

BHARAT SANCHAR NIGAM LIMITED
(A Government of India Enterprise)

Bid Document

EOI for
Renting out of vacant space in BSNL buildings under
Kerala Circle



KRLCO-14/14(11)/25/2023-LB KRL CO dated 13-09-2023

O/o Chief General Manager
BSNL, Doorsanchar Bhavan, PMG Junction
Trivandrum-695033.

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SECTION-I

BHARAT SANCHAR NIGAM LIMITED

(A Government of India Enterprise)

EOI No:- KRLCO-14/14(11)/25/2023-LB KRLCO Dated 13-09-2023

NOTICE INVITING EXPRESSION OF INTEREST

1. Sealed Expression of Interest (hereinafter called EOI) for renting out of built up space on rent in BSNL buildings under Kerala Circle , is hereby invited in two bid system in the prescribed Proforma by the O/o CGMT, Kerala Circle up to 15:00 hrs on the date mentioned below.
2. The following organizations are eligible to submit their bids:
 - a) Public Organizations, which, for the purpose of renting, shall mean –
 - (i) Central/ State Government offices
 - (ii) Central/ State PSUs and their subsidiaries/ joint ventures.
 - (iii) Autonomous bodies/ Boards/ Councils/ Commissions/ Statutory bodies/ Regulatory bodies etc. running with the budgetary support of Government or controlled by the Government or set-up by a Government Act/Executive order.
 - (iv) Constitutional bodies, Judicial & Quasi-Judicial bodies and Organizations set up by an Act of Parliament.
 - b) Scheduled Banks, both Governments owned as well as Private Banks.
 - c) Co-operative Banks with annual turnover of not less than Rs. 5 Crores
 - d) Reputed Private Organizations with annual turnover of not less than Rs. 5 Crores and
 - e) International bodies.

Note:- The vacant spaces shall not be rented out to other Telecom Service Providers for their Telecom operations.

3. Bid form consisting of eligibility criteria, terms and conditions, and the Proforma of the EOI can be downloaded from the website <https://kerala.bsnl.co.in> & <https://tender.bsnl.co.in>. Details for obtaining bid forms, receipt and opening thereof shall be as follows:-

Sl. No.	Stage	Date and Time
a	Last date for download of bid form	13:00 hrs on 13-10-2023
b	Last date and time for receipt of sealed bids	Up to 15:00 hrs on 13-10-2023
c	Time and date for opening of technical Bid	At 15:30 hrs on 13-10-2023

4. The Eligibility Bid will be opened in the presence of the representatives of the bidders at 15:30 hrs. on the last date of receipt of the bids.
5. Financial bid shall be opened only of those bidders who qualify in Eligibility-cum-Technical bid in the presence of the representatives of the bidders.
6. In case of the attested copies of the documents/testimonials/certificates original copies thereof should be produced on demand at the time of opening of the Bid.
7. The bid in which any of the prescribed conditions are not fulfilled is liable to be summarily rejected.
8. Canvassing in any form whether directly or indirectly, in connection with the bids is strictly prohibited and the bid submitted by the Consultant who resorts to canvassing shall be liable to rejection.
9. BSNL does not bind itself to accept the highest or any other bid, and reserves itself the right to reject any or all the bids without assigning any reasons.
10. The Site or Area shall mean the vacant space or any area which is to be given on rent on as is where is basis.
11. BSNL will not be in a position to undertake any additional/improvement works to the buildings/areas, but the tenant organization shall provide an interest free fund for essential works to make the space fit for lease out as per the requirement and this expenditure shall be adjusted from monthly rental subject to a maximum of 50% of the monthly rental .If the tenant vacates the premise before recovery of the expenditure ,the balance amount shall be forfeited and shall not be refunded in any case. Bidders are advised to visit BSNL site/location of their interest, beforehand.
12. Addition /Alteration /Modification must be carried out only after obtaining written permission from BSNL and the building should be reinstated to its original condition by the lessee.

