

TAMPARA LAKE DEVELOPMENT
SOCIETY
GANJAM, CHATRAPUR

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No: 13392 /Zilla Parishad

Dated: 10/10/2023

**INVITATION OF EXPRESSION OF INTEREST FOR LEASE OF FOOD COURT SHOP
ROOM NO.02 AND 05 OF LAKE VIEW PARK TAMPARA NEAR CHATRAPUR**

Tampara Lake Development Society, Zilla Parishad, Ganjam intends to lease on its property available at Lake view Park Tampara near Chatrapur of Ganjam District on monthly rent basis.

For the purpose, expression of interest in sealed envelope are invited from interested bidders/Parties/firms /Institutions as per the terms and conditions mentioned along with this notice.

To download the bid documents with terms & conditions, the interested bidders are requested to Visit <http://ganjam.nic.in> (or) ganjam.nic.in

The last date for submission of expression of interest to Chief Development Officer-cum-Executive Officer and Secretary, Tampara Lake Development Society, Ganjam. Chatrapur, PIN-761020 is 03rd November 2023 by 2.00 PM through Registered Post/Speed post Only (No other mode of submission is allowed).



**CDO-cum-Secretary
Tampara Lake Development Society**

Memo No. 13393 /

Dated: 10/10/2023

Copy to The Editor, Anupam Bharat/ Editor, Times of India for information and necessary action. They are requested to publish the above notice in 2 news paper as per I&PR rate but limited to Rs.5,000/- each.

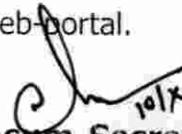


**CDO-cum-Secretary
Tampara Lake Development Society**

Memo No. 13394 /

Dated: 10/10/2023

Copy to DIO, NIC, Ganjam, Chatrapur for information and necessary action. He is requested to web hoist the above EoI notice in the district web-portal.



**CDO-cum-Secretary
Tampara Lake Development Society**

Property details of the proposed lease:

- Lake view Park Tampara is situated adjoining to NH-16 near Chatrapur. The water body of Tampara Lake looks very panoramic having pleasant climate throughout the year.
- The proposed area for lease is the food courts Shop Room No.02 and 05 of Lake view Park, Tampara at Chatrapur.
- Both the shop room front breadth is above 5.00 Mtr. and Length is 7.00 Mtr.
- Seating area available in the front of shops.
- The Food court is situated just adjacent to the scenic Tampara Lake.
- The property will be leased on monthly rent basis.
- The bidders are requested to visit the location for better understanding of the property details prior to participation.
- Property will be leased on "As it is & Where it is basis".



**CDO-cum-Secretary
Tampara Lake Development Society**

Annexure-B

Instruction for bidders:

1. Sealed offers are invited from interest parties/firms/institutions to quote the price above the upset price.
2. The bidder shall submit cost of tender paper of Rs.3000/- and EMD of Rs.50,000/- in shape of Bank Draft/Demand draft in favour of Chief Development Officer-cum-Secretary, Tampara Lake Development Society, Chatrapur payable at Chatrapur.
3. The duly filled in application should reach to the address- Zilla Parishad Office, Ganjam, Chatrapur, PIN-761020 on or before 03rd Nov. 2023 by 2.00 PM.
4. The expression of interest will be opened on the same day at 4.00 PM in the Mini Conference Hall, Zilla Parishad, Ganjam, Chatrapur in presence of bidders/their authorized representatives & the Committee.
5. The award of contract will be offered to the highest bidder qualifying the required criteria.
6. The successful bidder shall deposit Rs.50,000/- as security deposit after award of contract.
7. The authority reserves the right to accept/reject any offer/offers without assigning any reasons thereof.
8. The bidders shall submit a detail plan of the desirous project, it wants to take up on the proposed lease site.
9. The initial period of lease will be for 3 years only.
10. The upset price fixed for lease is Rs.10,000/- per month excluding taxes, electricity charges & other statutory dues.
11. Any conditional/incomplete bid paper will be out rightly rejected.



CDO-cum-Secretary
Tampara Lake Development Society

ANNEXURE-C**BID PAPER**

Sl No.	Information	To be filled by the bidder
1	Name of the Bidder	
2	Address:	
3	PAN card (Individual/Firm)	
4	IT returns of last 3 Years	
5	Audited statement of accounts for last 3years.	
6	Annual Turnover of last 3 years (Minimum:5.00 Lakhs per year)	
7	Bid document cost details (DD):	
8	EMD details:	
9	Experience: (if any, for similar kind of lease)	
10	Detailed plan along with the financial prospects of the business shall be submitted by the lessee (to be enclosed in a separate sheet)	
11	Price quoted by bidder in rupees towards Rent of the premise per month (Excluding the electricity, Water and other taxes applicable)	

Note: the bidder shall submit the self attested copy of all documents in support of the above information.

