

JAMMU MUNICIPAL CORPORATION,
TOWN HALL, Jammu
01JCW of 2019-20

e.TENDER NOTICE

For and on behalf of **Commissioner**, Jammu Municipal Corporation, the **Joint Commissioner (W), Jammu Municipal Corporation** invites online bids from permanent residents of J&K state in prescribed format given in bid document for **Leasing out shops and Halls at shopping complex Shaheedi Chowk (Jogi Gate), Jammu**. The bid offer complete in all respect shall be uploaded by or before **20-07-2019 upto 15.00 hrs** along with scanned copy of EMD/CDR/FDR (Valid at Call) amounting to **Rs 20,000/- and Bid Fee of Rs.500/- in shape of e.Challan** pledged in favour of **Chief Accounts Officer, Jammu Municipal Corporation** payable at Jammu. **Bids sent offline will not be accepted.**

The bid form along with detailed terms & conditions of shop(s) and hall(s) can be downloaded from tendering Portal www.jktenders.gov.in .The bids shall be opened on **23-07-2019 at 11.00 Hrs.** or any other date convenient to JMC in presence of bidder or any other person authorized by them who may like to be present.

Joint Commissioner (W),
Municipal Corporation,
Jammu

No:

Dated:

Copy to the :-

1. Commissioner, Jammu Municipal Corporation for inf.
2. Joint Commissioner (A), Jammu Municipal Corporation for inf.
3. Chief Accounts Officer, Jammu Municipal Corporation for inf.
4. Secretary, Jammu Municipal Corporation for inf.
5. Assistant Commissioner (R), Jammu Municipal Corporation for inf.
6. Informatics Officer, Jammu Municipal Corporation for uploading on JMC website.
7. Notice Board.

Terms and Condition:-

1. The bidder should quote the rates/offers in online BOQ attached with the NIT.
2. The bidder shall have to mention complete **Address , Contact details, SHOP NO. / Hall no. on the attached form and shall upload the same after scanning.**
3. Commissioner, Jammu Municipal Corporation reserves the right to extend/postpone or cancel the tender without assigning any reason thereof. In case of any dispute before or after issue of Lol/allotment letter, decision of JMC will be final.
4. The tender opening authority reserves the right to accept or reject any or all the bids without assigning any reason thereof.
5. If the office happens to be closed on the date of opening of the bids as specified, the bids will be opened on the next working day at the same time and venue or any other date convenient to JMC authority.
6. The bidder should be a **permanent resident of J&K state and self attested copy of the PRC** to this effect shall have to be attached with the bid form.
7. The highest bidder (successful Bidder) shall be required to deposited 50% of the premium within 30days from the date of issue of allotment letter and balance payment within 60 days thereafter. Earnest money shall be adjusted towards the last instalment. Failure in the payment of 1st instalment shall result in cancellation of allotment and forfeiture of earnest money. Maximum grace period of 3 months can be allowed for payment of 2nd instalment, subject to the payment of penalty @ 18% p.a. of balance amount. If default goes beyond grace period, allotment shall be cancelled and earnest money forfeited at the sole discretion of JMC.
8. The possession of the premises will be handed over to the lessee only after the receipt of the bid amount in full and after execution of a lease deed, at the lessee's cost within one month from the date of allotment of the premises.
9. In case bidder fails to take possession of the premises within three months from the date of the allotment, the allotment shall stand cancelled and the bid amount shall be forfeited. The lessor shall be at liberty to re-tender the premises.
10. The cash deposit receipt is refundable in case of unsuccessful bidder and forfeitable in case of defaulter.
11. That the lessee shall have no proprietorship claim on the property and shall continue to be lessee and regulated as per the original terms and conditions of Jammu Municipal Corporation. The monthly rent/fee shall be @ Rs.10/- per sft. per month which will be enhanced @20% after every 3 years.
12. The lessee shall not enter into any partnership/agreement or sublet the premises to anyone without seeking prior permission from Jammu Municipal Corporation. In case of any such default the lease/allotment shall be cancelled and the premises got vacated from the occupant.
13. The lessee shall not alter the size of the premises either by such division, amalgamation or otherwise.
14. That the lessee shall not make any addition/ alteration in respect of shape and size without seeking prior permission from the competent authorities i.e. Jammu Municipal Corporation. If he/she makes any such default the lease/allotment shall be cancelled and the premises shall be got vacated.
15. The period of **lease shall be 40 years.**
16. The lessee shall not in any way transfer the allotted shops / halls without previous sanction of the lessor/ Jammu Municipal Corporation. Moreover one month prior notice shall be pre- requisite before transfer of the premises in question.
17. If at any time it comes to the notice of lessor that original lessee has subletted the shops / halls, allotment / lease shall be deemed to have been withdrawn abinitio and claim of the original lessee shall be forfeited.
18. The Commissioner, JMC reserves the right to accept or reject even the highest bid without assigning any reason thereof.
19. The lessee shall be required to pay all Municipal Tax/dues, water and electricity charges etc.
20. Any Dispute arising out of the lease or any terms and condition of the tender notice shall be referred to the Commissioner JMC as an arbitrator whose decision shall be final and binding upon on both the parties
21. Allotment **shall be made on the basis of highest bid received. In case of tie between two or more parties, allotment shall be made through Draw of Lots.**
22. Each bid must be accompanied with an additional money amounting to 2% of the minimum reserve Bid price in the shape of CDR/FDR duly pledged to Chief Accounts Officer, Jammu Municipal Corporation. Bid without CDR , additional CDR/FDR and tender fee are liable for cancellation. In case the bidder backs out the earnest money shall be forfeited.

