



OFFICE OF THE MUNICIPAL COUNCIL, BHAWANIPATNA

No 4769 /BPM

Date: 29.11.22

Expression of Interest (EOI) to lease out the shop room of Smart Park at Bhawanipatna Municipality.

Bhawanipatna Municipality invites Expression of Interest (EOI) in the Prescribed Format (Annexure-I) in sealed cover from the intending Person/ **Mission Shakti Group (MSG)**/ Agency to lease out the shop rooms of **Smart Park at Bhawanipatna** on monthly rental basis. The detail of shop rooms as given below

SHOP ROOM	AREA (Sq.ft.)	UPSET PRICE FIXED IN RUPEES	RESERVATION STATUS
Shop Room No-5	200	75000	Open to All Individual/MSG/Agency
Shop Room No-6	200	75000	Open to All Individual/MSG/Agency
Shop Room No-7	200	75000	Open to All Individual/MSG/Agency
Shop Room No-8	200	75000	Open to All Individual/MSG/Agency

Sealed offers are therefore invited from the interested Person/ **Mission Shakti Group (MSG)**/Agency who are required to quote the details of the shop room number and rate in the format given in the **Annexure I**. Application form required for the applicant can be downloaded from the website <http://www.kalahandi.inc.in>. The Application Form must be submitted with the cost of Application for an amount of Rs 2000/- (Rupees Two Thousand) only and EMD for an amount of Rs 10,000/- (Rupees Ten Thousand) only through Demand Draft in favour of Executive Officer Bhawanipatna Municipality payable at Bhawanipatna. The EMD is exempted for the Mission Shakti Group irrespective of all Shop Rooms. One Intending person/Mission Shakti Group/Agency can be allotted Maximum One number of shops. If the Applicant is applying for more than one Shop, he/she shall submit separate application form for each shop with application cost and EMD. In case any applicant gets selected in more than one shop he/she shall be allotted the shop where the applicants have quoted the highest price. The monthly rent of the shop is 1500/- (one thousand five hundred) Only per month. The Application should reach to Executive Officer Bhawanipatna Municipality by Registered post/ Speed post only on or before 08/12/2022 at 12.00 Noon. The application received beyond the date and time mentioned above shall not be taken into consideration. The Application form must be accompanied with relevant documents as mentioned in the tender paper. Failure to comply the instruction specified there in or non-submission of any of the documents specified, the bid shall summarily be rejected.

The sealed application will be opened on 08/12/2022 at 4 PM in the office of the undersigned in presence of the applicants or their authorized agents and members of the tender committee.


Executive Officer

Bhawanipatna Municipality

Memo No 4770 /BPM 4770

Date 29/11 /2022

Copy submitted to the Collector & District Magistrate, Kalahandi, Bhawanipatna / Additional District Magistrate, Kalahandi Bhawanipatna, PD DUDA, Kalahandi / Sub- Collector, Bhawanipatna / Tahasildar, Kalahandi, Bhawanipatna / B.D.O, Bhawanipatna / DSWO/DPM OLM, kalahandi/CDPO, Bhawanipatna/ DIPRO, Kalahandi, Bhawanipatna for favour of their kind information with a request to please get the notice exhibited in their office notice board for wide publication for the general public.

Balajy Sanyal
Executive Officer
Bhawanipatna Municipality

Memo No 4771 /BPM 4771

Date 29/11 /2022

Copy to NIC, Kalahandi for wide publication in their web site www.kalahandi.nic.in

Balajy Sanyal
Executive Officer
Bhawanipatna Municipality

Memo No 4772 /BPM 4772

Date 29/11 /2022

Copy submitted to the I & P R Department, Government of Odisha, Bhubaneswar for information with request to publish this advertisement in two leading news paper only for once within the minimum cost and maximum space/Copy to Office Notice Board, Bhawanipatna Municipality for information of all concerned and wide circulation.

