpmghz@gmail.com   |
| 24. | Contact Details                       | Dy.CPM, Greater Hyderabad Zone MOBILE NO: 9959224433  |
| 25. | Procedure to Offer Submission         | <p>The Bidders shall submit their response through Bid submission to the tender on e-Procurement platform at <a href="http://www.eprocurement.gov.in">www.eprocurement.gov.in</a> by following the procedure given below. The Bidders would be required to register on the e-procurement market place <a href="http://www.eprocurement.gov.in">www.eprocurement.gov.in</a> or <a href="https://tender.eprocurement.gov.in">https:// tender.eprocurement.gov.in</a> and submit their bids online. Offline bids shall not be entertained by the Tender Inviting Authority for the tenders published in e-Procurement platform. The Bidders shall submit their eligibility, qualification details, Technical bid, Financial bid etc., in the online standard formats displayed in e-Procurement web site. The Bidders shall upload the scanned copies of all the relevant certificates, documents etc., in support of their eligibility criteria/ certificates /documents in the e-Procurement web site. The Bidders shall sign on the statements, documents, certificates, uploaded by them, owning responsibility for their correctness/authenticity. The Bidders shall attach all the required documents for the specific tender after uploading the same during the bid submission as per the Tender Notice and Bid Document.</p> <p><b>1. Registration with e-Procurement platform:</b><br/>For registration and online bid submission, Bidders may contact HELP DESK of M/s Vupadhi Techno Services Pvt. Limited or <a href="https://tender.eprocurement.gov.in">https://tender.eprocurement.gov.in</a>. +91-7337445545, 6309339690, 7337445546, 9912756216</p> <p><b>2. Digital Certificate Authentication:</b><br/>The Bidders shall authenticate the bid with their Digital Certificates for submitting the bid electronically on e-Procurement platform and the bids not authenticated by digital certificate of the Bidders will not be accepted on the e-Procurement platform.</p> |



SIGNATURE OF THE BIDDER

|  |   |
|--|---|
|  | <p><b>3. Submission of Hard Copies:</b><br/> After online submission of bid, the Bidders are requested to submit the originals of DD towards EMD and Tender document Process fee to the Tender Inviting Authority and other uploaded documents before opening of the bids. The Bidders shall invariably furnish the original DDs to the Tender Inviting Authority before opening of bids either personally or through courier or by post and submission of the same within the stipulated time shall be the <u>responsibility of Bidders</u>. The department shall <u>not take any responsibility for any delay or non-receipt</u>. If any of the documents furnished by the Bidders are found to be false/fabricated/bogus, such Bids will be rejected and the EMD will be forfeited.<br/> The Bidders are requested to get a confirmed acknowledgement from the Tender Inviting Authority as a proof of submission of Hardcopies to avoid any discrepancy. The Bidders have to attach the required documents as hard copies after uploading the same as required by Tender Inviting Authority in the tender conditions.</p> <p><b>4. Payment Of Transaction Fee:</b><br/> It is mandatory for all the participant Bidders from 1st January 2006 to electronically pay a Non-Refundable Transaction fee to M/s. APTS (Telangana Division), the service provider through "Payment Gateway Service on E-Procurement platform". The Electronic Payment Gateway accepts all Master and Visa Credit Cards issued by any Bank and Direct Debit Facility/Net Banking of ICICI Bank, HDFC, Axis Bank to facilitate the transaction. This is in compliance of G.O.Ms. 13, dated-07.05.2006. A GST of 18% + Bank Charges on the transaction amount payable to APTS (Telangana Division) shall be applicable.</p> <p><b>5. Tender Document:</b><br/> The Bidders are requested to download the Tender Document and read all the terms and conditions mentioned in the Tender Document and seek clarification, if any, from the Tender Inviting Authority. Any offline bid submission clause in the tender document could be neglected. The Bidders have to keep track of any changes by viewing the Addenda / Corrigenda issued by the Tender Inviting Authority from time-to-time, in the e-Procurement platform. The Department calling for Tenders shall not be responsible for any claims / problems arising out of this.</p> |
|--|---|



|     |                            |  |
|-----|----------------------------|--|
|     |                            | <p><b>6. Bid Submission Acknowledgement:</b><br/> The Bidders shall complete all the processes and steps required for Bid submission. The system will generate an acknowledgement with a unique bid submission number after completing all the prescribed steps and processes by the Bidders. Users may also note that the bids for which an acknowledgement is not generated by the e-Procurement system are treated as invalid or not saved in the system. Such invalid bids are not made available to the Tender Inviting Authority for processing the bids. The Government of TS and M/s APTS (Telangana Division) are not responsible for incomplete bid submission by users.</p> |
| 26. | General Terms & Conditions | As per Tender Document   |

#### HOW TO APPLY

- Click at [www.eprocurement.gov.in/](http://www.eprocurement.gov.in/)
- <https://tender.telangana.gov.in> to download e-Procurement notification
- Read the complete document, carefully
- Price Bid shall be submitted online only
- The system will generate an acknowledgement with a unique offer submission number on successful completion of the above process.

For any help or technical support on e-Procurement, Bidders may contact M/s. Vupadhi Techno Services Pvt. Limited over phone or in person or their helpdesk at:

**e-Procurement Help Desk**  
M/s.Vupadhi Techno Services Pvt. Ltd.,  
1<sup>st</sup> Floor, Ramky Grandiose, Sy.No. 136/2 & 4,  
Gachibowli, Hyderabad - 500032.  
Telangana State.+91-7337445545,  
6309339690, 7337445546, 9912756216  
Mail id: [tseproesupport@vupadhi.com](mailto:tseproesupport@vupadhi.com)



**TELANGANA STATE ROAD TRANSPORT CORPORATION**  
**TENDER FORM**

To  
The Executive Director  
TSRTC, \_\_\_\_\_ Zone  
\_\_\_\_\_  
\_\_\_\_\_

Sir,

Sub: TENDERS - Tender for Leasing of land parcel at \_\_\_\_\_, admeasuring \_\_\_\_\_  
acres for \_\_\_\_\_ Business - Submission of Tender Form - Reg.

Ref:- e-Tender Notification No. : **E1/424(1)/2024-GHZ, dt:15.02.2024**

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I hereby submit my Tender in the prescribed tender Form. I read all the Terms and Conditions supplied along with the Tender Form thoroughly and understood the full content.

Further, I hereby agree to abide by the Terms and Conditions stipulated by the Corporation from time to time during the operation of my business on awarding the License for the same.

Yours faithfully

DATE:

(SIGNATURE OF THE BIDDER)

(In case of Institution, Authorized Signatory)

NAME OF THE AUTHORISEE: \_\_\_\_\_

DESIGNATION OF THE AUTHORISEE: \_\_\_\_\_

INSTITUTION NAME: \_\_\_\_\_

ADDRESS FOR CORRESPONDENCE: \_\_\_\_\_

(with proof of Aadhaar card)

CONTACT NO: \_\_\_\_\_

WHATSAPP NO: \_\_\_\_\_

E-MAIL ID: \_\_\_\_\_

Note: Authorised Signatory shall enclose Aadhar Card and Authorization letter from the Institution.





TELANGANA STATE ROAD TRANSPORT CORPORATION



AFFIX PHOTO

TENDER FORM

- 1. NAME OF THE BIDDER : \_\_\_\_\_
- 2. NAME OF THE AUTHRORISEE: \_\_\_\_\_
- 3. DESIGNATION OF THE AUTHORISEE: \_\_\_\_\_
- 4. PERMANENT ADDRESS OF THE BIDDER : \_\_\_\_\_
- 5. CORRESPDNCE ADDRESS OF THE BIDDER: \_\_\_\_\_
- 6. PAN CARD NO : \_\_\_\_\_
- 7. GST NO : \_\_\_\_\_
- 8. LAND PARCEL LOCATION : \_\_\_\_\_ AREA: \_\_\_\_\_ ACRES
- 9. LOCATION JURISDICTION : REGIONAL MANAGER, \_\_\_\_\_ REGION
- 10. NATURE OF BUSINESS : \_\_\_\_\_

11. TENDER PROCESSING FEE PARTICULARS: AMOUNT :Rs. \_\_\_\_\_

DD NO.: \_\_\_\_\_

DATE : \_\_\_\_\_

BANK DETAILS :\_\_

12. EMD AMOUNT PARTICULARS: EMD AMOUNT :Rs. \_\_\_\_\_

DD NO.: \_\_\_\_\_

DATE : \_\_\_\_\_

BANK DETAILS : \_\_\_\_\_

I OFFER THE FOLLOWING SURETIES WHO HAVE SIGNED HERE UNDER AS SURETIES.

| Sl.No | Name of the Surety | Occupation | Signature |
|-------|--------------------|------------|-----------|
| 1.    |                    |            |           |
| 2.    |                    |            |           |
| 3.    |                    |            |           |

SIGNATURE OF THE BIDDER

**GENERAL TERMS AND CONDITIONS:-**

1. TSRTC invites Bids for the allotment of open land parcel with an area of i) 4.14 Acres in Door No. 2-4-171/1,2 at Kachiguda under the jurisdiction of Hyderabad Region ii) 2.83 Acres in Survey No. 82/2,84,95,99 and 101/3c at Medchal, iii) 2.93 Acres in Survey No. 782 at Hakimpet, iv) 3.26 Acres in Survey No. 1284/2 at Shamirpet v) 2.68 Acres in Survey No. 58 at Chengicherla under the jurisdiction of Secunderabad Region for doing any one business of In-city warehouse, Logistics and Automobile service center/ showroom. The bidder has to choose any one of the stated businesses and quote is to be submitted accordingly.
2. The land parcel will be allotted on the basis of highest monthly license fee quoted in Rupees per SFT (excluding the applicable taxes). Corporation, reserves the right to negotiate further with the highest initial monthly license fee quoted bidder.
3. Tender document cost/Processing fee is Rs.11,800/- (Rs.10,000/- + Rs.1,800/-GST) (Rupees Eleven Thousand Eight Hundred only) (Non-refundable) and shall be paid through DD/Banker's Cheque drawn in favour of Dy. Chief Accounts Officer, TSRTC, Secunderabad Region.
4. The EMD amount shall be i) Kachiguda – Rs.27 Lakhs (Rupees Twenty Seven lakh only) (ii) Medchal – Rs.8 Lakhs (Rupees Eight lakh only) (iii) Hakimpet – Rs. 4 Lakhs (Rupees Four lakh only) (iv) Shamirpet – Rs.5 Lakhs (Rupees Five lakh only) (v) Chengicherla – Rs. 4 Lakhs (Rupees Four lakh only) and shall be paid through DD/Banker's Cheque drawn in favour of Dy. Chief Accounts Officer, TSRTC, Secunderabad Region.
5. The EMD paid by the successful bidder shall be adjusted towards the initial Security Deposit payable and the successful bidder has to pay the difference of the amount which falls short of the Security deposit.
6. a) The initial Security Deposit shall be equal to 6 months of initial monthly license fee and shall be paid within SEVEN days from the date of receipt of allotment letter or FIFTEEN days from the date allotment letter whichever is later, and enter into land lease agreement within SEVEN days from the date of payment of Security deposit.  
b) License deed Registration fee, Stamp duty and other related expenses shall be borne by the licensee.
7. The EMD and the Security Deposit do not carry any interest.
8. a) The licensee shall be permitted to construct the facility for the approved business with temporary or Semi-permanent (removable) structure only, in any case the structure shall be removable. All non-RCC structures shall be permitted. Mezzanine floorings are allowed. The design is to be approved by the EE/Dy.EE (Civil) nominated by the Corporation.  
b) The licensee has to construct the compound wall, if required and Corporation will reimburse the cost of construction at the conclusion of contract period duly taking into account the depreciation as assessed by Civil Engineering Department of Corporation. The compound wall structure shall be handed over to Corporation under "as is where is" condition. The licensee has to handover open land to the Corporation duly removing the entire infrastructure except the compound wall.  
c) Levelling of site shall be under the scope of licensee.
9. The licensee shall not be given permission for construction of pucca structures in the allotted land parcel during the period of contract.
10. The Location of the land parcel is kept at Annexure-I.
11. The interested parties may inspect/visit the premises before submitting the tender form. The detailed information on Tender, the Tender document and other related Terms and Conditions including location drawings can be had through **websites (<https://tender.telangana.gov.in> and <https://www.tsrtc.telangana.gov.in>)**



12. **BID PARAMETER:** Monthly license fee quoted in Rupees per SFT excluding all applicable taxes (financial proposal/price bid) shall be the bid parameter for the selection of the bidder.

13. **BID VALIDITY:** The bid offered shall be valid for a period of 90 days from the date of opening of the bid.

14. **BID PROCESS:**

- a) Generally the selected bidder shall be the bidder offering the highest (H1) monthly license fee.
- b) The remaining bidders shall be kept in reserve until the selected bidder enters into lease agreement with Corporation.
- c) In case H1 bidder withdraws from the bid process OR its bid is not selected/rejected for any reason, Corporation reserves right to invite and negotiate with the second highest bidder (H2) to offer revised bid higher than or to match the quote of H1 bidder. Corporation also reserves right to invite and negotiate with the next highest bidder to offer revised bid, if the H2 bidder is not willing to revise its bid higher than or to match the quote of H1 bidder. In the event that none of the other bidders match the bid of the highest bidder, Corporation may in its jurisdiction, either invite fresh bids from the remaining bidders or cancel the bidding process.
- d) After the completion of entering into lease agreement with the successful bidder, the EMD's of the unsuccessful bidders will be returned.
- e) Mere participation in the bid does not confer any right to the bidder to claim the bid.
- f) Corporation reserves right to withdraw any of the locations from the tender process OR cancel the entire tender process at any stage without assigning any reason. In that case, the EMD will be returned to respective bidders.