23. Cost of stamp duty, registration of lease deed or any other incidental charges whatsoever levied by the Govt./Local Bodies shall be paid by the bidder.
24. All the disputes shall be subject to the jurisdiction of the Courts with in the Municipal Limits of Jammu.
25. In case the bidder opts for more than one shop. In that case the CDR amount shall be payed as per the chart above against the opted shop/hall. However, the cost of tender document shall be payed once only by a single bidder.
26. The highest quoted Bidders shall be selected against individual item .

Penalty:-

Failure of successful bidder on account of non-adherence to terms & conditions shall render him liable to action under laws in addition to penalties imposed by the JMC.

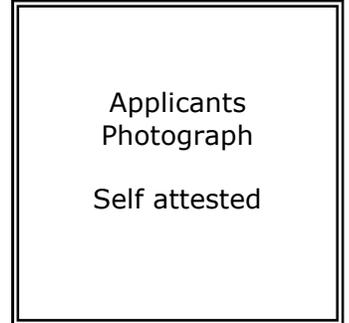
Joint Commissioner (W),
Municipal Corporation,
Jammu

Annexure "A"
Specifications of Shopping Complex Shaheedi Chowk (Jogi Gate) Jammu
Rate to be Quoted in the online BOQ
Highest bidder against each proposal shall be the successful bidder

S.no	No. of shops and Halls	Floor	size	Total floor area in sft	Minimum reserve price	Minimum Monthly Rent
1.	Shop no. 1	ground floor	(22'-3"x11'-0") + (11'-6"x10'-6")	365.50	26.68 Lacs	Rs 10/- per sft per month with upward revision of @20% after every 3 years.
2.	Shop no. 2	ground floor	(11'-0"x11'-0")	242.00	17.67 Lacs	
3.	Shop no. 3	ground floor	(11'-0"x11'-0")	242.00	17.67 Lacs	
4.	Shop no. 4	ground floor	(22'-3"x11'-0")	244.75	17.87 Lacs	
5.	Shop no. 5	ground floor	(22'-3"x11'-0")	244.75	17.87 Lacs	
6.	Shop no. 6	ground floor	(22'-3"x11'-0")	244.75	17.87 Lacs	
7.	Shop no. 1	1 st floor	(22'-3"x11'-0") + (11'-6"x10'-6")	365.50	26.04 Lacs	
8.	Shop no. 2	1 st floor	(11'-0"x11'-0")	121.00	8.62 Lacs	
9.	Shop no. 3	1 st floor	(11'-0"x11'-0")	121.00	8.62 Lacs	
10.	Hall no. I	2 nd floor	(12'-9"x11'-6") + (11'-9"x5'-6") + Bathroom (66 sft)	277.25	18.78 Lacs	
11.	Hall no. II	2 nd floor	(20'-0"x11'-6") + (5'-6"x5'-0") + (4'-0"x4'-3") + Bathroom (66 sft)	340.5	23.07 Lacs	
12.	Hall no. III	2 nd floor	(22'-3"x17'-9") + (12'-0"x5'-6") + Bathroom(66 sft)	526.93	35.70 Lacs	
13.	Hall no. IV	2 nd floor	(22'-3"x22'-3") + (10'-6"x6'-3") + Bathroom(66 sft)	626.68	42.46 Lacs	
14.	Hall no. I	3 rd floor	(12'-9"x11'-6") + (11'-9"x5'-6") + Bathroom(66 sft)	277.24	18.30 Lacs	
15.	Hall no. II	3 rd floor	(20'-0"x11'-6") + (5'-6"x5'-0") + (4'-0"x4'-3") + Bathroom(66 sft)	340.5	22.47 Lacs	
16.	Hall no. III	3 rd floor	(22'-3"x17'-9") + (12'-0"x5'-6") + Bathroom(66 sft)	526.93	34.78 Lacs	
17.	Hall no. IV	3 rd floor	(22'-3"x22'-3") + (10'-6"x6'-3") + Bathroom(66 sft)	626.68	41.36 Lacs	

JAMMU MUNICIPAL CORPORATION,
TOWN HALL, JAMMU
BID FORM

FORM FOR THE BID OFFERED FOR SHOP(S)/HALL(S) AT SHOPPING COMPLEX SHAHEEDI CHOWK (JOGI GATE) JAMMU



1. Name: - _____
2. Parentage: - _____
3. Address of Communication: - _____

4. Telephone/Mobile No.: _____
5. C.D.R No: _____ Dated: _____
6. Additional C.D.R No _____ Dt _____
7. Name of the Bank: _____
8. Bid for shop No. _____ (MENTION SHOP/SHOPS/HALL NO.)
Floor No. _____ (MENTION FLOOR/FLOORS NO.)
9. Bid(s) to be quoted as per Annexure "A"

I solemnly affirm that I will abide by the instructions/terms & conditions/ agreement clause Conveyed by the authorized officer of Jammu Municipal Corporation, Jammu.