-Sd/-

Assistant General Manager (L & B)
O/o CGMT, BSNL,
PMG Junction,
Trivandrum-695033
Tel: 0471-2300600
Mob: 9446012730

Signature of Bidder

SECTION-II

GUIDELINES TO BIDDERS

1. DEFINITIONS

- a) The **Contract** means the documents forming the EOI document and acceptance thereof and the formal agreement executed between the competent authority on behalf of BSNL and the bidder, together with the documents referred to therein including these conditions and instructions issued from time to time by the Engineer-in-charge and all these documents taken together, shall be deemed to form one contract and shall be complementary to one another.
- b) The **Site or Area** shall mean the vacant space or any area which is to be given on rent.
- c) The **BIDDER** shall mean eligible organization bidding for the space to be taken on rent under the contract and shall include the legal personal representative or such individual or the persons representing such eligible organizations.
- d) The **BSNL** shall mean Bharat Sanchar Nigam Limited (A Government of India Enterprise) having its registered office at Bharat Sanchar Bhawan, Harish Chandra Mathur lane, Janpath, New Delhi-110001 and shall include their legal representatives, employees and permitted assigns.
- e) The **Engineer-in-Charge** or **E-in-C** means the Officer who shall be in-charge of the building and who shall sign the agreement on behalf of the Bharat Sanchar Nigam Ltd.
- f) **Department** means Bharat Sanchar Nigam Limited and shall include their legal representatives, employees and permitted assigns, who invite EOI on behalf of BSNL.
- g) The **Arbitrator** means the authority nominated by Chief General Manager (CGM) for arbitration.
- h) Where the context so requires, words imparting the singular only also include the plural and vice versa. Any reference to masculine gender shall whenever required include feminine gender and vice versa.

2. SCOPE OF TENDER

- a) BSNL intends to lease out the built-up space in the building on rent basis to the organizations as mentioned in para '2' of Section-I. Tentative requisite details of the vacant space are available at SECTION VII. The likely usage for which the said built up space may be put to use is for office purpose, IT & ITES related work, training institutes etc. However, the Bidder is required to actually visit the site and its locality to gather all the requisite information for quoting his rates.
- b) Preferably, the initial leasing period will be three years with provision for extension up to 9 years with escalation in rent after every three years provided that such escalation shall be with 15% increase in rent (i.e. @ 5% per annum) of the last rent paid at the time of such revision.
- c) The Bidder shall sign lease agreement for the built up space within 1 month of the acceptance of his bid.
- d) BSNL will not be in a position to undertake any improvement works to the building but would adjust the amounts for essential works to make the space fit for lease out paid by prospective lessees for such works in the monthly rents due, subject to its max adjustment to the tune of 50% per month and without interest. These works will be limited to incurred/borne by lessee

3. DECLARATION

The bidder shall be required to furnish the declaration as per Section IV along with the bid.

4. BID / EOI DOCUMENTS

The appraisal requirements, bidding procedures and contract terms and conditions are prescribed in the EOI Documents. The Bid / EOI documents include the following:

- | | |
|--|--------------|
| (a) Notice Inviting EOI | Section I |
| (b) Guidelines to Bidders | Section II |
| (c) Commercial Conditions of Contract | Section III |
| (d) Declaration | Section IV |
| (e) Bid Forwarding letter | Section V |
| (f) Letter of authorization to attend bid opening | Section VI |
| (g) Details of Locations | Section VII |
| (h) Contact Details | Section VIII |
| (i) Proforma for Declaration for downloaded EOI document | Section IX |
| (j) Standard Lease Agreement | Section X |
| (k) Price Schedule (Financial Bid) | Section XI |

The Bidder is expected to examine all instructions, forms, terms and conditions in the EOI Documents. Failure to furnish any information required as per the EOI Documents or incomplete submission of the bids document in any respect shall be at the bidder's risk and may result in rejection of the bid.

5. MISCELLANEOUS

- a. The Bidder must use only the prescribed Proforma for the bid document downloaded from the website <https://kerala.bsnl.co.in> & <https://tender.bsnl.co.in> in the same form in A4 size paper.
- b. Submission of the bid by a Bidder would imply that the Bidder has carefully read and agreed to the terms and conditions contained in the bid document.
- c. The bid shall remain open for acceptance for a period of 90 (Ninety) days from the date of opening of the bids, which may be extended, if required, by mutual agreement and the Bidder shall not cancel, alter terms and conditions or withdraw the offer during this period.
- d. This bid document shall form a part of the contract agreement.
- e. Canvassing in any form whether directly or indirectly, in connection with the bid is strictly prohibited. Bid submitted by the Bidder, who is found to be canvassing, will be liable to rejection.
- f. BSNL does not bind itself to accept the highest bid. Further, BSNL also reserve to itself the right to reject any or all the bids without assigning any reason.
- g. If the date fixed for opening of bids is subsequently declared as holiday by the BSNL, the revised date will be notified. However, in absence of such notification, the bids will be opened on next working day, time and venue remaining unaltered.
- h. Any clarification issued by Bharat Sanchar Nigam Ltd. in response to queries raised by prospective bidders shall form an integral part of Bid Documents and it may amount to amendment of relevant clauses of the Bid Documents.
- i. Bidder may apply for any location(s) in Kerala Circle of BSNL (Locations mentioned in Section VII) in the prescribed format/procedure.
- j. References, information and certificates from the respective bidder submitted in compliance of terms and conditions of the bid document should be duly signed by the authorized signatory. In case of the documents from a Government organizations / PSUs, it should be signed by the person not below the rank of Executive Engineer / Under Secretary or equivalent.