15. **ELIGIBILITY CRITERIA:**

A. **TECHNICAL BIDS;** Only those Bidders who possess the following eligibility criteria shall apply. Bidders shall submit documentary proof of eligibility criteria. Bids which are not meeting eligibility criteria will be summarily rejected.

The eligible Bidder shall be Partnership firm / Proprietary firm/ Company / Corporation established under the law of land and shall fulfill the following criteria.

a) **Technical Capacity:**

For demonstrating technical capacity and experience (the "Technical Capacity"), the bidder shall meet the requirements set out below (the Threshold Technical Capacity")

- Bidder should be a Corporate with at least 15 years of prior experience in India in the business quoted in this tender.

b) **Financial Capacity:**

For demonstrating financial capacity in terms of turnover and net worth (the "Financial Capacity"), the bidder shall meet the requirements set out below (the Threshold Financial Capacity")

- The minimum net worth of the bidder shall be Rs.25 Crores as on bid due date AND For the last three consecutive financial years, the average turnover shall be Rs.100 Crores per year including the financial year 2022-23.

**NOTE:**

1. Net worth is the difference between the assets and liabilities of a business.
2. Bidder shall upload/submit documentary proof of the net worth and turnover (Proof of which shall be submitted by way of Audited Profit & Loss Account and Balance Sheet certified by authorized Chartered Accountant and Auditor's Certificate) along with copy of GST Registration.

3. Income Tax: The Bidder shall submit Income Tax proof in the form of certified copies of Income Tax Returns filed for the stipulated THREE financial years 2020-21, 2021-22 & 2022-23.
  4. Bidder shall submit company's incorporation certificate/Registration certificate.
- B. The bidders meeting the eligibility criteria in TECHNICAL BID will only be eligible for the opening of COMMERCIAL BID.
16. **LICENSE PERIOD:** The license period shall be 10(TEN) years and extendable by 5(FIVE) years on mutual consent subject to satisfactory performance by the Licensee. The license period commences from the date of land lease agreement.
17. **MONTHLY LICENSE FEE:**
- a) License Fee holiday for a period of 3 months from the date of agreement OR till the date of commencement of business whichever is earlier. The monthly license fee is calculated for each calendar month. Accordingly, the monthly license fee along with applicable taxes shall be payable by 10<sup>th</sup> of every month in advance.
  - b) Delay in payment of monthly license fee will attract penalty @ 24% per annum for each day of delay on the amount payable.
  - c) The Licensee shall pay the monthly license fee to the Corporation, without any deductions. In other words, the amount agreed to be paid to the Corporation towards the lease shall be paid in toto.
  - d) The license fee paid by the licensee on time shall be accounted in seriatim strictly in order of the months for which license fee is payable. The same principle shall be applied for accountal in case of payment of arrears duly adjusting for the in-default cumulative GST first, then the cumulative penal interest and other charges viz., electricity, water etc., and then the remaining balance amount towards the earliest month for which the licensee has fallen in-default and then the next earliest month for which the licensee has fallen in-default and so on in that order.
18. **MONTHLY LICENSE FEE ENHANCEMENT:** The monthly license fee shall be enhanced as follows:
- a) Up to 5 years of license period, the monthly license fee shall be enhanced yearly by 5% over the previous year's last month license fee.
  - b) From the 6<sup>th</sup> year of license period onwards, the monthly license fee shall be enhanced yearly by 8% over the previous year's last month license fee.
19. **ELECTRICITY, WATER CHARGES& GST :**
- a) The Licensee shall make his/ her own arrangements for Electrical and Water connections at their own cost for getting permission from the concerned authorities in the name of TSRTC. The service connection charges and the consumption charges have to be borne by the Licensee.
  - b) The Electricity/Water meters and other required equipment shall be procured and get them installed as per the mandatory provisions by the licensee at his/her own cost.
  - c) If the Electricity/Water meters are not working, the licensee has to get it repaired/replaced immediately at his/her own cost.
  - d) In case, Licensee is allowed to dig bore well with the prior approval of Corporation and purchase motor at his/her own cost, the electricity charges for the power consumed by the Bore well motor and maintenance of the same shall be borne by the licensee only.
  - e) The Licensee shall pay the applicable GST as fixed by the Govt. from time to time (at present the GST is 18% (CGST-9% + SGST-9%)) along with the monthly license fee. Any delay in payment of GST will lead to interest and penalty as applicable.
  - f) The Licensee shall submit documentary proof having paid the charges towards Electricity and Water on or before 10<sup>th</sup> of every month along with the monthly license fee payment.



- g) Any tampering or misuse of Electricity and Water connections if reported by the concerned authorities, the Licensee shall be responsible to attend to the observations of the authorities including the penalty payments if any. Corporation shall be indemnified to that extent.

**20. TAXES & INSURANCE:**

- a) All types of taxes applicable from time to time with respect to the constructed facility and the monthly license fee shall be borne and paid by the licensee only.
- b) Property tax shall be borne by the Corporation.
- c) Insurance is mandatory and shall be under the scope of Licensee.
21. The bidder shall sign on each page of tender form including terms & conditions, Annexure-I&II duly enclosing the requisite DD/Banker's Cheque towards EMD and DD/Banker's Cheque towards tender document processing fee be kept in sealed cover, failing which EMD amount will be forfeited without any notice or intimation.
22. The Name of the business for which the tender quoted shall be written in capital letters on top of the sealed cover. The sealed cover shall be dropped in the Tender Box kept at Office of the Executive Director, Greater Hyderabad Zone during the hours **from 10.30 to 14.00hrs on 16.03.2024. Tenders box will be opened on 16.03.2024 at 15.00 hrs in the presence of the bidders.**
23. The employees of TSRTC and their family members as defined in TSRTC Employees (Conduct) Regulations are not entitled to participate in Tenders (C3/437(1)/2023-OPD(M&C), dtd.09.02.2023) either on their name or on behalf of the bidder.
24. The Bidder/Representative of the bidder shall produce self-attested copy of valid Photo Identity Card (PAN Card/AADHAR/Voter Id/Driving License/ Passport).
25. During the opening of the bids, only those with the original Photo Identity Card will be allowed inside the Tender Hall.
26. a) **Tender form has to be downloaded from e-Procurement notification: The bidder shall have to submit the tender form only for the business mentioned and sealed cover to be submitted** and for any deviation the tender will be rejected duly forfeiting the EMD amount.
- b) Location wise separate tender form is to be submitted by the bidders.
- c) The interested parties may **inspect/visit** the premises before submitting the tender form.
- d) In case of Firms /Companies/Corporations etc., the authorized representative can submit the tender along with authorization letter.
27. **Amount offered by the bidder (Basic Price) towards monthly license fee shall be exclusive of electricity, water charges, GST and others if any.**
28. **Earnest Money Deposit (EMD):**
- a) The EMD amount shall be i) Kachiguda - Rs.27 Lakhs (Rupees Twenty Seven lakh only) (ii) Medchal - Rs.8 Lakhs (Rupees Eight lakh only) (iii) Hakimpet - Rs. 4 Lakhs (Rupees Four lakh only) (iv) Shamirpet - Rs.5 Lakhs (Rupees Five lakh only) (v) Chengicherla - Rs. 4 Lakhs (Rupees Four lakh only) and shall be paid through DD/Banker's Cheque drawn in favour of Dy.Chief Accounts Officer, TSRTC, Secunderabad Region. In case of Earnest Money Deposit (EMD) paid by the bidder is less than the stipulated in the tender notification or the EMD paid through other means i.e., in a manner other than the stipulated, the paid EMD shall be forfeited to the Corporation without any notice duly rejecting the tender at the time of opening of tenders.

- b) Bids once submitted shall not be permitted to be withdrawn. Non-Participation in the tender after submission of tender, results in forfeiture of EMD without any notice or intimation.
- c) Corporation reserves the right to reject the offers received without assigning any reason. No correspondence in respect of the decisions arrived by the tender committee will be entertained.

**29. The EMD of the bidders will be forfeited under the following circumstances.**

- a. When the Bidder backs out from payment of Security Deposit within Seven days from the date of receipt of allotment letter or Fifteen days from the date of allotment letter whichever is later.
- b. When the bids not accompanied by the Demand Draft/Banker's Cheque in original towards the requisite EMD, incomplete filled in Tender forms and unsigned Terms & Conditions.
- c. Tender forms with any pre-conditions or additional conditions other than the conditions prescribed and supplied by Corporation.
- d. When the Tender is submitted in Un-concerned tender form.
- e. When the Tender is submitted for the business other than the notified in the Tender Notification.
- f. EMD is exempted in case of government departments and public sectors of State and Central Governments but not to any Organizations/Institutions/Communities/Society/Voluntary organizations other than the above.
- g. If the EMD is not paid in the prescribed manner in the form of Demand Draft/Banker's Cheque drawn in favour of the Dy.Chief Accounts Officer, TSRTC, Secunderabad Region.
- h. If the Demand Draft/ Banker's Cheque in original is not obtained and enclosed to the Tender form submitted physically.
- i. In case the application form is not filled up properly i.e. from Item No.1 to 12 of Tender form.
- j. When the EMD is less paid than what is stipulated in the tender notification.
- k. When the EMD is paid through other means i.e., in a manner other than what is stipulated in the Tender Notification.
- l. When the application form is submitted by a minor. However, in case the tender is submitted on behalf of a minor, necessary proof of guardianship shall be submitted, failing which tender will be rejected.
- m. When the successful bidder fails to enter into an agreement with the Corporation within 7 days from the date of payment of Security deposit.
- n. Non enclosure of requisite documents.

**30. SECURITY DEPOSIT:**

- a) The successful bidder shall deposit Security Deposit equal to 6 months of initial monthly license fee and shall be paid within SEVEN days from the date of receipt of allotment letter or FIFTEEN days from the date of allotment letter whichever is later, and enter into land lease agreement within SEVEN days from the date of payment of Security deposit.



- b) The EMD paid by the successful bidder shall be adjusted towards the Security Deposit. The successful bidder has to pay the difference of Security deposit amount within SEVEN days from the date of receipt of allotment letter or FIFTEEN days from the date allotment letter whichever is later.
- c) The Licensee shall ensure that the Security Deposit is maintained to 6 (SIX) months of monthly license fee at all times during the entire term of the Lease Deed.
- d) The Security deposit shall not carry any interest.
- e) The Security deposit is refundable only after completion of license period. Security deposit will not be adjusted towards the license fee payable by the licensee during the license period, in normal course.
- f) Whole or part of the Security deposit is liable for forfeiture in the event of failure by the licensee to pay the license fee or termination of license for breach of any condition/conditions of license.
- g) The Security deposit amount is also liable to be forfeited in the event of non-submission of Deed of License within the stipulated period after payment of Security Deposit.
- h) The Corporation shall have the right to forfeit the whole or part of Security deposit at any time, if the licensee defaults in payment of monthly license fee or penalty or for breach of any terms and conditions of the agreement and to adjust the realized amount towards the due amounts payable to the Corporation.

**31. FORFEITURE OF SECURITY DEPOSIT:**

The Security Deposit amount paid is liable for forfeiture if

- a) The successful bidder does not enter into Deed of license within the stipulated period as mentioned in the terms and conditions of this tender.
- b) The licensee commits breach of any terms and conditions of the agreement.

**32. APPROVALS/ PERMITS:**

- a) The licensee shall obtain and maintain at its cost all applicable permits necessary for performing the business during the license period, including the permits required for construction of structures.
- b) Land use conversion shall be under the scope of Corporation.
- c) Corporation shall provide necessary assistance to the licensee for obtaining approvals/permits.

**33. MINIMUM PERIOD OF DOING BUSINESS:**

- a) The minimum period of doing business by the licensee shall be **THREE YEARS** from the date of commencement of agreement period.
- b) If licensee intends to vacate the premises for whatever reasons before completion of minimum period of **THREE YEARS**, the licensee has to pay the balance amount of license fee which falls short of the amount equivalent to the stipulated minimum period of **THREE YEARS**.
- c) If the licensee clears the balance license fee amount for the left over minimum stipulated period, the Security deposit will be refunded. In case the Licensee fails to pay the amount which falls short of the amount payable for **THREE YEARS**, Corporation has the right to adjust the security deposit towards the dues payable by the licensee and refund the balance deposit, if any. In the event of any further short fall even after adjustment of Security deposit, the Licensee shall make good the short fall within the prescribed time indicated by the Corporation.



34. **TERMINATION OF LICENSE:**

- a) The Corporation shall have the right to terminate the License and to forfeit the Security deposit and to adjust the amount towards due amounts payable to the Corporation and the license is liable for termination with **one (01) month advance notice** on the following grounds:
- i) If the licensee defaults in payment of license fee continuously for three months or three times in a calendar year.
  - ii) If the licensee fails to do the business (for which license is granted) for a continuous period of **NINETY (90)** days.
  - iii) If the licensee is found encroached on to the unauthorized area.
  - iv) If the licensee performs business other than the specified in tender notification or as recorded in the deed of license.
  - v) If the licensee commits any fraudulent activities.
  - vi) If the licensee is found doing or resorting to any unethical activities or indulging in moral turpitude.
  - vii) In case of misbehavior/assault committed by the licensee, his/her representatives against the employees of the Corporation in the course of later's duties.
  - viii) If the licensee commits any breach of terms and conditions of license deed.
  - ix) If any malpractices committed by the licensee at the time and during the tender process and the same at a later date.
  - x) In case the contract is terminated, Corporation shall have the right to adjust the deposits (Security Deposit amount) towards all the dues payable to the Corporation including incidental financial losses that might arise on account of such premature termination and also to forfeit the balance of security deposit amount.
- b) The agreement can be terminated by giving three months advance notice on either side. In such circumstances, the deposit which may remain to the credit of the licensee will be refunded after all the dues payable to the Corporation have been settled out of the deposit made by the Licensee. Corporation shall not be liable to pay any damages that the licensee may suffer on account of such termination. However, the licensee is permitted to exercise option only on completion of minimum stipulated period of **THREE YEARS**.
- c) The Licensor shall have right to terminate the license. His decision in this regard shall be final.