Seal and signature with Date

General terms and conditions for the lessee:

1. Lake view Park Tampara is situated adjoining to the NH-16 and it consists food courts, scenic view of the Park and water body of Tampara Lake. Zilla Parishad, Ganjam is managing Tampara Lake Development Society.
2. Tampara Lake Development Society, Zilla Parishad, Ganjam is inviting expression of interest for lease of the shop room No.02 and shop Room No.05 of Food Courts for 02 years.the details of the property is mentioned in Annexure-A.
3. The lessee shall, subject of the terms and conditions hereof, pay gross rent in monthly basis for the said Shop of the rate as approved and agreed up through this EoI.
4. The approved price shall be excluding maintenance charges and applicable taxes per month in the event of the tenancy hereby created.
5. The lessee shall pay all charges in respect of electricity and water, used in the said premises during the continuance of the lease period which is additional to the license of the premise.
6. The lessee shall submit a no dues certificate along with the required bill and counter foils of every month for kind perusal of Collector &D.M, Ganjam.
7. The rate of rent offered and agreed may be liable for revision during the period of lease of renewal i.e each 11 (Eleven) Months.
8. It shall be agreed by both the parties that the maintenance of the building in civil construction is to be done by the lessor during the lease period. However any preferential change of electrical fittings, sanitary installations, Ph. fixtures is to be done by the lessee including additional and alteration as per the lessee's requirement under prior written intimation and approval from lessor.
9. The said premises shall be deemed to include the fixtures and fittings existing thereon and the lessee shall upon the expiration of the terms hereby created or any renewal thereof keep up the said premises including fixtures and fittings in a good condition as received.
10. The lessee shall have no right, title, interest access directly or indirectly over the space.
11. The lessor shall retain the full legal title and ownership of rights of access into and inspection of the space let out and the lessee will only have physical right for the period of the lease on the terms and conditions laid down in this agreement.
12. The lessee under no circumstances assigns, sell, transfer or sublet the said space allotted or any part of it for any purpose.
13. The lessee will be use the room for running of particular trade as per the allotment.
14. The lessee shall have no right to effect any alternation and modification to the room let out to him.
15. The room cannot be used for any other purpose other than the establishment of the particular business as mentioned in the application as well as allotment.

16. The lessor shall not be responsible for any loss or damage of any sort which may happen to the property of the lessee to which the lessee may be put from whatever cause arising.
17. In case of any damage caused to the nearby structures during the lease period, the lessor has the right to recover such amount from the security deposit, if any, due from the lessee and his property.
18. The lessee shall have to vacate the room on the expiry of the period of lease agreement and shall remove all his furniture and his other belongings and deliver vacant possession of that space in the same conditions as at the time of its occupation.
19. The lessee shall pay the rent fixed as rent of the space per month at the beginning of each month (i.e on or before 10th day) to which the rent relates for his use of the space earmarked.
20. The lessee shall permit the lessor or his authorized representative for inspection of the premises as and when the lessor so desires. The lessee shall not obstruct the lessor in any manner.
21. The EMD and security deposit of Rs.1,00,000/- shall not carry any interest. The lessor shall be entitled to retain the said deposit until expiry of the agreement period.
22. The room will be utilized for the purpose mentioned and approved by the lessor.
23. The lessee shall not deal in any intoxicants or other articles prohibited for sale and also any obnoxious things. The lessee has to keep the outlet clean.
24. The lessee shall maintain the room let-out to him/her in good conditions with neat-ness & cleanliness.
25. Affixing of display panels/boards/hoadings shall be installed in the earmarked space of the room only.
26. The lessor or any other officer authorized by the lessor shall have the right to inspect the room at any time.
27. The lessee is terminable on either side on issue of 30 days notice in writing in advance,
28. The lessee shall pay full months rent to the lessor irrespective no. of days for which he/she uses the room in a month.
29. The lessee will have to obtain individual power supply from TPSODL at his cost and deposit all the requisite fees as well as monthly energy charges to TPSODL without any delay.
30. In the event breach of any of the terms and conditions, the agreement is liable to terminate at once and lessor shall have the right to re-enter to the premises and take possession of the same without issuing of notice to the lessee to quite irrespective of other action to be taken to enforce remedies available according to law.
31. If the lessee defaults in the matter of payment of rent, the land lord Chief Development Officer-cum-Secretary of Tampara Lake development Society shall have the right to re-enter into the property demised and for this end, he shall have the right by himself or through his agents or servants to enter into the

- premises and to take vacant possession of the same after preparing in the presence of two witness an inventory of all articles contained therein and keeping the articles in custody of himself of his agents and servants in case the lessee does not choose to forthwith remove the articles himself. The land lord shall also have right to attaching or removing a portion of the articles sufficient in his judgment or in his judgment of his agents servants to discharge the outstanding arrears of rent and sell the same in public auction within two weeks thereof and to adjust the sale proceeds arrears outstanding together with all expenses of the auction, and the balance if any shall be paid to the lessee.
32. The land lord shall have the right to re-enter to the let out and in the event of the tenants subletting or assigning whole or part of the premises demised available goods and articles in the premises can be attached or put to auction for realization of the debts for which the agreement will be terminated and authority will take the possession of the area immediately.
 33. That the dues payable by the lessee to the lessor under and is accordance with this agreement shall be recoverable as public demand under provisions of the Orissa public Demand Recovery Act,1962 (Orissa Act-1 or 1963).
 34. If the lessee fails to pay rents/Premium or any other amount in time, the lessee shall be evicted from the concerned premises (Eviction of unauthorizes occupants act,1972 as amended by Orissa Act-2 of 1983).
 35. The lessor has the right to add or alter any terms and conditions of the lessee agreement at any time without assigning any reason thereof.
 36. No suit shall be filed in any court of law against this agreement.
 37. The lessee has to remove all its infrastructures erected over the aloted room, if authority takes possession.
 38. Any notice to be made or given to the authorized person on behalf of lessee shall be considered as due given.
 39. If any dispute or difference arises concerning the subject matter of these presents or interpretation of any covenant, clause or thing herein contained or otherwise arising out of this lease agreement, the same shall be referred for arbitration to sole arbitrator.
 40. The lessor shall be forced to terminate the agreement if the lessee fails to deposit the building licenses fees for more than 2(Two) months.
 41. The successful bidder shall execute an agreement with the Tampara Lake Development Society after finalization of Bid.



CDO-cum-Scretary
Tampara Lake Development Society