6. METHOD OF APPLICATION

- a) The bid should be signed by the authorized officer not below the rank of the officer in Under Secretary/STS grade or equivalent in case of Government organizations / PSUs and by duly authorized signatory in case of others.
- b) Over-writing should be avoided. Correction, if any, should be made up by neatly crossing out, initialing, dating and rewriting. Correction fluid/tape should not be used.
- c) The Bidder or his authorized representative shall sign and put his seal on each page of the EOI document before submission in token of acceptance of the terms and conditions of the bid.

7. SUBMISSION & OPENING OF BIDS AND VALIDITY THEREOF:

- a) The Bid shall be in two bid system.
- b) The Bid to be submitted should be in the sealed envelopes in the following manners:-
 - i. The third envelope (sealed) superscribed thereon “EOI for leasing out of built up space on rent in Kerala Circle –Premises at sl no.--- of section XI” should contain the following two envelopes.
 - ii. The first envelope (sealed) superscribed thereon “Eligibility details” should contain the, the ‘DECLARATION’ as prescribed in the terms & conditions of the bid document, details in the prescribed proforma & attested copies of the documents/ testimonials/certificates meeting the eligibility conditions.
 - iii. The second envelope (sealed) superscribed thereon “Financial Bid” should contain financial bid in the prescribed Proforma (SECTION XI).
 - iv. Any deviation from the above manner shall render the bid liable for the rejection.
- c) The bidders should submit their physical bid on the prescribed time and date at the address mentioned below.
“Asst General Manager(L&B), Room No:110, First floor, O/o CGMT, BSNL,PMG junction Trivandrum-33”
 and the bids submitted through registered post/courier can reach to this office well before the prescribed date and time of physical bid open.
- d) Any bid received after the prescribed deadline of date and time shall not be opened and summarily rejected.
- e) The Eligibility-cum-Technical Bid will be opened in the presence of the representatives of the bidders at 15:30 hrs on the last date of receipt of the bids.
- f) Financial bid shall be opened only of those bidders who qualify in Eligibility-cum-Technical bid in the presence of the representatives of the bidders on the same day.
- g) The bidder’s representatives who are present at the time of opening of bid shall sign an attendance register. Authority letter to this effect shall be submitted by the bidder before they are allowed to participate in bid opening. **(A FORMAT IS GIVEN IN SECTION VI).**
- h) A maximum of two representatives for any bidder shall be authorized and permitted to attend the bid opening.
- i) The Bidder’s names, modifications, bid withdrawals and such other details as the BSNL may at its discretion, consider appropriate will be announced at the time of opening.
- j) Bid shall remain valid for acceptance for a period of 90 days from the date of opening. The bid in which the bidder has restricted its validity for the period shorter than the aforesaid shall be rejected by BSNL as non-responsive. In certain circumstances, BSNL may request in writing to the bidders for extending validity of their bid.
- k) The un-opened bids shall be returned to the bidder after final decision is taken on the bids.

8. CHECKLIST OF THE DOCUMENTS TO BE SUBMITTED IN BID:

a) Eligibility cum Technical Bid:

- i. Declaration in the prescribed Proforma as in Section IV.
- ii. The prescribed bid document with each page duly signed by the authorized signatory with seal in token of acceptance of its terms and conditions in accordance with clause 7.
- iii. Proof of eligibility i.e.
 - A. For Public Organizations – A statement on the letter head of the department / company giving details about their organization.
 - B. For international bodies - A statement on the letter head of the company giving details about their affiliation with UN or any other international organization.
 - C. For reputed private organizations – Certificate of incorporation, Income tax returns along with balance sheets duly authenticated by the CA for the last three years.
- iv. Certificate for downloaded bids as per SECTION IX.

b) Financial Bid:-

- (I) The Bidder shall give the unit price per square meter of Carpet area per month for the location applied for, listed in the Price schedule and the unit prices indicated shall be exclusive of taxes and operational & maintenance (O&M) charges in the proforma given in SECTION XI.