35. **JURISDICTION**

In case of any dispute/claim out of this notification/agreement, it shall be subject to the jurisdiction of Hyderabad and Secunderabad only.

36. **CALLING FRESH TENDERS/EXTENSION OF LICENSE PERIOD**

Fresh tenders will be called 2 months before the completion of license period of the Licensee. Due to some administrative reasons, if the period of license is extended for a temporary period, the licensee shall enter into a supplementary agreement with the licensor duly paying the requisite stamp duty at the cost of the licensee.

- a) The extension of license is for a **temporary period of 03 months** or till such time that the tenders are finalized and fresh allotment is made.
- b) The Corporation is at liberty to demand and negotiate for the increase of the existing license fee.





- c) The Corporation is at liberty to demand for immediate vacation of the premises during the extended period of license and the licensee is not entitled for any notice.
- d) The other terms and conditions of the original agreement shall remain in force including security deposit till such time the temporary extension of license period comes to an end.
37. The land parcels given in "as is where is" condition to the successful bidder. The Temporary structure shall be constructed under the supervision of Civil Engineering Department of Corporation. All non-RCC structures are allowed. Mezzanine floorings are allowed. Any alterations/modifications to the temporary structure during the subsisting period of license shall be carried out by the licensee at their own cost, with prior permission/approval of the Corporation.
38. The licensee shall maintain the constructed and open premises in tidy and inspection approved manner.
39. No additions, alternations or modifications shall be carried out by the licensee without the prior permission/approval of the Corporation during the period of agreement.
40. The successful bidder will be allowed to commence the business upon satisfaction of other formalities like payment of Security deposit, execution of agreement (Deed of License) failing which EMD/Security Deposit paid will be forfeited besides cancelling the allotment letter/ deed of license.
41. **SUB-LEASE:**
- a) The Licensee shall not be permitted to sublease, mortgage, encumber or sale the whole or any part of the leased land parcel. However the Licensee is allowed to sub-lease the part or whole of the constructed/built up area, subject to the prior approval of Corporation.
- b) The sub-leased business shall have the same scope or allied scope of the business as specified in the land lease agreement and the sub-lease terms and conditions shall be co-terminus with the Land lease agreement conditions.
- c) The licensee shall be responsible for ensuring the sub-licensee/sub-licensees to carry out the approved business of sub-lease as per the terms and conditions of the License Deed.
- d) The sub-licensee/sub-licensees shall be allowed to utilize reasonably required open space also for the purpose of carrying out such sub-leased business to the convenience of the customers.
42. **CHANGE OF NATURE OF BUSINESS:**
- The licensee has to do the same business which is mentioned in the tender notification and for which the license is issued. The representations for change of nature of business by the licensee will not be entertained. If the licensee is found doing business other than that stipulated in the deed of license, the license is liable for termination duly forfeiting the Security Deposit.
43. **NOMINATION OF LEGAL HEIRS IN THE EVENT OF DEATH OF LICENSEE:**
- a) Transfer of license is not permitted.
- b) In the event of death of licensee, the license shall come to an end. However, the licensor may permit the Legal Heirs of the deceased licensee, upon satisfactory performance of the agreement by the licensee, to run the business on the same Terms & Conditions for the remaining period of license duly entering into a supplementary agreement on Rs.100/- Non-Judicial Stamp Paper purchased at the cost of licensee for the remaining period of license.



44. The licensee shall pay minimum wages to the Labour engaged by him/her at the rates not less than the minimum wages as notified by the State Government from time to time under Minimum Wages Act 1948, failing which the licensee will be given an opportunity to rectify the same. Even upon issuing TWO notices by the Corporation, if the licensee fails to rectify the same, the land lease agreement will be terminated.

45. The licensee shall hold the statutory labour license as mandated by the Government of Telangana to engage the labour to run the business.

46. The licensee has to pay compensation in case of any accident to the personnel employed by them and customers visiting the licensee during the course of business. The licensee is alone liable for work- men's compensation and any other statutory dues and Corporation is not liable for payment of any such amount and to that effect the licensee shall indemnify Corporation from all such liabilities.

47. The licensee shall not exhibit or permit any advertisement of any company/ products/service except with reference to the approved business in the premises.

48. **COMPLAINTS AND SUGGESTIONS BOOK:**

The licensee shall maintain a Suggestion & Complaint book at his/her establishment and to be made available to the public on demand. The said suggestion book shall be produced to the officials of the Corporation at the time of inspection. The suggestions of the inspecting officials on the complaints be scrupulously and compulsorily followed and failure to follow the same shall entitle the licensor for termination of the license after giving One month advance notice. Any system better than the above stated is allowed with the prior approval of licensor.

49. The licensee shall make his/her own arrangements for procuring necessary equipment for carrying out his/her business.

50. All notices, consents, sanctions, directions and approvals referred to in this agreement or otherwise shall be given by the licensor to the licensee and vice versa in writing.

51. The licensor may constitute a committee from time to time with officials and non-officials as members thereof with power to inspect the premises and advise the licensee suitably.

52. **STATUTORY PROVISIONS:**

The licensee shall follow all the statutory provisions during the license period including extension period if any and the licensee alone is responsible for any kind of violation and resultant action by the Government authority. The corporation shall be indemnified in all such cases.

53. **DAMAGES/COMPENSATION:**

i) The Corporation shall not be accountable for any loss that the licensee may suffer on account of any damage/theft, etc. caused to the premises or its allied infrastructure installed by the licensee.

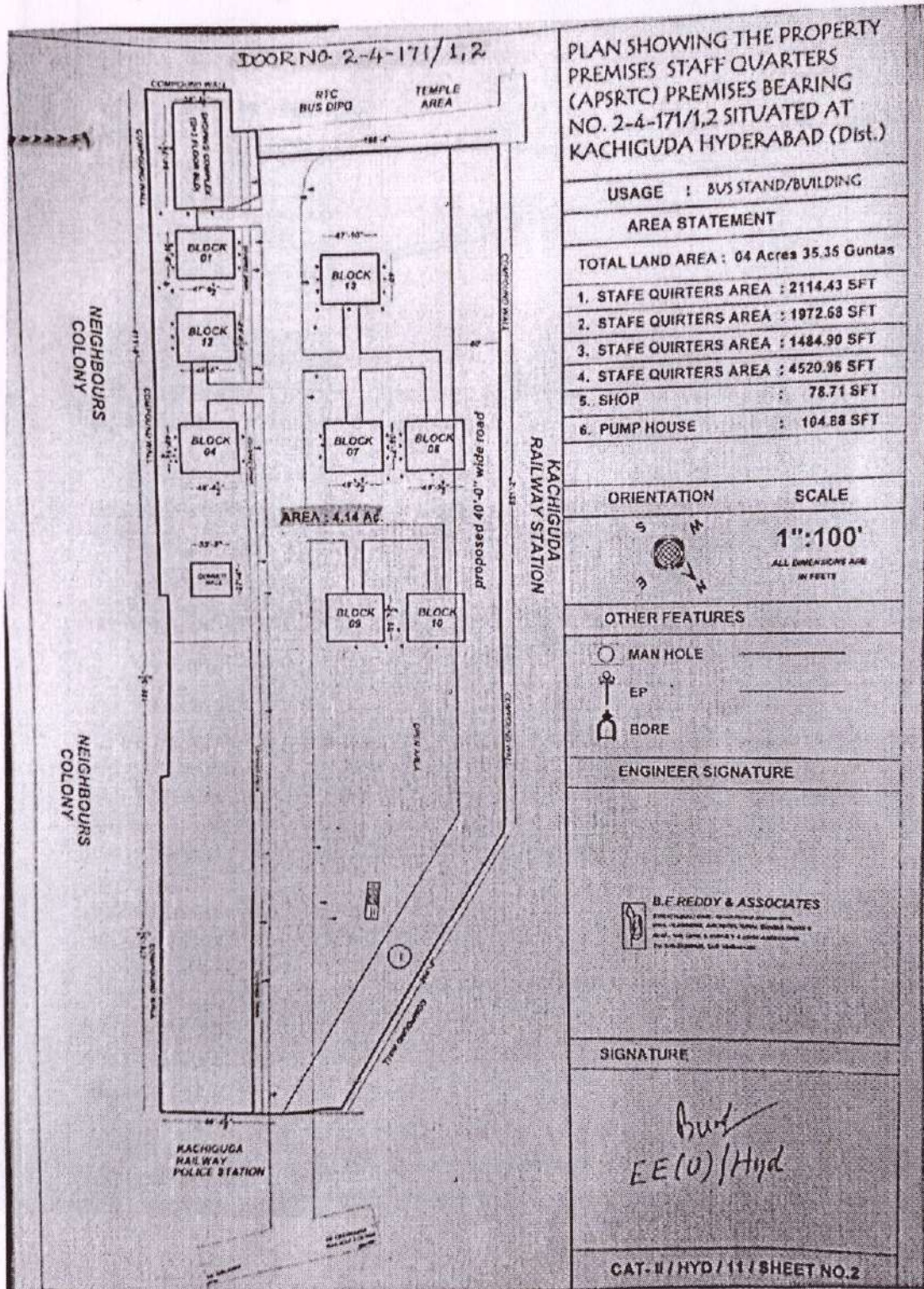
ii) Corporation is not liable for any damage or loss caused to the items/goods/furniture sustained by the licensee.

- iii) The loss/damage if any caused to the neighboring premises by the licensee or his/her representatives, the compensation shall be borne by the licensee.
- iv) The Corporation is not liable to pay any compensation in case of death or injury (simple/grievous) caused to any person engaged by the licensee in the course of working for the licensee in premises and to any customer of the licensee. The licensee shall be liable to bear all expenses and for payment of compensation in all such cases and shall indemnify the Corporation to that extent.
54. In all disputes and doubts or interpretation of the clauses or conditions applicable to the license or otherwise, the decision of the Corporation shall be final and binding on the licensee.
55. The licensee has to undertake white washing/painting of the premises once in a year at his own cost.
56. Security deposit is refundable on the expiry of the period of license and subject to due performance and fulfillment of agreement conditions.
57. **CONCLUSION OF AGREEMENT PERIOD:**
- a) On the expiry of the period of the license or on its termination, as the case may be, licensee shall deliver vacant possession of the premises, intact, to the licensor at 17.00hrs on the last day of contract.
- b) In the event of the licensee failing to deliver vacant possession to the licensor, the licensor shall have right to take possession of the premises by putting his own lock and key to the said premises.
- c) The licensor after taking possession of the premises as provided in clause(b) may permit the licensee to remove his/her articles after paying the arrears of license fee, water and electricity charges & other charges if any within one week from the date of taking possession of the said premises.
- d) In case the licensee fails to avail opportunity provided in clause (c), the licensor shall have right to dispose of the articles found in the premises in public auction without any notice to the licensee and the cost incurred for such auction shall be borne by the licensee which will be deducted either from the proceeds of the auction or security deposit.
- e) The proceeds in the said auction will be adjusted towards arrears of license fee etc., and the balance if any will be refunded to the licensee.
- f) Failure to deliver vacant possession by the licensee to the licensor shall entitle the licensor to forfeit the security deposit.
58. The licensee has to fix the Surveillance Cameras in the premises as specified by the police department.
59. The bidder shall authenticate the tender with his digital certificate for submitting the tender electronically on e-Procurement platform and the bids not authenticated by digital certificate of the bidder will not be accepted on the e-Procurement platform.
60. **Documents to be submitted:**
- The Bidder has to submit the following hard copies to Office of Executive Director Greater Hyderabad Zone, TSRTC on the above said schedule date & time for which documents were uploaded at the time of submission of online tenders, failing which, the bid will be rejected.



- a) EMD DD/Banker's Cheque (at rate as mentioned in the Tender Notification).
  - b) Tender Processing DD/Banker's Cheque (at rate as mentioned in the Tender Notification).
  - c) Filled Tender Form.
  - d) Signed Terms & conditions.
  - e) Aadhaar card or Pan card Xerox copies.
  - f) If any corrigendum showing in online down load page and attach the corrigendum along with tender form and shall be followed.
61. The successful bidder has to attend this office for negotiations within 02 days from the date of opening of such communication else the decision will be taken by the Corporation as deemed fit.
  62. Bidders will not be permitted to withdraw at any time and the Corporation will not be responsible for delay in finalization of bids due to reasons beyond its control viz court directions etc.
  63. Any communication regarding allotment of premises and further corresponding will be through either WhatsApp or mail Id or the Postal address provided by the bidder.
  64. The Firms who were earlier awarded license for operation of stalls/Canteens etc. in the premises of the corporation, but defaulted in the payment of license fee for more than 02 months as on the date of submission of tenders are not eligible to participate in the tender. The firms whose licenses were terminated due to default in payment of license fee or due to breach of other terms and conditions of the license agreement are not eligible to participate in the tender.
  65. The firms who were blacklisted by any Department of Government/ PSU/ Corporation/ Company etc. of State and Central Governments are not eligible to participate in the tender.
  66. All the above terms and conditions will form part of agreement including the allotment letter. The licensee will have to be bound by these conditions in addition to any other conditions prescribed by the Corporation.