Signature of the Applicant

Name: - _____

S/o _____

R/o _____

Essential Scanned Documents to be uploaded with the with technical Bid: -

- 1. Fixed amount in shape of CDR/FDR as EMD.**
- 2. 2% of Min. reserve bid amount against each Shop/Hall as additional CDR.**
- 3. Bid fee of Rs.500/- in shape of e. Challan.**
- 4. Permanent Resident Certificate.**
- 5. Self-attested Bid Form with Photo.**

Note: -

- All highest quoted bidders shall submit the original documents within seven days after the Opening of Financial Bid, failing which his/her claim shall be rejected.**
- Pre bid meeting shall be held on 09-07-2019 at 13.00 Hrs in the office of tender inviting authority.**

FORMAT OF ONLINE BOQ HIGHEST QUOTED BIDDER SHALL BE THE SUCCESSFUL BIDDER

[Validate](#)
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[Item Rate BoQ](#)

Tender Inviting Authority: The Commissioner ,Jammu Municipal Corporation

Name of Work: Leasing out shops and Halls at shopping complex Shaheedi Chowk (Jogi Gate), Jammu

Contract No: 01JCW of 2019-20

PRICE SCHEDULE							
(This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevent columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the Bidder Name and Values only)							
NUM	TEXT #	NUMBER #	TEXT	NUMBER	NUMBER #	NUMBER #	TEXT #
Sl. No.	Item Description	Quantity	Units	Estimate d Rate	BASIC RATE in Figures To be entered by the Bidder Rs. P	TOTAL AMOUNT	TOTAL AMOUNT In Words
1	2	4	5	6	13	53	55
1	Shop no. 1 ground floor (22'-3"x11'-0") + (11'-6"x10'-6")	1.0000	no	0.0000		0.00	INR Zero Only
2	Shop no. 2 ground floor (11'-0"x11'-0")	1.0000	no	0.0000		0.00	INR Zero Only
3	Shop no. 3 ground floor (11'-0"x11'-0")	1.0000	no	0.0000		0.00	INR Zero Only
4	Shop no. 4 ground floor (22'-3"x11'-0")	1.0000	no	0.0000		0.00	INR Zero Only
5	Shop no. 5 ground floor (22'-3"x11'-0")	1.0000	no	0.0000		0.00	INR Zero Only
6	Shop no. 6 ground floor (22'-3"x11'-0")	1.0000	no	0.0000		0.00	INR Zero Only
7	Shop no. 1 1st floor (22'-3"x11'-0") + (11'-6"x10'-6")	1.0000	no	0.0000		0.00	INR Zero Only
8	Shop no. 2 1st floor (11'-0"x11'-0")	1.0000	no	0.0000		0.00	INR Zero Only
9	Shop no. 3 1st floor (11'-0"x11'-0")	1.0000	no	0.0000		0.00	INR Zero Only
10	Hall no. I 2nd floor (12'-9"x11'-6") + (11'-9"x5'-6") + Bathroom (66 sft)	1.0000	no	0.0000		0.00	INR Zero Only
11	Hall no. II 2nd floor (20'-0"x11'-6") + (5'-6"x5'-0") + (4'-0"x4'-3") + Bathroom (66 sft)	1.0000	no	0.0000		0.00	INR Zero Only
12	Hall no. III 2nd floor (22'-3"x17'-9") + (12'-0"x5'-6") + Bathroom(66 sft)	1.0000	no	0.0000		0.00	INR Zero Only
13	Hall no. IV 2nd floor (22'-3"x22'-3") + (10'-6"x6'-3") + Bathroom(66 sft)	1.0000	no	0.0000		0.00	INR Zero Only

14	Hall no. I 3rd floor (12'-9"x11'-6") + (11'-9"x5'-6") + Bathroom(66 sft)	1.0000	no	0.0000		0.00	INR Zero Only
15	Hall no. II 3rd floor (20'-0"x11'-6") + (5'-6"x5'-0") + (4'-0"x4'-3") + Bathroom(66 sft)	1.0000	no	0.0000		0.00	INR Zero Only
16	Hall no. III 3rd floor (22'-3"x17'-9") + (12'-0"x5'-6") + Bathroom(66 sft)	1.0000	no	0.0000		0.00	INR Zero Only
17	Hall no. IV 3rd floor (22'-3"x22'-3") + (10'-6"x6'-3") + Bathroom(66 sft)	1.0000	no	0.0000		0.00	INR Zero Only
Total in Figures						0.00	INR Zero Only
Quoted Rate in Words		INR Zero Only					