9. SECURITY DEPOSIT

- i. The Successful Bidder shall furnish BSNL a sum of Rs.----- (Rupees ____ ____) as advance rent of one month and Interest free Security Deposit of an amount equal to three (3) months' rent to BSNL in the form of Demand Draft drawn in Scheduled Bank in favour of Accounts Officer (Cash), O/o CGMT BSNL, Trivandrum within 7 days after the receipt of the LOI along with Draft lease agreement. The Security Deposit shall be accompanied by two copies of the Agreement. This shall be followed by signing of the Agreement with BSNL, within seven days of the receipt of Security Deposit.
- ii. The proceeds of the Security Deposit shall be payable to BSNL as compensation for any loss resulting from the Bidder's failure to discharge its obligations under the lease agreement.
- iii. The Security Deposit will be discharged by BSNL after successful completion of the lease period.

10. EVALUATION OF BIDS:

The evaluation and comparison of bids shall be based on the rentals offered in the Price Schedules in Section XI.

11. BSNL'S RIGHT TO ACCEPT / REJECT ANY OR ALL BIDS

- a. BSNL reserves the right to accept or reject any bid, and to annul the bidding process and reject all bids, at any time prior to award of lease without assigning any reason whatsoever and without thereby incurring any liability to the affected bidder or bidders on the grounds of BSNL's action.
- b. BSNL reserves the right to lease out the premises of same location to different bidders.

12. ISSUE OF LETTER OF INTENT (LOI)

- i. The issue of an LOI shall constitute the intention of the BSNL to enter into an agreement with the bidder for leasing the premises.
- ii. Within 7 days of issue of the LOI, the bidder shall give their acceptance along with Security Deposit in conformity with terms of bid document.

13. SIGNING OF CONTRACT

- i. The issue of LOI followed by acceptance by the bidder(s) shall constitute the award of lease to the bidder(s). Detailed lease agreement as per Section X shall be signed within seven days from the date of receipt of Security Deposit.

14. ANNULMENT OF AWARD

- i. Failure of the successful bidder to comply with the requirement of clause 9 (i) shall constitute sufficient ground for the annulment of the award in which event the BSNL shall call for fresh bids.

SECTION III
COMMERCIAL CONDITIONS OF CONTRACT

1. TERMS & CONDITIONS

The general terms and conditions of lease are given in Standard Lease Agreement provided in Section X.

2. LIQUIDATED DAMAGES

Should the Bidder fail to perform contractual obligations including payment of monthly lease rent within the period prescribed, the BSNL shall be entitled to recover amount with interest at the prevailing bank rate plus 4% for the period of delay. Quantum of liquidated damages assessed and levied by the BSNL shall be final and not challengeable by the bidder.

3. FORCE MAJEURE

- i. If, at any time, during the continuance of this contract, the performance in whole or in part by either party of any obligation under this contract is prevented or delayed by reasons of any war, or hostility, acts of the public enemy, civil commotion, sabotage, fires, floods, explosions, epidemics, quarantine restrictions, strikes, lockouts, or act of God (hereinafter referred to as events) provided notice of happenings of any such eventuality is given by either party to the other within 3 days from the date of occurrence thereof, neither party shall by reason of such event be entitled to terminate this contract nor shall either party have any claim for damages against other in respect of such non-performance or delay in performance, and deliveries under the contract shall be resumed as soon as practicable after such an event come to an end or cease to exist, and the decision of the BSNL as to whether the services have been so resumed or not shall be final and conclusive. Further that if the performance in whole or part of any obligation under this contract is prevented or delayed by reasons of any such event for a period exceeding 10 days, either party may, at its option, terminate the contract.
- ii. Provided, also that if the contract is terminated under this clause, the BSNL shall be at liberty to transfer the work and the funds from the bidder to any other Bank to be appointed by the BSNL, without any financial implications being imposed by the original bidder on BSNL arising out of such transfer.