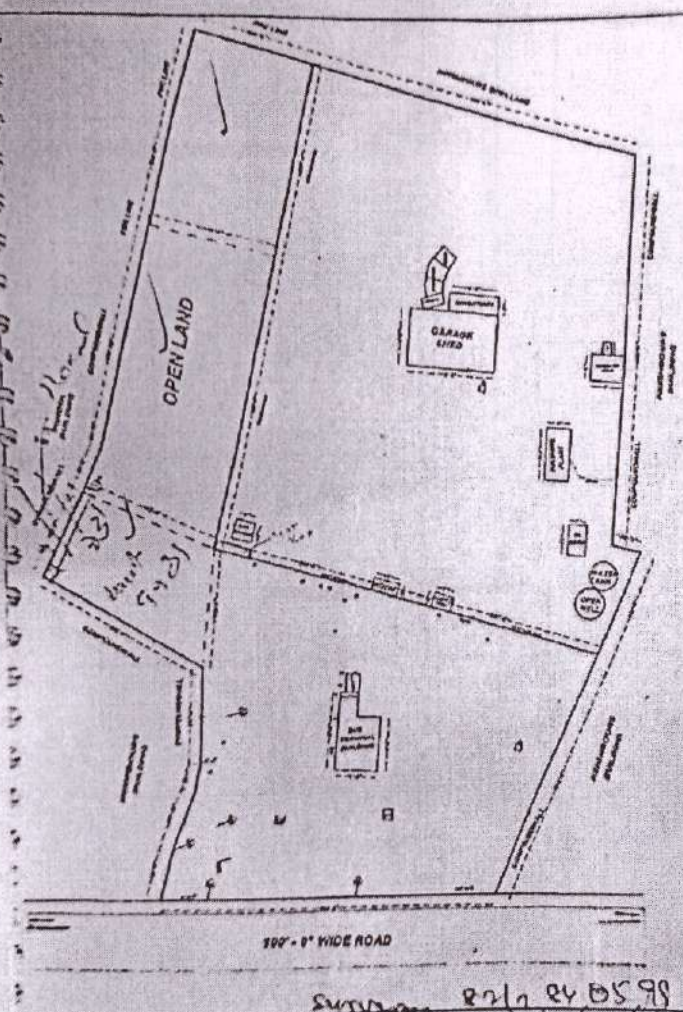




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0/3, BBT MDCL.



PLAN SHOWING THE PROPERTY PREMISES (APPX) BUS TERMINAL IN SURVEY NO. R2/2, B4, B5, 99, 101/3C, SITUATED AT MEDCHAL RANGA REDDY (DHR)

USAGE : BUS TERMINAL

AREA STATEMENT

BUS STAND & OPEN AREA : 5.87 ACRES  
 BUS DHPD AREA : 6.85 ACRES  
 TOTAL AREA : 12.72 ACRES

STRUCTURES

BUS TERMINAL BUILDING AREA : 8157.33 SFT  
 TOILET ROOM AREA : 259.05 SFT  
 POWER ROOM AREA : 192.81 SFT  
 ROOM AREA : 133.38 SFT

DEPOT

CARAGE SHED AREA : 7225.41 SFT  
 WORK SHOP AREA : 1335.54 SFT  
 STAFF ROOM AREA : 527 SFT  
 STORE ROOM AREA : 374.75 SFT  
 WORK SHOP AREA : 1335.54 SFT  
 TOILETS AREA : 275.73 SFT  
 WASHING PLANT AREA : 1542.25 SFT  
 GENERATOR ROOM AREA : 1228.43 SFT  
 T & P ROOM AREA : 218.99 SFT  
 OIL ROOM AREA : 821.73 SFT  
 CONSULATE ROOM AREA : 813.04 SFT  
 ROOM AREA : 408.87 SFT  
 WATER TANK AREA : 527 SFT  
 OPEN WALL AREA : 527 SFT  
 GAS ROOM AREA : 281.88 SFT

ORIENTATION

SCALE : 1" = 100'

OTHER FEATURES

○ MAN HOLE  
 † POLE  
 ⊕ TRANSFORMER

ENGINEER SIGNATURE

R E REDDY & ASSOCIATES

SIGNATURE

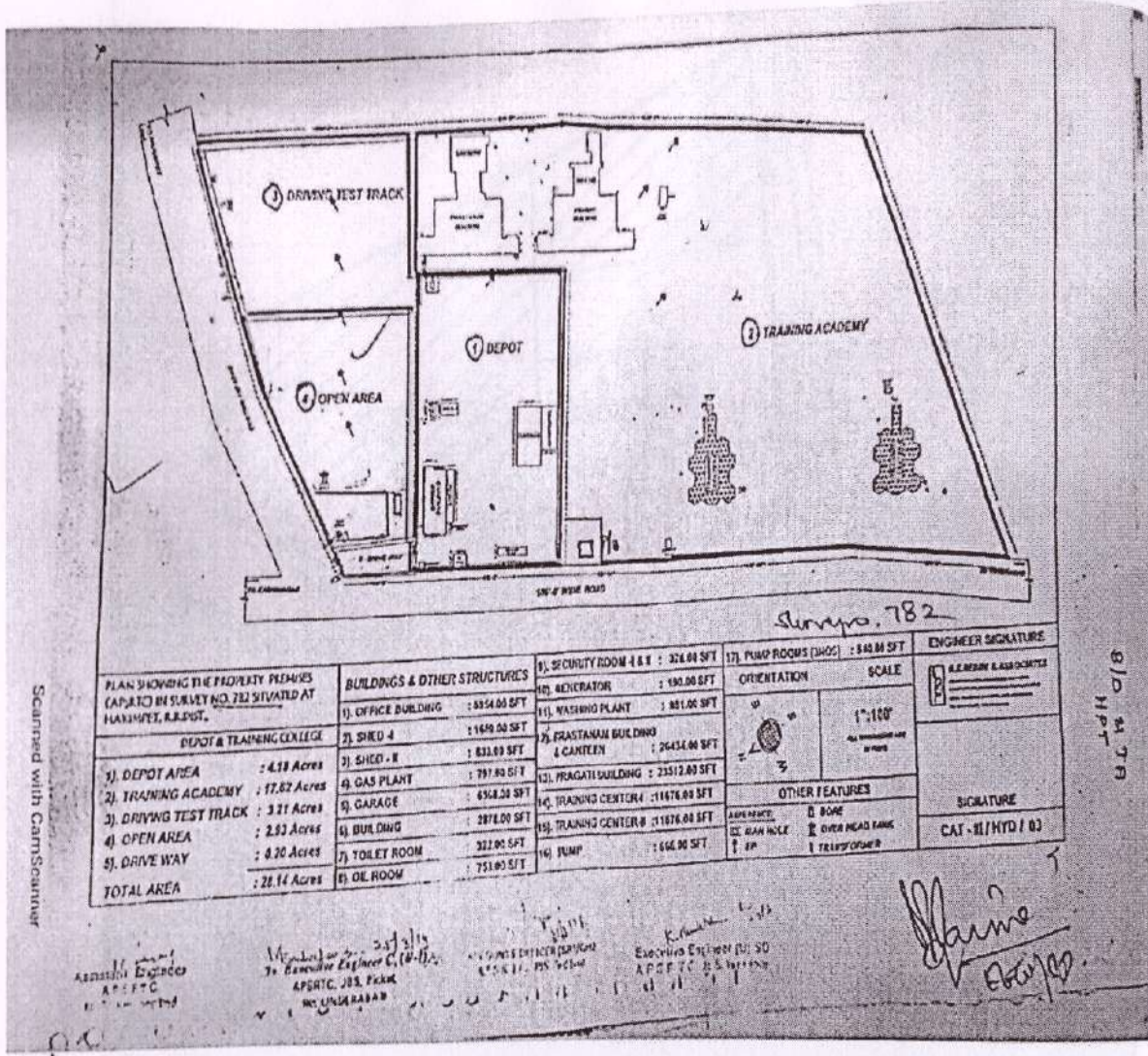
CAT-MIN/13

Survey No. R2/2, B4, B5, 99, 101/3C

*Handwritten signature*  
 22/7/99

MEDCHAL

SIGNATURE OF THE BIDDER



Scanned with CamScanner

S/O MTR HPT

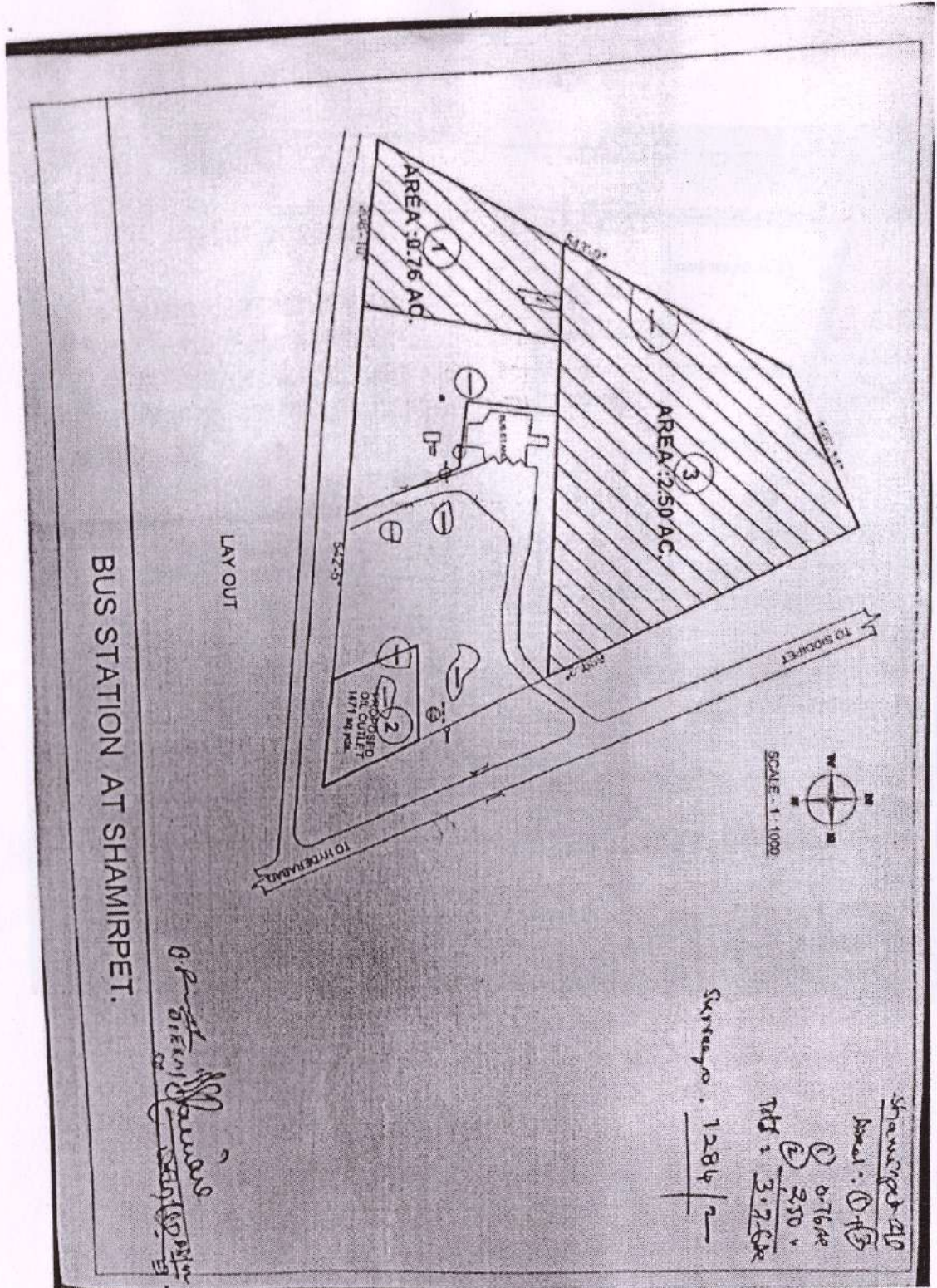
Asstt. Engineer  
A.P.F.C.  
HAKIMPET

Member of the  
Executive Engineer C. (U-1)  
APSDTC, J.B. Palkur  
HAKIMPET

Executive Engineer (U) SD  
APSDTC, HAKIMPET

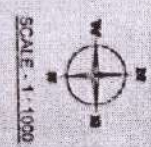
*[Handwritten Signature]*  
A.K. Narayan

## HAKIMPET



BUS STATION AT SHAMIRPET.