Balajy Sanyal
Executive Officer
Bhawanipatna Municipality

1. Introduction

The Bhawanipatna Municipality has developed a Shopping Complex inside the Smart Park near OMFED at Bhangabari which is near about 500 Mt from Cineplex and Govt Medical College. The detail plan of the shopping complex is annexed as Annexure-II Interested participants may visit the proposed shops at Smart Park between 10 AM to 4.PM, for any difficulties, they may contact Municipal Engineer Bhawanipatna Municipality at Municipality Office. The applicant can do the business like snacks, Chats, Gupchups, Ice-cream parlor, Confectionary, bakery, sweets, beverages-Coffee,Tea/Cold drinks, juice, fast food, handicraft etc. in the shops

2. General Terms and Conditions: -

1. The Age of the Applicant should not be below 18 as on 30.10.2022
2. **The initial lease period is 11 Months and can be extended for another 11 more months with 10 % enhancement on mutual acceptance till 22 June 2027.**
3. Tenant/lessee shall not store/Keep any offensive, dangerous, explosive or highly inflammable articles in the said premises and shall not use the same for any unlawful activities.
4. The Successful applicant/bidder shall not alter the shop room or damage the original structure as provided by the Municipality during the time of allotment. The tenants shall not deal in any intoxicants or any other articles prohibited for sale or any obnoxious things under relevant rules in force. No objectionable use of shop room is permissible and if found so, Municipal authority may resume possession of the rental property with termination of allotment by serving one-month prior notice including forfeiture of deposited amount and will be at liberty to initiate legal action as per merit.
5. That the Tenant/lessee can't make any alterations to the structures without getting permission from the Municipal Authority.
6. That the Tenant/lessee shall keep the said premises in clean & hygienic condition and shall not do or causes to be done by any act which may be a nuisance to others. The activities shall be penalized by Municipal authority
7. The Shop shall be free from use of plastic and for any deviation, the tenant/lessee shall be imposed with fine as per the law.
8. That the Tenant/lessees shall carry on all day-to-day minor repairs and electrification at his/her own cost if any.
9. That the Tenant/lessee shall abide by all the bye-laws and shall not do any illegal activities in the said premises.
10. The undersign reserves the right to accept or reject all the offers or any offer or part or cancel the whole, without assigning any reason thereof.
11. Ownership rights shall not be claimed by the tenant on the shop / stall allotted.
12. Shop Stall shall have to be vacated as per the rules in force soon after expiry of the time bound / cancelling the allotment orders.
13. Structural Damages caused, if any, shall be borne by the lessee.
14. The Monthly Rental shall be paid in the first week of every month. The monthly rent of the shop is 1500/- (One thousand five hundred) only per month.
15. Allotment of Shop/Stall purely be on temporarily basis.
16. The cost of the electricity will be paid by the tenant. However, the tenant can be allowed to use power connection provided by the Authority subject to the condition that the tenant will be required to get a sub-meter installed to facilitate sharing of electricity charges payable.
17. The interior work for the shop will be borne by the tenant only.
18. EMD of unsuccessful applicant bearing no interest will be refunded on application within one month from the date of acceptance of the successful bid, and no claim what-so-ever shall be entertained in this regard.
19. The Applicant who quotes the highest Security deposit above upset price against the shop number will be allotted the shop room in the Smart Park only.
20. The offered amount towards security deposit to be written in figures and words and all correction / over-writing must be authenticated by the applicant. Any corrections / over-writing without proper attestation by the applicant shall be liable for rejection.
21. Successful applicant and bidder shall deposit full amount of security deposit within seven days from the date of acceptance of the bid followed by letter of allotment of shop room will be intimated by the Executive Officer Bhawanipatna Municipality.