4. TERMINATION FOR DEFAULT

The BSNL may, without prejudice to any other remedy for breach of contract, by written notice of default, sent to the bidder, terminate this contract in whole or in part,

- a) If the bidder fails to meet its contractual obligations within the time period (s) specified in the lease agreement, or any extension thereof granted by the BSNL pursuant to clause 12, Section II; and
- b) If the bidder, in either of the above circumstances, does not remedy its failure within a period of 10 days (or such longer period as the BSNL may authorize in writing) after receipt of the default notice from the BSNL.
- c) In the event the BSNL terminates the contract in whole or in part, the BSNL may proceed, upon such terms and in such manner as it deems appropriate.

5. TERMINATION FOR INSOLVENCY

The BSNL may at any time terminate the Contract by giving written notice to the Bidder, without compensation to the bidder, if the bidder becomes bankrupt or otherwise insolvent as declared by the competent court provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the BSNL.

6. ARBITRATION

Except as otherwise provided elsewhere in this EoI, in the event of any disputes, controversy or differences arising out of or relating to this agreement or the breach, termination or invalidity thereof between the parties, such party or parties shall make a request to the other party or parties to

amicably settle such differences or disputes and parties shall thereupon make every effort to settle the same amicably within a period of 60 (sixty) days from the date of making of such request.

Where parties are unable to settle the disputes through conciliation, the same shall be referred to the CGM, Tamilnadu Circle for referral of such disputes to a sole arbitrator (chosen from the name(s) provided by BSNL), to be mutually decided by the parties, as per the provisions of the Arbitration and Conciliation Act 1996, any amendment thereof and any notification issued or rules made there under from time to time.

The venue of the arbitration proceeding shall be such place as may be fixed by the arbitrator in his sole discretion.

The fees, if any, of the arbitrator shall, if required to be paid before the award is made and published, be paid half and half by each of the parties. The cost of the reference and of the award (including fees, if any, of the arbitrator) shall be in the discretion of the arbitrator who may direct to any, by whom and in what manner, such cost or any part thereof, shall be paid and fix or settle the amount of costs to be so paid.

In the event of any dispute or difference relating to the interpretation and application of the provisions of this EOI where bidder is a Central Public Sector Enterprise (CPSE)/ Port Trust or Government Department / Organization (excluding disputes concerning Railways, Income Tax, Customs & Excise Departments), such dispute or difference shall be taken up by either party for resolution through Administrative Mechanism for Resolution of CPSEs Disputes (AMRCD) as mentioned in DPE OM No. 4(1)/2013-DPE(GM)/FTS-1835 dated 22-05-2018.

SECTION IV
DECLARATION

To,
The Assistant General Manager (L & B)
O/o CGMT, BSNL, PMG Junction
Trivandrum-33

Sub : Submission of EOI for renting out of built up space in the BSNL Building at Kerala Circle

Dear Sir,

I/We have read and examined the EOI document (KRLCO-14/14(11)/25/2023-LB KRLCO dated 13-09-2023), terms and Conditions thereof and other documents and Rules referred to in the EOI document and all other contents in the EOI document for leasing out the built up space.

I/We hereby submit our bid for as per the stated scope of work within the specified time schedule.

I/We hereby submit all the documents mentioned in the EOI document.

I/We agree to keep the offer open for Ninety (90) days from the last due date of submission thereof and not to make any modifications in its terms and conditions. If, I/We withdraw my/our offer before the said period or before issue of letter of acceptance, whichever is earlier, or makes any modifications in my/our offer BSNL shall without prejudice to any other right or remedy, be at liberty to cancel the bid. Further, if I/We fail to occupy the space allotted to us within one month and fail to sign the lease deed within prescribed time, I/We hereby agree that the said BSNL shall without prejudice to any other right or remedy, be at liberty to cancel the bid.

Signature of the Bidder

Seal of Bidder

Place:

Date:

SECTION - V
BID FORWARDING LETTER

To
The Assistant General Manager (L & B)
O/o CGMT, BSNL, PMG Junction
Trivandrum-33

Dear Sir,

1. Having examined the conditions of EOI document (KRLCO-14/14(11)/25/2023-LB KRLCO dated 13-09-2023), we, undersigned, offer our bid to take BSNL premises on lease in conformity with the said conditions of contract.
2. We undertake, if our Bid is accepted, to occupy the space immediately as per terms of the Bid Document.
3. We agree to abide by this Bid for a period of 90 days from the date fixed for Bid opening and it shall remain binding upon us and may be accepted at any time before the expiration of that period.
4. Until a formal Letter of Intent of Contract is prepared and executed, this Bid together with your written acceptance thereof in your notification of award shall constitute a binding contract between us.
5. Bid submitted by us is properly sealed and prepared so as to prevent any subsequent alteration and replacement.