LAY OUT



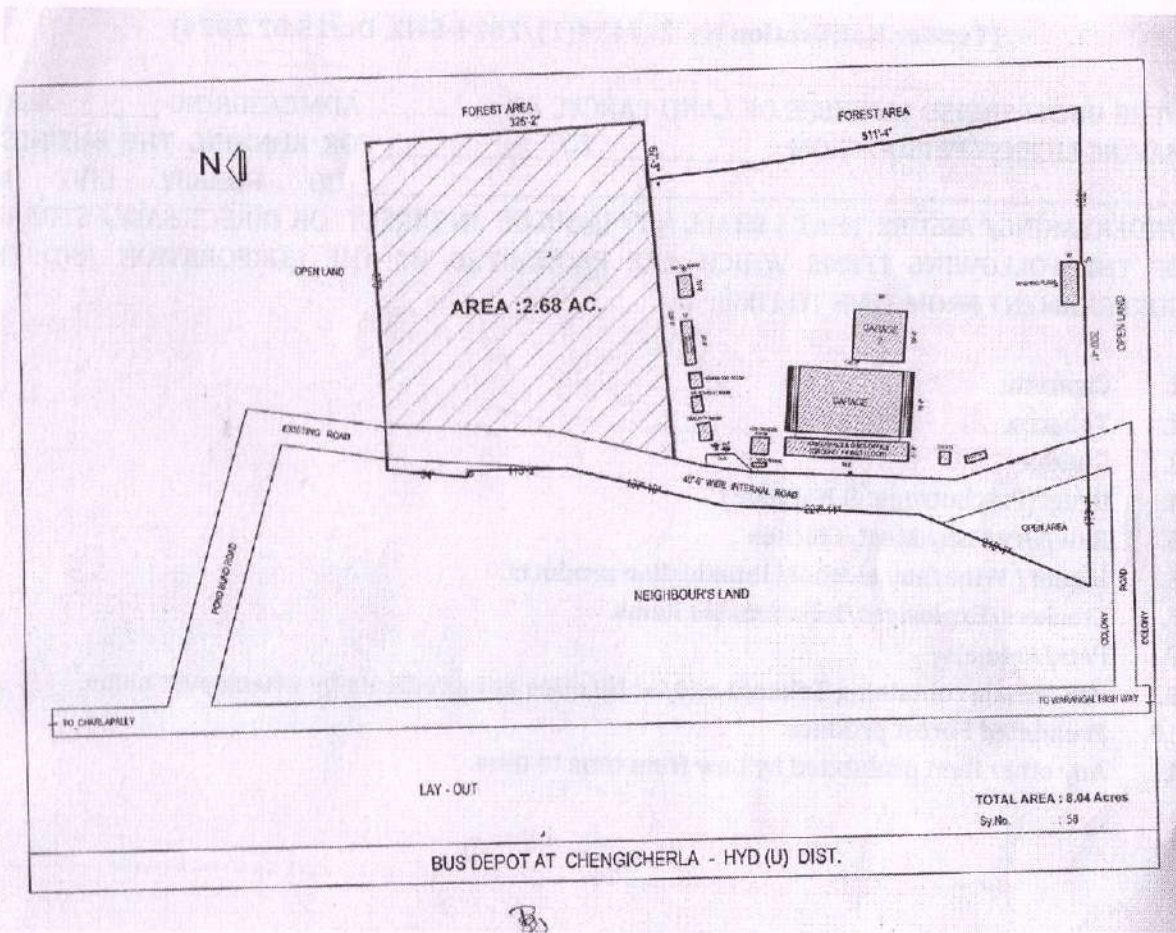
Shamirpet 210  
 Area: 0.76 AC  
 2.50 AC  
 Total: 3.76 AC  
 Surveyed: 1284/2

*Handwritten signature and notes*

SHAMIRPET

SIGNATURE OF THE BIDDER





*[Handwritten signature]*

# CHENGICHERLA

**UNDERTAKING**

**(Tender Notification No. E1/424(1)/2024-GHZ, Dt.:15.02.2024)**

I THE UNDERSIGNED LICENSEE OF LAND PARCEL AT ..... ADMEASURING \_\_\_\_\_ ACRES  
HAVING LICENSE PERIOD FROM \_\_\_\_\_ TO \_\_\_\_\_ FOR RUNNING THE BUSINESS\_ \_\_\_\_\_  
DO HEREBY GIVE MY  
UNDERTAKING/ ASSURE THAT I SHALL NOT INDULGE IN DIRECT OR DIRECT SALE/ STORAGE  
OF THE FOLLOWING ITEMS WHICH ARE PROHIBITED BY THE CORPORATION AND THE  
GOVERNAMENT FROM TIME TO TIME:

1. Cigarette.
2. Tobacco.
3. Gutkha.
4. Drugs(Psychotropic & Narcotic)
5. Raw/Dry Fish/ Meat/Chicken
6. Liquor/ Wine/any alcohol/ Intoxication products.
7. Crackers/Explosives/Inflammable items.
8. Pets/Animals
9. Pan Masala containing Tobacco and/or Nicotine as ingredients by whatsoever name.
10. Prohibited Forest produce.
11. Any other item prohibited by Law from time to time.

Signature : \_\_\_\_\_

Name of the Licensee : \_\_\_\_\_

Witnesses:

1.

2.



**Tender document for 15 years + 5 years extendable**

**e-procurement tender Notification No: E1/424(1)/2024-GHZ, dt:15.02.2024**



**TELANGANA STATE ROAD TRANSPORT CORPORATION**

**REQUEST FOR PROPOSAL (RFP) FOR THE ALLOTMENT OF LAND PARCEL ON LEASE**

**[www.eprocurement.gov.in](http://www.eprocurement.gov.in)**

**DISCLAIMER**

The information contained in this Tender document or subsequently provided to Bidders, whether in document or verbal or any other form by or on behalf of Telangana State Road Transport Corporation (TSRTC) by any of its employees or advisors, is provided to Bidders on the terms and conditions set out in this Tender document and such other terms and conditions subject to which such information is provided.

The purpose of this Tender document is to provide interested parties with information that may be useful to them in eliciting their proposals pursuant to this Tender document. This Tender document may not be appropriate for all persons, and it is not possible for the Corporation, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this Tender document.

This Tender document includes statements, which reflect various assumptions and assessments made by the Corporation in relation to the Contract. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require.

The assumptions, assessments, statements and information contained in this Tender document, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct his/her own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Tender document and obtain independent advice from appropriate sources.

Information provided in this document to the Bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Corporation accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

Corporation, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Tender document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Tender document and any assessment, assumption, statement or information contained therein or deemed to form part of this Tender document or arising in any way in this Tender Stage.

A handwritten signature in blue ink, appearing to be 'S. S. S.', is located at the bottom left of the page.

**e-tender details**

|     |   |  |
|-----|---|--|
| 1.  | Department Name                         | TELANGANA STATE ROAD TRANSPORT CORPORATION (TSRTC)   |
| 2.  | Circle/Division                         | <b>GREATER HYDERABAD ZONE</b>  |
| 3.  | Tender Number                           | <b>E1/424(1)/2024-GHZ</b>  |
| 4.  | Tender Subject                          | <b>TENDER DOCUMENT FOR THE ALLOTMENT OF OPEN LAND PARCEL ON LEASE:</b> Corporation invites bids for leasing of open land parcels of TSRTC on monthly license fee per SFT basis at Rasheedguda-1 (4.75 Acres), Rasheedguda-2 (6.03 Acres), Turkayamjal-1 (5.74 Acres) and Turkayamjal-2 (6.23 Acres). |
| 5.  | Tender Business                         | Any one of: Grade-A warehouse, Logistics and Automobile service center/ showroom.  |
| 6.  | Period of Contract                      | 15 years and extendable by 5 years as per the tender conditions.   |
| 7.  | Form Of Contract                        | As per Tender Document   |
| 8.  | Tender Type                             | Open   |
| 9.  | EMD                                     | <b>The EMD amount of rupees as per tender notification shall be paid through DD/ Banker's Cheque drawn in favour of Dy.Chief Accounts Officer, TSRTC, Secunderabad Region</b>  |
| 10. | Tender document Process Fee             | Rs.11,800/- (Rs.10,000/- + Rs.1,800/- GST) through DD/Banker's Cheque  |
| 11. | Tender document Process Fee Payable     | in favour of Dy.Chief Accounts Officer, TSRTC, Secunderabad Region   |
| 12. | Pre-bid meeting                         | <b>27.02.2024 at 11.00 am</b>  |
| 13. | Freezing of tender terms and conditions | <b>29.02.2024</b>  |
| 14. | Bid submission starting date and time   | <b>01.03.2024 at 10.30 am</b>  |
| 15. | Bid submission closing date and time    | <b>15.03.2024 at 4.00pm</b>  |
| 16. | Hard copies submission date and time    | <b>16.03.2024 from 10.30 am to 2.00pm</b>  |
| 17. | Submission of separate DDs towards EMD  | SCANNED COPY SHOULD BE UPLOADED WHILE BIDDING AND HARD COPY SHOULD BE SUBMITTED WELL BEFORE OPENING OF THE BIDS, ALONG WITH HARD COPIES.   |
| 18. | Technical Bids Opening Date             | <b>16.03.2024 at 3.00pm</b>  |

**SIGNATURE OF THE BIDDER**

|   |   |
|---|---|
| 19. Commercial Bids Opening Date and Time | 16.03.2024 at 3.00pm  |
| 20. Place Of Tender Opening               | Office of the Executive Director, Greater Hyderabad Zone, 2 <sup>nd</sup> floor, JBS, Secunderabad.   |
| 21. Officer Inviting Bids                 | Executive Director, Greater Hyderabad Zone.   |
| 22. Contact Person                        | Dy.CPM, Greater Hyderabad Zone.   |
| 23. Address/E-mail id                     | Dy.CPM, Greater Hyderabad Zone.<br>Address: 2 <sup>nd</sup> floor, JBS, Secunderabad.<br>E-mail: dycpmghz@gmail.com   |
| 24. Contact Details                       | Dy.CPM, Greater Hyderabad Zone MOBILE NO: 9959224433  |
| 25. Procedure to Offer Submission         | <p>The Bidders shall submit their response through Bid submission to the tender on e-Procurement platform at <a href="http://www.eprocurement.gov.in">www.eprocurement.gov.in</a> by following the procedure given below. The Bidders would be required to register on the e-procurement market place <a href="http://www.eprocurement.gov.in">www.eprocurement.gov.in</a> or <a href="https://tender.eprocurement.gov.in">https:// tender.eprocurement.gov.in</a> and submit their bids online. Offline bids shall not be entertained by the Tender Inviting Authority for the tenders published in e-Procurement platform. The Bidders shall submit their eligibility, qualification details, Technical bid, Financial bid etc., in the online standard formats displayed in e-Procurement web site. The Bidders shall upload the scanned copies of all the relevant certificates, documents etc., in support of their eligibility criteria/ certificates /documents in the e-Procurement web site. The Bidders shall sign on the statements, documents, certificates, uploaded by them, owning responsibility for their correctness/authenticity. The Bidders shall attach all the required documents for the specific tender after uploading the same during the bid submission as per the Tender Notice and Bid Document.</p> <p><b>1. Registration with e-Procurement platform:</b><br/>For registration and online bid submission, Bidders may contact HELP DESK of M/s Vupadhi Techno Services Pvt. Limited or <a href="https://tender.eprocurement.gov.in">https://tender.eprocurement.gov.in</a>. +91-7337445545, 6309339690, 7337445546, 9912756216</p> <p><b>2. Digital Certificate Authentication:</b><br/>The Bidders shall authenticate the bid with their Digital Certificates for submitting the bid electronically on e-Procurement platform and the bids not authenticated by digital certificate of the Bidders will not be accepted on the e-Procurement platform.</p> |



**SIGNATURE OF THE BIDDER**

|  |   |
|--|---|
|  | <p><b>3. Submission of Hard Copies:</b><br/> After online submission of bid, the Bidders are requested to submit the originals of DD towards EMD and Tender document Process fee to the Tender Inviting Authority and other uploaded documents before opening of the bids. The Bidders shall invariably furnish the original DDs to the Tender Inviting Authority before opening of bids either personally or through courier or by post and submission of the same within the stipulated time shall be the <u>responsibility of Bidders</u>. The department shall <u>not take any responsibility for any delay or non-receipt</u>. If any of the documents furnished by the Bidders are found to be false/fabricated/bogus, such Bids will be rejected and the EMD will be forfeited.<br/> The Bidders are requested to get a confirmed acknowledgement from the Tender Inviting Authority as a proof of submission of Hardcopies to avoid any discrepancy. The Bidders have to attach the required documents as hard copies after uploading the same as required by Tender Inviting Authority in the tender conditions.</p> <p><b>4. Payment Of Transaction Fee:</b><br/> It is mandatory for all the participant Bidders from 1st January 2006 to electronically pay a Non-Refundable Transaction fee to M/s. APTS (Telangana Division), the service provider through "Payment Gateway Service on E-Procurement platform". The Electronic Payment Gateway accepts all Master and Visa Credit Cards issued by any Bank and Direct Debit Facility/Net Banking of ICICI Bank, HDFC, Axis Bank to facilitate the transaction. This is in compliance of G.O.Ms. 13, dated-07.05.2006. A GST of 18% + Bank Charges on the transaction amount payable to APTS (Telangana Division) shall be applicable.</p> <p><b>5. Tender Document:</b><br/> The Bidders are requested to download the Tender Document and read all the terms and conditions mentioned in the Tender Document and seek clarification, if any, from the Tender Inviting Authority. Any offline bid submission clause in the tender document could be neglected. The Bidders have to keep track of any changes by viewing the Addenda / Corrigenda issued by the Tender Inviting Authority from time-to-time, in the e-Procurement platform. The Department calling for Tenders shall not be responsible for any claims / problems arising out of this.</p> |
|--|---|



|     |                            |   |
|-----|----------------------------|---|
|     |                            | <p><b>6. Bid Submission Acknowledgement:</b><br/>The Bidders shall complete all the processes and steps required for Bid submission. The system will generate an acknowledgement with a unique bid submission number after completing all the prescribed steps and processes by the Bidders. Users may also note that the bids for which an acknowledgement is not generated by the e-Procurement system are treated as invalid or not saved in the system. Such invalid bids are not made available to the Tender Inviting Authority for processing the bids. The Government of TS and M/s APTS (Telangana Division) are not responsible for incomplete bid submission by users.</p> |
| 26. | General Terms & Conditions | As per Tender Document  |

**HOW TO APPLY**

- Click at [www.eprocurement.gov.in/](http://www.eprocurement.gov.in/)
- <https://tender.telangana.gov.in> to download e-Procurement notification
- Read the complete document, carefully
- Price Bid shall be submitted online only
- The system will generate an acknowledgement with a unique offer submission number on successful completion of the above process.