22. Failure to deposit the amount within prescribed period shall lead to termination of allotment order with forfeiture of initial deposit and no claim what-so-ever shall be entertained. The authority at Bhawanipatna Municipality shall have the liberty to request the second or third highest bidder to opt for first highest bid or invite bid afresh.
23. Successful applicant and bidder, after receiving Letter of intent for allotment of shop room and subsequent deposit of requisite amount, shall execute an agreement with Bhawanipatna Municipality in non-judicial stamp paper having prescribed value to be provided by the prospective Licensee. After deposit of security if the lessee forgoes the allotment or the agreement is ended whichever is earlier, the security deposit bearing no interest will be refunded to the lessee by Bhawanipatna municipality.
24. The Successful applicant/bidder shall make his/her own arrangement to equip the shop room with furniture, electric accessories etc. and any other equipment if he/she so desires without physical alteration and disfiguring the room.
25. The Successful applicant/bidder shall maintain the said shop room licensed out to him/her in good condition and deal in articles in good sanitary condition observing all formalities imposed by the Odisha Municipal Act, 1950.
26. The rent shall come into effect from the date of commencement of agreement only, not from the actual date of occupation.
27. Deceptive, misleading or false representation, canvassing directly or indirectly and influencing in any form by the applicant or on behalf of the applicant concerning the allotment of shop room shall lead to rejection of the offer including forfeiture of initial EMD and no claim what-so-ever shall be entertained in this regard.
28. All disputes shall be subject to the jurisdiction of Kalahandi District only.


Executive Officer

Bhawanipatna Municipality

Full signature of Applicant and Bidder

Submission of Expression of Interests.

The Applicants shall submit their application as per the formats in Annexure-I along with photocopies of all the supporting documents and should be covered with Seal and details with Phone No. And clearly super scribed as “Application for allotment of Shop Room no..... in Smart Park at Bhawanipatna Municipality”

Application on its complete form in all respect as specified must be submitted on or before 08/12/2022 at 12 Noon at Bhawanipatna Municipality addressed to the Executive Officer, Bhawanipatna Municipality through speed post/ registered post only. The sealed application will be opened on 08/12/2022 at 4 PM in the office of the undersigned in presence of the applicants or their authorized agents and members of the tender committee.


Executive Officer

Bhawanipatna Municipality

APPLICATION FORM FOR ALLOTMENT OF SHOP ROOM NO _____
AT SMART PARK IN BHAWANIPATNA MUNICIPALITY

Issued to Shri/Smt

Address:

Affix Self
Attested
Photograph

To

The Executive Officer
Bhawanipatna Municipality

Sir,

..... (Person/ Mission Shakti Group/ Agency) intend to take shop at Smart Park in Bhawanipatna Municipality. I agree to abide by the terms and conditions of shop allotment process. I/we request you for the allotment of shop room in favour of

1. Name (in Block Letter)
2. Father's/Husband Name.....
3. Age on the date of application (With Proof)/DOB- /...../.....
4. Address (In Block letter)

Present Address for Correspondence.....

.....

Permanent Address (proof to be Enclosed)

.....

5. Marital Status.....
6. Occupation.....
7. Nationality (Aadhar card / pan Card/Voter ID Proof)
8. Amount of Ernest Money Deposit Rs(Rupees) only vide
DD No..... Date..... in favour of payable at
Bhawanipatna.
9. Cost of Application form Rs..... (Rupees.....) vide
DD/No..... Date..... in favour of
..... payable at, Bhawanipatna.
- 10.

Shop Room No (In Words)	Upset Price Fixed	Rate Quoted in Figures Rs	Rate Quoted Amount in Words
	Rs. 75000/-		

Address Proof: (a) Document required for individual Applicant- Aadhar card, pan Card, Voter ID
(b) Documents required for Mission Shakti Group- First resolution Copy of MSG, Xerox copy of Bank pass book and Bank statement of MSG for last 1 year, Resolution of MSG for last Six months, MSG PAN No. (if available), Aadhar card of President and Secretary
(c) Document require for Agency- Trade license, GST No, Pan Card, Aadhar card.

Declaration

I do hereby undertake that, the above information furnished by me are true to the best of my knowledge and belief. I shall furnish any additional information if required. At any point of time. If it is found that any particulars furnished by me are false, the authority may cancel the allotment order and resume possession of the property and forfeit part or whole of amount paid by me towards EMD/Security Deposit

Date:

Full Signature of the applicant