Dated this _____ day of _____ 20____

Name and Signature _____

In the capacity of _____

Duly authorized to sign the bid for and on behalf of _____

witness _____

Address _____

Signature

SECTION VI
LETTER OF AUTHORISATION FOR ATTENDING BID OPENING

(To reach before bid opening)

To
The Assistant General Manager (L & B)
O/o CGMT, BSNL, PMG Junction
Trivandrum-33

Subject: Authorization for attending bid opening on _____ (date)
in the EOI of leasing out of built up space on rent in BSNL buildings under Kerala Circle.

Following persons are hereby authorized to attend the bid opening for the EOI mentioned above on behalf of _____ (Bidder) in order of preference given below.

Order of Preference Name Specimen Signatures

I.

II.

Alternate Representative

Signatures of bidder

Or

Officer authorized to sign the bid
Documents on behalf of the bidder.

Note:

1. Maximum of two representatives will be permitted to attend bid opening. In cases where it is restricted to one, first preference will be allowed. Alternate representative will be permitted when regular representatives are not able to attend.
2. Permission for entry to the hall where bids are opened may be refused in case authorization as prescribed above is not recovered.

SECTION VII

**DETAILS OF LOCATIONS AVAILABLE IN BSNL PREMISES UNDER
KERALA CIRCLE**

Sl. No	District	Address of building	Type of building (Tech/ Admn/ Others)	Floor wise vacant space available Carpet Area (Sqft)	Location of the premises (Lat/Long)	Land mark	Fit for use (offices/Banks/Business/Others)
1	Trivandrum	Telephone Exchange, Kaithamukku Jn , Trivandrum	Tech	Second Floor :- 9146 Third Floor :- 8339	8.48953N 76.94074E	Kaithamukku Junction. Near to Uppidanmoodu Bridge.	Offices/ Banks
2	Trivandrum	Central Telephone Exchange, Near to Govt press and SMS institute, Trivandrum- 695001	Tech	Ground Floor :- 3336 . First Floor :-9204 Second Floor : 3594. Third Floor :- 4336	8.49795N 76.95018E	Near to South west side of secretariat, near to housing board, British library, SMS institute and govt press	Offices/ Banks
3	Trivandrum	Central Telegraph Office, Statue, Trivandrum. 695001	Tech	Second floor- 2979	8.49550N 76.95080E	In front of kerala Govt Secretariat	Offices/ Banks
4	Trivandrum	Paruthippara Telephone Exchange , Parotukonam PO, Trivandrum - 695015	Tech	First Floor -2467	8.53954N 76.94073E	On MC Road , Paruthippara, Near to MG college, TVM-15	Offices/ Banks
5	Trivandrum	O/o CGMT BSNL, Sanchar Bhavan, PMG Jn. Trivandrum-695033	Admn	First floor - 6200	8.51005N 76.94813E	Near to state Legislative Assembly building.	Offices/ Banks
6	Ernakulam	Telephone Exchange - Hospital Junction Aluva -683101	Tech	First Floor :- 4900 Second Floor :- 6100	10.10403N 76.35590E	Near MLA Office Aluva	Offices/ Banks
7	Ernakulam	CTO Building , Karakkattu road , Near South railway station ,Ernakulam -682016	Admn	Ground Floor :- 490 Thrid Floor -1865 Fourth Floor :- 4725	9.96976N 76.29003E	Near South railway station	Offices/ Banks
8	Ernakulam	Telephone Exchange ,Palarivattom Ernakulam	Tech	First FLoor :- 2100+ 1100 Second floor - 4000	10.00317N 76.30781E	Near Palarivattom Junction	Offices/ Banks
9	Ernakulam	Telephone Exchange ,Deshabhimani road ,Kaloor 682017	Tech	Second floor- 2350	10.00321N 76.30781E	Microwave Tower Karukapally	Offices/ Banks
10	Ernakulam	GM Bunglow , SQ Compound, Gandhi Nagar ,Ernakulam- 682020	other	Two Storied (Ground Floor +First Floor) - 1450	9.97471N 76.29517E	Near Fire Station	Offices/ Banks