For any help or technical support on e-Procurement, Bidders may contact M/s. Vupadhi Techno Services Pvt. Limited over phone or in person or their helpdesk at:

**e-Procurement Help Desk**

**M/s.Vupadhi Techno Services Pvt. Ltd.,**  
**1<sup>st</sup> Floor, Ramky Grandiose, Sy.No. 136/2 & 4,**  
**Gachibowli, Hyderabad - 500032.**  
**Telangana State.+91-7337445545,**  
**6309339690, 7337445546, 9912756216**  
**Mail id: [tseprosupport@vupadhi.com](mailto:tseprosupport@vupadhi.com)**



**TELANGANA STATE ROAD TRANSPORT CORPORATION**  
**TENDER FORM**

To  
The Executive Director  
TSRTC, \_\_\_\_\_ Zone  
\_\_\_\_\_  
\_\_\_\_\_

Sir,

Sub: TENDERS - Tender for Leasing of land parcel at \_\_\_\_\_, admeasuring \_\_\_\_\_  
acres for \_\_\_\_\_ Business - Submission of Tender Form - Reg.

Ref:- e-Tender Notification No. **E1/424(1)/2024-GHZ, DT.15.02.2024.**

\*\*\*

I hereby submit my Tender in the prescribed tender Form. I read all the Terms and Conditions supplied along with the Tender Form thoroughly and understood the full content.

Further, I hereby agree to abide by the Terms and Conditions stipulated by the Corporation from time to time during the operation of my business on awarding the License for the same.

Yours faithfully

DATE:

(SIGNATURE OF THE BIDDER)

(In case of Institution, Authorized Signatory)

NAME OF THE AUTHORISEE: \_\_\_\_\_

DESIGNATION OF THE AUTHORISEE: \_\_\_\_\_

INSTITUTION NAME: \_\_\_\_\_

ADDRESS FOR CORRESPONDENCE: \_\_\_\_\_

(with proof of Aadhaar card)

CONTACT NO: \_\_\_\_\_

WHATSAPP NO: \_\_\_\_\_

E-MAIL ID: \_\_\_\_\_

Note: Authorised Signatory shall enclose Aadhar Card and Authorization letter from the Institution.



**SIGNATURE OF THE BIDDER**



**TELANGANA STATE ROAD TRANSPORT CORPORATION**



AFFIX  
PHOTO

**TENDER FORM**

1. NAME OF THE BIDDER : \_\_\_\_\_
2. NAME OF THE AUTHRORISEE: \_\_\_\_\_
3. DESIGNATION OF THE AUTHORISEE: \_\_\_\_\_
4. PERMANENT ADDRESS OF THE BIDDER : \_\_\_\_\_
5. CORRESPNDENCE ADDRESS OF THE BIDDER: \_\_\_\_\_
6. PAN CARD NO : \_\_\_\_\_
7. GST NO : \_\_\_\_\_
8. LAND PARCEL LOCATION : \_\_\_\_\_ AREA: \_\_\_\_\_ ACRES
9. LOCATION JURISDICTION : REGIONAL MANAGER, \_\_\_\_\_ REGION
10. NATURE OF BUSINESS : \_\_\_\_\_

11. TENDER PROCESSING FEE PARTICULARS: AMOUNT :Rs. \_\_\_\_\_

DD NO.: \_\_\_\_\_

DATE : \_\_\_\_\_

BANK DETAILS :\_\_

12. EMD AMOUNT PARTICULARS: EMD AMOUNT :Rs. \_\_\_\_\_

DD NO.: \_\_\_\_\_

DATE : \_\_\_\_\_

BANK DETAILS : \_\_\_\_\_

I OFFER THE FOLLOWING SURETIES WHO HAVE SIGNED HERE UNDER AS SURETIES.

| Sl.No | Name of the Surety | Occupation | Signature |
|-------|--------------------|------------|-----------|
| 1.    |                    |            |           |
| 2.    |                    |            |           |
| 3.    |                    |            |           |

**SIGNATURE OF THE BIDDER**

## **GENERAL TERMS AND CONDITIONS:-**

1. TSRTC invites Bids for the allotment of open land parcel with an area of i) 4.75 Acres in Survey No. 57/P at Rasheedguda-1 ii) 6.03 Acres in Survey No.78/P at Rasheedguda-2 iii) 5.74 Acres in Survey No. 279 at Turkayamjal-1 iv) 6.23 Acres in Survey No. 279 at Turkayamjal-2 under the jurisdiction of Hyderabad Region for doing any one business of Grade-A warehouse, Logistics and Automobile service center/ showroom. The bidder has to choose any one of the stated businesses and quote is to be submitted accordingly.
2. The land parcel will be allotted on the basis of highest monthly license fee quoted in Rupees per SFT (excluding the applicable taxes). Corporation, reserves the right to negotiate further with the highest initial monthly license fee quoted bidder.
3. Tender document cost/Processing fee is Rs.11,800/-(Rs.10,000/- + Rs.1,800/-GST) (Rupees Eleven Thousand Eight Hundred only) (Non-refundable) and shall be paid through DD/Banker's Cheque drawn in favour of Dy.Chief Accounts Officer, Secunderabad Region.
4. The EMD amount shall be i) Rasheedguda-1 – Rs. 3 Lakhs (Rupees Three lakh only) ii) Rasheedguda-2 – Rs. 4 Lakhs (Rupees Four lakh only) iii) Turkayamjal-1 - Rs. 4 Lakhs (Rupees Four lakh only) iv) Turkayamjal-2 - Rs. 4 Lakhs (Rupees Four lakh only) and shall be paid through DD/Banker's Cheque drawn in favour of Dy. Chief Accounts Officer, Secunderabad Region.
5. The EMD paid by the successful bidder shall be adjusted towards the initial Security Deposit payable and the successful bidder has to pay the difference of the amount which falls short of the Security deposit.
6. a) The initial Security Deposit shall be equal to 6 months of initial monthly license fee and shall be paid within SEVEN days from the date of receipt of allotment letter or FIFTEEN days from the date allotment letter whichever is later, and enter into land lease agreement within SEVEN days from the date of payment of Security deposit.  
b) License deed Registration fee, Stamp duty and other related expenses shall be borne by the licensee.
7. The EMD and the Security Deposit do not carry any interest.
8. a) The licensee shall be permitted to construct the facility for the approved business with temporary or Semi-permanent (removable) structure only, in any case the structure shall be removable. All non-RCC structures shall be permitted. Mezzanine floorings are allowed. The design is to be approved by the EE/Dy.EE (Civil) nominated by the Corporation.  
b) The licensee has to construct the compound wall, if required and Corporation will reimburse the cost of construction at the conclusion of contract period duly taking into account the depreciation as assessed by Civil Engineering Department of Corporation. The compound wall structure shall be handed over to Corporation under "as is where is" condition. The licensee has to handover open land to the Corporation duly removing the entire infrastructure except the compound wall.  
c) Levelling of site shall be under the scope of licensee.
9. The licensee shall not be given permission for construction of pucca structures in the allotted land parcel during the period of contract.
10. The Location of the land parcel is kept at Annexure-I.
11. The interested parties may inspect/visit the premises before submitting the tender form. The detailed information on Tender, the Tender document and other related Terms and Conditions including location drawings can be had through **websites** (<https://tender.telangana.gov.in> and <https://www.tsrtc.telangana.gov.in>)



12. **BID PARAMETER:** Monthly license fee quoted in Rupees per SFT excluding all applicable taxes (financial proposal/price bid) shall be the bid parameter for the selection of the bidder.

13. **BID VALIDITY:** The bid offered shall be valid for a period of 90 days from the date of opening of the bid.

**14. BID PROCESS:**

- a) Generally the selected bidder shall be the bidder offering the highest (H1) monthly license fee.
- b) The remaining bidders shall be kept in reserve until the selected bidder enters into lease agreement with Corporation.
- c) In case H1 bidder withdraws from the bid process OR its bid is not selected/rejected for any reason, Corporation reserves right to invite and negotiate with the second highest bidder (H2) to offer revised bid higher than or to match the quote of H1 bidder. Corporation also reserves right to invite and negotiate with the next highest bidder to offer revised bid, if the H2 bidder is not willing to revise its bid higher than or to match the quote of H1 bidder. In the event that none of the other bidders match the bid of the highest bidder, Corporation may in its jurisdiction, either invite fresh bids from the remaining bidders or cancel the bidding process.
- d) After the completion of entering into lease agreement with the successful bidder, the EMD's of the unsuccessful bidders will be returned.
- e) Mere participation in the bid does not confer any right to the bidder to claim the bid.
- f) Corporation reserves right to withdraw any of the locations from the tender process OR cancel the entire tender process at any stage without assigning any reason. In that case, the EMD will be returned to respective bidders.

**15. ELIGIBILITY CRITERIA:**

- A. **TECHNICAL BIDS;** Only those Bidders who possess the following eligibility criteria shall apply. Bidders shall submit documentary proof of eligibility criteria. Bids which are not meeting eligibility criteria will be summarily rejected.

The eligible Bidder shall be Partnership firm / Proprietary firm/ Company / Corporation established under the law of land and shall fulfill the following criteria.

a) **Technical Capacity:**

For demonstrating technical capacity and experience (the "Technical Capacity"), the bidder shall meet the requirements set out below (the Threshold Technical Capacity")

- Bidder should be a Corporate with atleast 15 years of prior experience in India in the business quoted in this tender.

b) **Financial Capacity:**

For demonstrating financial capacity in terms of turnover and net worth (the "Financial Capacity"), the bidder shall meet the requirements set out below (the Threshold Financial Capacity")

- The minimum net worth of the bidder shall be Rs.25 Crores as on bid due date AND For the last three consecutive financial years, the average turnover shall be Rs.100 Crores per year including the financial year 2022-23.

**NOTE:**

1. Net worth is the difference between the assets and liabilities of a business.
2. Bidder shall upload/submit documentary proof of the net worth and turnover (Proof of which shall be submitted by way of Audited Profit & Loss Account and Balance Sheet certified by authorized Chartered Accountant and Auditor's Certificate) along with copy of GST Registration.



3. **Income Tax:** The Bidder shall submit Income Tax proof in the form of certified copies of Income Tax Returns filed for the stipulated THREE financial years 2020-21, 2021-22 & 2022-23.
  4. Bidder shall submit company's incorporation certificate/Registration certificate.
- B. The bidders meeting the eligibility criteria in TECHNICAL BID will only be eligible for the opening of COMMERCIAL BID.
16. **LICENSE PERIOD:** The license period shall be 15(FIFTEEN) years and extendable by 5(FIVE) years on mutual consent subject to satisfactory performance by the Licensee. The license period commences from the date of land lease agreement.
17. **MONTHLY LICENSE FEE:**
- a) License Fee holiday for a period of 3 months from the date of agreement OR till the date of commencement of business whichever is earlier. The monthly license fee is calculated for each calendar month. Accordingly, the monthly license fee along with applicable taxes shall be payable by 10<sup>th</sup> of every month in advance.
  - b) Delay in payment of monthly license fee will attract penalty @ 24% per annum for each day of delay on the amount payable.
  - c) The Licensee shall pay the monthly license fee to the Corporation, without any deductions. In other words, the amount agreed to be paid to the Corporation towards the lease shall be paid in toto.
  - d) The license fee paid by the licensee on time shall be accounted in seriatim strictly in order of the months for which license fee is payable. The same principle shall be applied for accountal in case of payment of arrears duly adjusting for the in-default cumulative GST first, then the cumulative penal interest and other charges viz., electricity, water etc., and then the remaining balance amount towards the earliest month for which the licensee has fallen in-default and then the next earliest month for which the licensee has fallen in-default and so on in that order.
18. **MONTHLY LICENSE FEE ENHANCEMENT:** The monthly license fee shall be enhanced as follows:
- a) Up to 5 years of license period, the monthly license fee shall be enhanced yearly by 5% over the previous year's last month license fee.
  - b) From the 6<sup>th</sup> year of license period onwards, the monthly license fee shall be enhanced yearly by 8% over the previous year's last month license fee.
19. **ELECTRICITY, WATER CHARGES& GST :**
- a) The Licensee shall make his/ her own arrangements for Electrical and Water connections at their own cost for getting permission from the concerned authorities in the name of TSRTC. The service connection charges and the consumption charges have to be borne by the Licensee.
  - b) The Electricity/Water meters and other required equipment shall be procured and get them installed as per the mandatory provisions by the licensee at his/her own cost.
  - c) If the Electricity/Water meters are not working, the licensee has to get it repaired/replaced immediately at his/her own cost.
  - d) In case, Licensee is allowed to dig bore well with the prior approval of Corporation and purchase motor at his/her own cost, the electricity charges for the power consumed by the Bore well motor and maintenance of the same shall be borne by the licensee only.
  - e) The Licensee shall pay the applicable GST as fixed by the Govt. from time to time (at present the GST is 18% (CGST-9% + SGST-9%)) along with the monthly license fee. Any delay in payment of GST will lead to interest and penalty as applicable.
  - f) The Licensee shall submit documentary proof having paid the charges towards Electricity and Water on or before 10<sup>th</sup> of every month along with the monthly license fee payment.



- g) Any tampering or misuse of Electricity and Water connections if reported by the concerned authorities, the Licensee shall be responsible to attend to the observations of the authorities including the penalty payments if any. Corporation shall be indemnified to that extent.