Sl. No	District	Address of building	Type of building (Tech/ Admn/ Others)	Floor wise vacant space available Carpet Area (Sqft)	Location of the premises(Lat/Long)	Land mark	Fit for use (offices/Banks/Business/Others)
11	Thrissur	BSNL Sanchar Bhavan Kovilakathumpadam Thrissur - 680022	Admn	First floor - 10041 Fourth floor - 3750 Fifth floor - 6916	10.54091N 76.29567E	Near Drishyam Eye Hospital	Offices/ Banks
12	Thrissur	Telephone Exchange R S Road Chalakyady 680307	Tech	TE New First floor - 1300 Second floor - 1498. TE old First floor - 1684 Second floor - 1684	10.30459N 76.33158E	Near Chalakyady ITI	Offices/ Banks
13	Thrissur	Telephone Bhavan East Nada Kodungallur 680664	Tech	Ground floor – 1684 First floor - 2720	10.22638N 76.20083E	Near to Petrol Pump	Offices/ Banks
14	Thrissur	Telephone Exchange Gandhigram Irinjalakuda 680121	Tech	Ground floor - 662 First floor - 6245 Second floor - 8427	10.34698N 76.22270E	Near Tony Driving School	Offices/ Banks
15	Calicut	Telephone Bhavan, Annie Hall Rd, Palayam, Kozhikode-673002	Tech	First floor-2339 Second floor-2339 Third floor--1833	11.24436N 75.78424E	Near Calicut Railway station	Offices/ Banks/Bu siness
16	Calicut	Microwave Building, Vellayil Telephone Exchange Compound, Gandhi road, Kozhikode- 673032	Non- Tech	First-Floor- 3160	11.26338N 75.77289E	Near Gandhi Road Flyowver	Offices/ Business
17	Calicut	Vellayil Annex Building, Gandhi road, Kozhikode- 673032	Non- Tech	First floor-920 Second floor-920	11.26364N 75.77295E	Near Gandhi Road Flyover	Offices/ Business
18	Calicut	Telephone Exchange, Chevayur, Kozhikode- 673017	Tech	First floor-2149 Second floor-2149	11.26949N 75.82853E	Near Topform Restaurant	Offices/ Business/ Others
19	Kannur	BSNL Bhavan, South Bazar, Kannur	Admin	Second Floor: 2870 Fourth Floor: 400	11.87751N 75.37729E	Ashoka Hospital Road- Adjacent to RUBCO building	Office

Sl. No	District	Address of building	Type of building (Tech/Admn/Others)	Floor wise vacant space available Carpet Area (Sqft)	Location of the premises (Lat/Long)	Land mark	Fit for use (offices/Banks/Business/Others)
20	Kannur	Telephone Exchange, Thalassery	Tech	Ground Floor: 1130 First Floor: 5760 Second Floor: 2700 Third floor: 5070 Fourth Floor: 1800	11.75001N 75.48865E	Old Bus stand, Near To Coffee House	Office/Bank
21	Kannur	Telephone Bhavan, Kasaragod	Tech	Second Floor: 5700	12.50282N 74.98976E	Old Bus stand, Near Mahboob Theatre Complex	Office/Bank
22	Kannur	Telephone Exchange, Nileschwaram	Tech	Ground floor: 450 First Floor: 1200 Second Floor: 2530	12.25648N 75.13088E	Near Municipal Bus stand	Office/Bank
23	Kannur	Coaxial Building, Kasaragod	Tech	Ground Floor: 1600	12.50956N 74.98455E	Karantakkad Circle, Kasaragod	Office/Go down
24	Kannur	BSNL Telephone Exchange, Dharmashala.	Tech	First Floor: 1700	11.98614N 75.37804E	Near Kannur Govt. Engg College	Office
25	Kannur	BSNL Telephone Exchange, Panoor	Tech	First Floor: 2450	11.75983N 75.57707E	Near Panoor Town	Office
26	Kannur	BSNL Telephone Exchange, Mahe	Tech	First Floor: 1700	11.71170N 75.53474E	Near M.M U.P School	Office
27	Kannur	BSNL Telephone Exchange, Payyannur	Tech	First Floor: 2400 Second Floor: 2400	12.11256N 75.21056E	Near Police Station, Payyannur	Office
28	Kannur	Coaxial Building, Keloth, Payyannur	Tech	First Floor: 1900 Ground Floor: 1200	12.10591N 75.20201E	Near Bamboo Hotel	Office
29	Kannur	BSNL Telephone Exchange, Uduma	Tech	First Floor: 1970	12.42760N 75.02263E	Near Ranjees Theatre	Office
30	Kannur	BSNL Telephone Exchange, Sreekandapuram	Tech	First Floor: 1730	12.04579N 75.50517E	Near Sreekandapuram Police Station	Office
31	Kannur	BSNL Telephone Exchange, Mattannur	Tech	First Floor: 950	11.93415N 75.57125E	Near PRNSS College	Office
32	Kannur	BSNL Telephone Exchange, Iritty	Tech	First Floor: 950	11.99067N 75.67281E	Near Iritty Town	Office
33	Kannur	BSNL Telephone Exchange Anjarakandy, Choola, Chakkarakkal	Tech	First Floor : 2100	11.89174N 75.46684E	Near Chakkarakkal Bus stand	Office