**20. TAXES & INSURANCE:**

- a) All types of taxes applicable from time to time with respect to the constructed facility and the monthly license fee shall be borne and paid by the licensee only.
- b) Property tax shall be borne by the Corporation.
- c) Insurance is mandatory and shall be under the scope of Licensee.
21. The bidder shall sign on each page of tender form including terms & conditions, Annexure-I&II duly enclosing the requisite DD/Banker's Cheque towards EMD and DD/Banker's Cheque towards tender document processing fee be kept in sealed cover, failing which EMD amount will be forfeited without any notice or intimation.
22. The Name of the business for which the tender quoted shall be written in capital letters on top of the sealed cover. The sealed cover shall be dropped in the Tender Box kept at Office of the Executive Director, Greater Hyderabad Zone during the hours **from 10.30 to 14.00hrs on 16.03.2024. Tenders box will be opened on 16.03.2024 at 15.00 hrs in the presence of the bidders.**
23. The employees of TSRTC and their family members as defined in TSRTC Employees (Conduct) Regulations are not entitled to participate in Tenders (C3/437(1)/2023-OPD(M&C), dtd.09.02.2023) either on their name or on behalf of the bidder.
24. The Bidder/Representative of the bidder shall produce self-attested copy of valid Photo Identity Card (PAN Card/AADHAR/Voter Id/Driving License/ Passport).
25. During the opening of the bids, only those with the original Photo Identity Card will be allowed inside the Tender Hall.
26. a) **Tender form has to be downloaded from e-Procurement notification: The bidder shall have to submit the tender form only for the business mentioned and sealed cover to be submitted** and for any deviation the tender will be rejected duly forfeiting the EMD amount.
- b) Location wise separate tender form is to be submitted by the bidders.
- c) The interested parties may **inspect/visit** the premises before submitting the tender form.
- d) In case of Firms /Companies/Corporations etc., the authorized representative can submit the tender along with authorization letter.
27. **Amount offered by the bidder (Basic Price) towards monthly license fee shall be exclusive of electricity, water charges, GST and others if any.**
28. **Earnest Money Deposit (EMD):**
- a) The EMD amount shall be i) Rasheedguda-1 - Rs. 3 Lakhs (Rupees Three lakh only) ii) Rasheedguda-2 - Rs. 4 Lakhs (Rupees Four lakh only) iii) Turkayamjal-1 - Rs. 4 Lakhs (Rupees Four lakh only) iv) Turkayamjal-2 - Rs. 4 Lakhs (Rupees Four lakh only) and shall be paid through DD/Banker's Cheque drawn in favour of Dy. Chief Accounts Officer, Greater Hyderabad Zone. In case of Earnest Money Deposit (EMD) paid by the



bidder is less than the stipulated in the tender notification or the EMD paid through other means i.e., in a manner other than the stipulated, the paid EMD shall be forfeited to the Corporation without any notice duly rejecting the tender at the time of opening of tenders.

- b) Bids once submitted shall not be permitted to be withdrawn. Non-Participation in the tender after submission of tender, results in forfeiture of EMD without any notice or intimation.
- c) Corporation reserves the right to reject the offers received without assigning any reason. No correspondence in respect of the decisions arrived by the tender committee will be entertained.

**29. The EMD of the bidders will be forfeited under the following circumstances.**

- a. When the Bidder backs out from payment of Security Deposit within Seven days from the date of receipt of allotment letter or Fifteen days from the date of allotment letter whichever is later.
- b. When the bids not accompanied by the Demand Draft/Banker's Cheque in original towards the requisite EMD, incomplete filled in Tender forms and unsigned Terms & Conditions.
- c. Tender forms with any pre-conditions or additional conditions other than the conditions prescribed and supplied by Corporation.
- d. When the Tender is submitted in Un-concerned tender form.
- e. When the Tender is submitted for the business other than the notified in the Tender Notification.
- f. EMD is exempted in case of government departments and public sectors of State and Central Governments but not to any Organizations/Institutions/Communities/Society/Voluntary organizations other than the above..
- g. If the EMD is not paid in the prescribed manner in the form of Demand Draft/Banker's Cheque drawn in favour of the Dy. Chief Accounts Officer, TSRTC, Secunderabad Region.
- h. If the Demand Draft/ Banker's Cheque in original is not obtained and enclosed to the Tender form submitted physically.
- i. In case the application form is not filled up properly i.e. from Item No.1 to 12 of Tender form.
- j. When the EMD is less paid than what is stipulated in the tender notification.
- k. When the EMD is paid through other means i.e., in a manner other than what is stipulated in the Tender Notification.
- l. When the application form is submitted by a minor. However, in case the tender is submitted on behalf of a minor, necessary proof of guardianship shall be submitted, failing which tender will be rejected.
- m. When the successful bidder fails to enter into an agreement with the Corporation within 7 days from the date of payment of Security deposit.
- n. Non enclosure of requisite documents.

**30. SECURITY DEPOSIT:**

- a) The successful bidder shall deposit Security Deposit equal to 6 months of initial monthly license fee and shall be paid within SEVEN days from the date of receipt of allotment letter or FIFTEEN days from the date of allotment letter whichever is later, and enter into land lease agreement within SEVEN days from the date of payment of Security deposit.



- b) The EMD paid by the successful bidder shall be adjusted towards the Security Deposit. The successful bidder has to pay the difference of Security deposit amount within SEVEN days from the date of receipt of allotment letter or FIFTEEN days from the date allotment letter whichever is later.
- c) The Licensee shall ensure that the Security Deposit is maintained to 6 (SIX) months of monthly license fee at all times during the entire term of the Lease Deed.
- d) The Security deposit shall not carry any interest.
- e) The Security deposit is refundable only after completion of license period. Security deposit will not be adjusted towards the license fee payable by the licensee during the license period, in normal course.
- f) Whole or part of the Security deposit is liable for forfeiture in the event of failure by the licensee to pay the license fee or termination of license for breach of any condition/conditions of license.
- g) The Security deposit amount is also liable to be forfeited in the event of non-submission of Deed of License within the stipulated period after payment of Security Deposit.
- h) The Corporation shall have the right to forfeit the whole or part of Security deposit at any time, if the licensee defaults in payment of monthly license fee or penalty or for breach of any terms and conditions of the agreement and to adjust the realized amount towards the due amounts payable to the Corporation.

**31. FORFEITURE OF SECURITY DEPOSIT:**

The Security Deposit amount paid is liable for forfeiture if

- a) The successful bidder does not enter into Deed of license within the stipulated period as mentioned in the terms and conditions of this tender.
- b) The licensee commits breach of any terms and conditions of the agreement.

**32. APPROVALS/ PERMITS:**

- a) The licensee shall obtain and maintain at its cost all applicable permits necessary for performing the business during the license period, including the permits required for construction of structures.
- b) Land use conversion shall be under the scope of Corporation.
- c) Corporation shall provide necessary assistance to the licensee for obtaining approvals/permits.

**33. MINIMUM PERIOD OF DOING BUSINESS:**

- a) The minimum period of doing business by the licensee shall be **FIVE YEARS** from the date of commencement of agreement period.
- b) If licensee intends to vacate the premises for whatever reasons before completion of minimum period of **FIVE YEARS**, the licensee has to pay the balance amount of license fee which falls short of the amount equivalent to the stipulated minimum period of **FIVE YEARS**.
- c) If the licensee clears the balance license fee amount for the left over minimum stipulated period, the Security deposit will be refunded. In case the Licensee fails to pay the amount which falls short of the amount payable for **FIVE YEARS**, Corporation has the right to adjust the security deposit towards the dues payable by the licensee and refund the balance deposit, if any. In the event of any further short fall even after adjustment of Security deposit, the Licensee shall make good the short fall within the prescribed time indicated by the Corporation.



#### 34. TERMINATION OF LICENSE:

- a) The Corporation shall have the right to terminate the License and to forfeit the Security deposit and to adjust the amount towards due amounts payable to the Corporation and the license is liable for termination with **one (01) month advance notice** on the following grounds:
- i) If the licensee defaults in payment of license fee continuously for three months or three times in a calendar year.
  - ii) If the licensee fails to do the business (for which license is granted) for a continuous period of **NINETY (90)** days.
  - iii) If the licensee is found encroached on to the unauthorized area.
  - iv) If the licensee performs business other than the specified in tender notification or as recorded in the deed of license.
  - v) If the licensee commits any fraudulent activities.
  - vi) If the licensee is found doing or resorting to any unethical activities or indulging in moral turpitude.
  - vii) In case of misbehavior/assault committed by the licensee, his/her representatives against the employees of the Corporation in the course of later's duties.
  - viii) If the licensee commits any breach of terms and conditions of license deed.
  - ix) If any malpractices committed by the licensee at the time and during the tender process and the same at a later date.
  - x) In case the contract is terminated, Corporation shall have the right to adjust the deposits (Security Deposit amount) towards all the dues payable to the Corporation including incidental financial losses that might arise on account of such premature termination and also to forfeit the balance of security deposit amount.
- b) The agreement can be terminated by giving three months advance notice on either side. In such circumstances, the deposit which may remain to the credit of the licensee will be refunded after all the dues payable to the Corporation have been settled out of the deposit made by the Licensee. Corporation shall not be liable to pay any damages that the licensee may suffer on account of such termination. However, the licensee is permitted to exercise option only on completion of minimum stipulated period of **FIVE YEARS**.
- c) The Licensor shall have right to terminate the license. His decision in this regard shall be final.

#### 35. JURISDICTION

In case of any dispute/claim out of this notification/agreement, it shall be subject to the jurisdiction of Hyderabad and Secunderabad only.

#### 36. CALLING FRESH TENDERS/EXTENSION OF LICENSE PERIOD

Fresh tenders will be called 2 months before the completion of license period of the Licensee. Due to some administrative reasons, if the period of license is extended for a temporary period, the licensee shall enter into a supplementary agreement with the licensor duly paying the requisite stamp duty at the cost of the licensee.

- a) The extension of license is for a **temporary period of 03 months or till such time that the tenders are finalized and fresh allotment is made.**
- b) The Corporation is at liberty to demand and negotiate for the increase of the existing license fee.





- c) The Corporation is at liberty to demand for immediate vacation of the premises during the extended period of license and the licensee is not entitled for any notice.
- d) The other terms and conditions of the original agreement shall remain in force including security deposit till such time the temporary extension of license period comes to an end.
37. The land parcels given in "as is where is" condition to the successful bidder. The Temporary structure shall be constructed under the supervision of Civil Engineering Department of Corporation. All non-RCC structures are allowed. Mezzanine floorings are allowed. Any alterations/modifications to the temporary structure during the subsisting period of license shall be carried out by the licensee at their own cost, with prior permission/approval of the Corporation.
38. The licensee shall maintain the constructed and open premises in tidy and inspection approved manner.
39. No additions, alternations or modifications shall be carried out by the licensee without the prior permission/approval of the Corporation during the period of agreement.
40. The successful bidder will be allowed to commence the business upon satisfaction of other formalities like payment of Security deposit, execution of agreement (Deed of License) failing which EMD/Security Deposit paid will be forfeited besides cancelling the allotment letter/ deed of license.
41. **SUB-LEASE:**
- a) The Licensee shall not be permitted to sublease, mortgage, encumber or sale the whole or any part of the leased land parcel. However the Licensee is allowed to sub-lease the part or whole of the constructed/built up area, subject to the prior approval of Corporation.
- b) The sub-leased business shall have the same scope or allied scope of the business as specified in the land lease agreement and the sub-lease terms and conditions shall be co-terminus with the Land lease agreement conditions.
- c) The licensee shall be responsible for ensuring the sub-licensee/sub-licensees to carry out the approved business of sub-lease as per the terms and conditions of the License Deed.
- d) The sub-licensee/sub-licensees shall be allowed to utilize reasonably required open space also for the purpose of carrying out such sub-leased business to the convenience of the customers.
42. **CHANGE OF NATURE OF BUSINESS:**
- The licensee has to do the same business which is mentioned in the tender notification and for which the license is issued. The representations for change of nature of business by the licensee will not be entertained. If the licensee is found doing business other than that stipulated in the deed of license, the license is liable for termination duly forfeiting the Security Deposit.
43. **NOMINATION OF LEGAL HEIRS IN THE EVENT OF DEATH OF LICENSEE:**
- a) Transfer of license is not permitted.
- b) In the event of death of licensee, the license shall come to an end. However, the licensor may permit the Legal Heirs of the deceased licensee, upon satisfactory performance of the agreement by the licensee, to run the business on the same Terms & Conditions for the remaining period of license duly entering into a supplementary agreement on Rs.100/- Non-Judicial Stamp Paper purchased at the cost of licensee for the remaining period of license.



44. The licensee shall pay minimum wages to the Labour engaged by him/her at the rates not less than the minimum wages as notified by the State Government from time to time under Minimum Wages Act 1948, failing which the licensee will be given an opportunity to rectify the same. Even upon issuing TWO notices by the Corporation, if the licensee fails to rectify the same, the land lease agreement will be terminated.
45. The licensee shall hold the statutory labour license as mandated by the Government of Telangana to engage the labour to run the business.
46. The licensee has to pay compensation in case of any accident to the personnel employed by them and customers visiting the licensee during the course of business. The licensee is alone liable for work- men's compensation and any other statutory dues and Corporation is not liable for payment of any such amount and to that effect the licensee shall indemnify Corporation from all such liabilities.
47. The licensee shall not exhibit or permit any advertisement of any company/ products/service except with reference to the approved business in the premises.
48. **COMPLAINTS AND SUGGESTIONS BOOK:**  
The licensee shall maintain a Suggestion & Complaint book at his/her establishment and to be made available to the public on demand. The said suggestion book shall be produced to the officials of the Corporation at the time of inspection. The suggestions of the inspecting officials on the complaints be scrupulously and compulsorily followed and failure to follow the same shall entitle the licensor for termination of the license after giving One month advance notice. Any system better than the above stated is allowed with the prior approval of licensor.
49. The licensee shall make his/her own arrangements for procuring necessary equipment for carrying out his/her business.
50. All notices, consents, sanctions, directions and approvals referred to in this agreement or otherwise shall be given by the licensor to the licensee and vice versa in writing.
51. The licensor may constitute a committee from time to time with officials and non-officials as members thereof with power to inspect the premises and advise the licensee suitably.
52. **STATUTORY PROVISIONS:**  
The licensee shall follow all the statutory provisions during the license period including extension period if any and the licensee alone is responsible for any kind of violation and resultant action by the Government authority. The corporation shall be indemnified in all such cases.
53. **DAMAGES/COMPENSATION:**  
i) The Corporation shall not be accountable for any loss that the licensee may suffer on account of any damage/theft, etc. caused to the premises or its allied infrastructure installed by the licensee.  
ii) Corporation is not liable for any damage or loss caused to the items/goods/furniture sustained by the licensee.



- iii) The loss/damage if any caused to the neighboring premises by the licensee or his/her representatives, the compensation shall be borne by the licensee.
- iv) The Corporation is not liable to pay any compensation in case of death or injury (simple/grievous) caused to any person engaged by the licensee in the course of working for the licensee in premises and to any customer of the licensee. The licensee shall be liable to bear all expenses and for payment of compensation in all such cases and shall indemnify the Corporation to that extent.
54. In all disputes and doubts or interpretation of the clauses or conditions applicable to the license or otherwise, the decision of the Corporation shall be final and binding on the licensee.
55. The licensee has to undertake white washing/painting of the premises once in a year at his own cost.
56. Security deposit is refundable on the expiry of the period of license and subject to due performance and fulfillment of agreement conditions.
57. **CONCLUSION OF AGREEMENT PERIOD:**
- a) On the expiry of the period of the license or on its termination, as the case may be, licensee shall deliver vacant possession of the premises, intact, to the licensor at 17.00hrs on the last day of contract.
- b) In the event of the licensee failing to deliver vacant possession to the licensor, the licensor shall have right to take possession of the premises by putting his own lock and key to the said premises.
- c) The licensor after taking possession of the premises as provided in clause(b) may permit the licensee to remove his/her articles after paying the arrears of license fee, water and electricity charges & other charges if any within one week from the date of taking possession of the said premises.
- d) In case the licensee fails to avail opportunity provided in clause (c), the licensor shall have right to dispose of the articles found in the premises in public auction without any notice to the licensee and the cost incurred for such auction shall be borne by the licensee which will be deducted either from the proceeds of the auction or security deposit.
- e) The proceeds in the said auction will be adjusted towards arrears of license fee etc., and the balance if any will be refunded to the licensee.
- f) Failure to deliver vacant possession by the licensee to the licensor shall entitle the licensor to forfeit the security deposit.
58. The licensee has to fix the Surveillance Cameras in the premises as specified by the police department.
59. The bidder shall authenticate the tender with his digital certificate for submitting the tender electronically on e-Procurement platform and the bids not authenticated by digital certificate of the bidder will not be accepted on the e-Procurement platform.
60. **Documents to be submitted:**
- The Bidder has to submit the following hard copies to Office of Executive Director Greater Hyderabad Zone, TSRTC on the above said schedule date & time for which documents were uploaded at the time of submission of online tenders, failing which, the bid will be rejected.

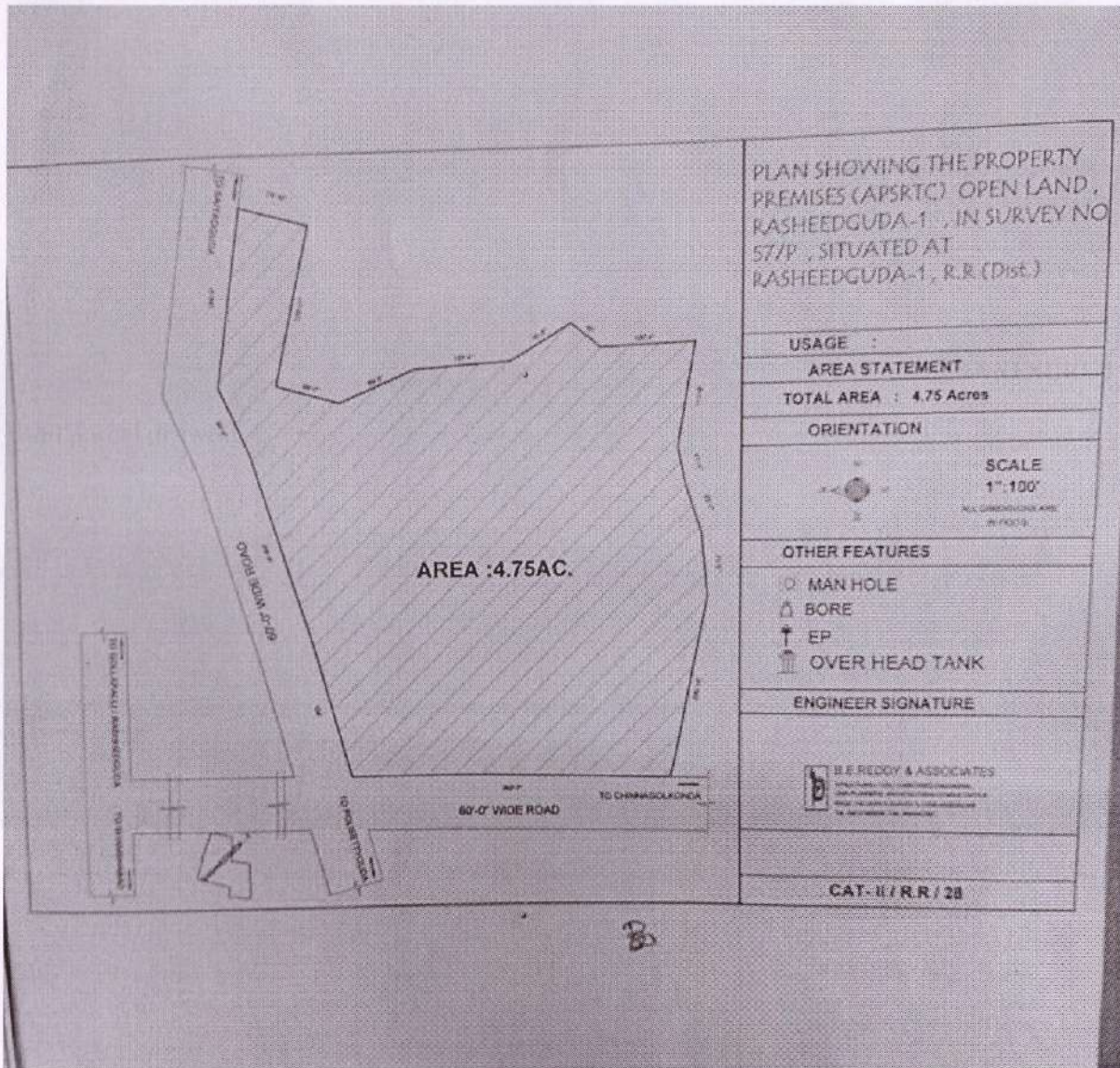


- a) EMD DD/Banker's Cheque (at rate as mentioned in the Tender Notification).
- b) Tender Processing DD/Banker's Cheque (at rate as mentioned in the Tender Notification).
- c) Filled Tender Form.
- d) Signed Terms & conditions.
- e) Aadhaar card or Pan card Xerox copies.
- f) If any corrigendum showing in online down load page and attach the corrigendum along with tender form and shall be followed.

61. The successful bidder has to attend this office for negotiations within 02 days from the date of opening of such communication else the decision will be taken by the Corporation as deemed fit.
62. Bidders will not be permitted to withdraw at any time and the Corporation will not be responsible for delay in finalization of bids due to reasons beyond its control viz court directions etc.
63. Any communication regarding allotment of premises and further corresponding will be through either WhatsApp or mail Id or the Postal address provided by the bidder.
64. The Firms who were earlier awarded license for operation of stalls/Canteens etc. in the premises of the corporation, but defaulted in the payment of license fee for more than 02 months as on the date of submission of tenders are not eligible to participate in the tender. The firms whose licenses were terminated due to default in payment of license fee or due to breach of other terms and conditions of the license agreement are not eligible to participate in the tender.
65. The firms who were blacklisted by any Department of Government/ PSU/ Corporation/ Company etc. of State and Central Governments are not eligible to participate in the tender.
66. All the above terms and conditions will form part of agreement including the allotment letter. The licensee will have to be bound by these conditions in addition to any other conditions prescribed by the Corporation.

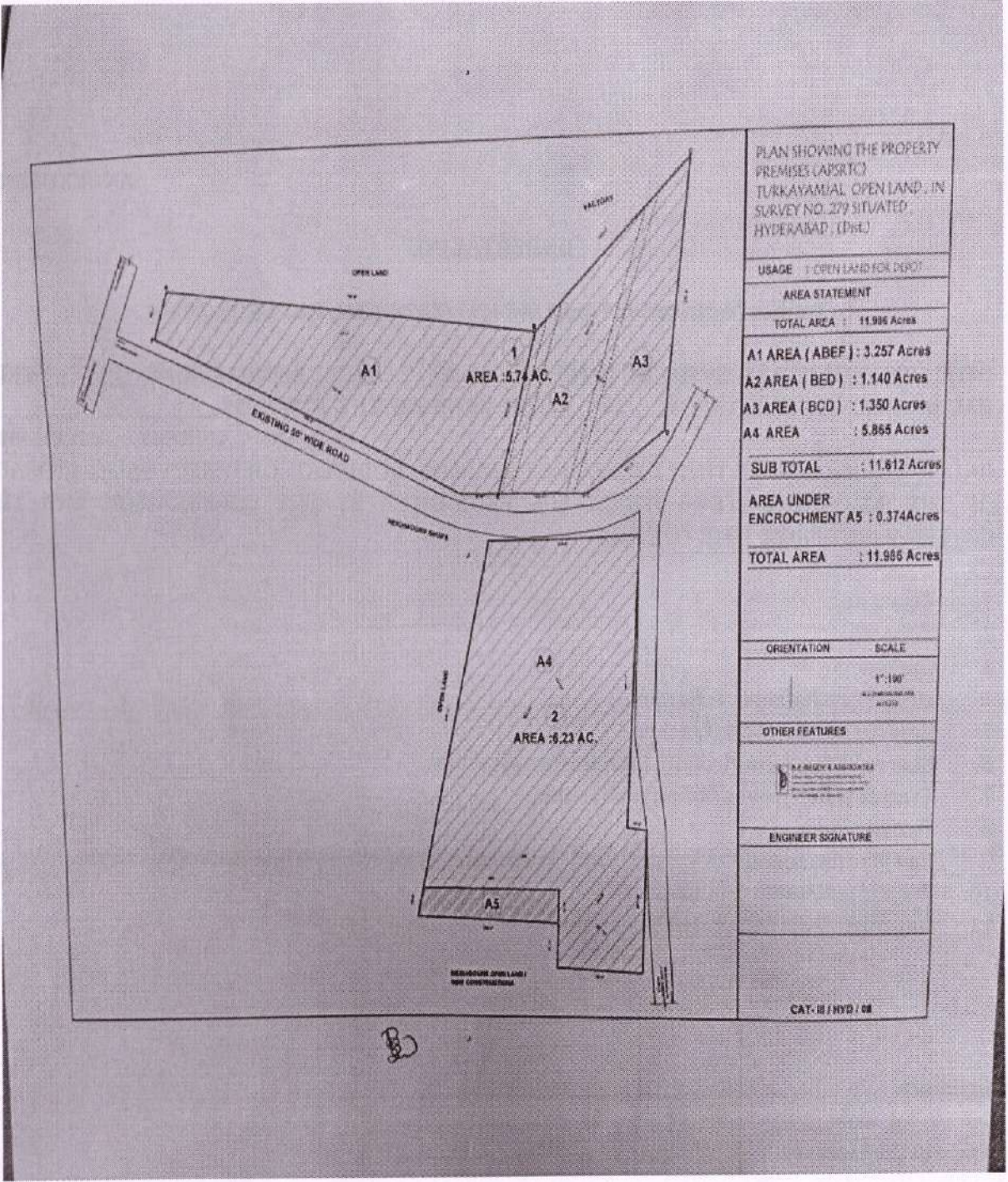


Land parcel drawing



RASHEEDGUDA - 1





# TURKAYAMJAL -1 & 2

**UNDERTAKING**

**(Tender Notification No.E1/424(1)/2024-GHZ, Dt.: 15.02.2024)**

I THE UNDERSIGNED LICENSEE OF LAND PARCEL AT ..... ADMEASURING \_\_\_\_\_ ACRES  
HAVING LICENSE PERIOD FROM \_\_\_ TO \_\_\_ FOR RUNNING THE BUSINESS \_\_\_\_\_  
\_\_\_\_\_ DO HEREBY GIVE MY  
UNDERTAKING/ ASSURE THAT I SHALL NOT INDULGE IN DIRECT OR DIRECT SALE/ STORAGE  
OF THE FOLLOWING ITEMS WHICH ARE PROHIBITED BY THE CORPORATION AND THE  
GOVERNAMENT FROM TIME TO TIME:

1. Cigarette.
2. Tobacco.
3. Gutkha.
4. Drugs(Psychotropic & Narcotic)
5. Raw/Dry Fish/ Meat/Chicken
6. Liquor/ Wine/any alcohol/ Intoxication products.
7. Crackers/Explosives/Inflammable items.
8. Pets/Animals
9. Pan Masala containing Tobacco and/or Nicotine as ingredients by whatsoever name.
10. Prohibited Forest produce.
11. Any other item prohibited by Law from time to time.

Signature : \_\_\_\_\_

Name of the Licensee : \_\_\_\_\_

Witnesses:

1.

2.



**SIGNATURE OF THE BIDDER**