Sl. No	District	Address of building	Type of building (Tech/ Admn/ Others)	Floor wise vacant space available Carpet Area (Sqft)	Location of the premises (Lat/Long)	Land mark	Fit for use (offices/Banks/Business/Others)
34	Kannur	BSNL Staff Quarters, Near Municipal Bus stand, Nileshwar	SQ building	Ground Floor: 1600 First Floor: 1000	12.25648N 75.13088E	Near Nileshwar Bus stand	Office/Go down
35	Kannur	BSNL Coaxial Building, Near Agriculture University Nileshwar	Tech	Ground Floor: 1700	12.24505N 75.13446E	Near Nileshwar Agriculture University	Office/Go down
36	Kannur	BSNL Coaxial Building, Kanhangad	Tech	Ground Floor: 1700	12.31013N 75.09490E	Near New Bus stand, Kanhangad	Office
37	Kannur	BSNL Telephone Exchange, Taliparamba	Tech	Ground Floor : 1900 First Floor: 1900	12.03685N 75.36260E	Near to Taliparamba Post Office	Office/ Godown
38	Kannur	BSNL Staff Quarters, Near Fire Station, Fort Road , Kannur	SQ building	Ground Floor: 775 First Floor: 775	11.86382N 75.36795E	Near Prabhat Junction, Kannur Town	Office
39	Kannur	BSNL Telephone Exchange, Cherupuzha	Tech	First Floor: 2100	12.27136N 75.36087E	Near Cherupuzha Bus stand	Office
40	Kottayam	Telephone Exchange Building, Pallippady, MC Road, Kuravilangadu- 686633	Tech	Ground Floor: 385 First Floor: 1356	10.93781N 75.88706E	Near Devamatha College	Office/Bank
41	Kottayam	Telephone Exchange Building, Mallapally Road, Karukachal- 686540	Tech	First Floor: 2520	9.49887N. 76.63998E	Mallapally Road	Office, Bank
42	Kottayam	Telephone Exchange Building, Erumeli- 68650	Tech	First Floor: 636	9.48110N 76.84621E	Near Panchayath Office	Office, Bank
43	Kottayam	Customer Service Centre Building, KK Road, Kanjirapally-686507	Tech	First Floor: 1046	76.84505N 9.48105E	Near Mini Civil Station	Office, Bank
44	Kottayam	New Telephone Exchange Building, Pala- 686575	Tech	First Floor: 3000 Second Floor: 8000	9.71654N 76.67977E	Market road	Office, Bank
45	Kottayam	Old Telephone Exchange Building, Pala-686575	Tech	First Floor: 585 Second Floor: 585	9.71444N 76.68459E	TB Road	Office, Bank

Sl. No	District	Address of building	Type of building (Tech/Admn/Others)	Floor wise vacant space available Carpet Area (Sqft)	Location of the premises (Lat/Long)	Land mark	Fit for use (offices/Banks/Business/Others)
46	Kottayam	CTO Building, Kottayam- 686001	Tech	First Floor: 2372 Second Floor: 736	9.58732N 76.52142E	Pulimoodu Junction	Office, Bank
47	Kollam	Staff Quarter Building, Near Railway station, Kollam	others	Ground and First floor - 3302	8.88480N 76.59573E	Near Railway Kollam	Offices, Business
48	Kollam	ADMIN Building Kottarakkara	ADmin	Ground and First floor - 9200	8.99972N 76.76907E	In front of KSEB Kottrakkara	Banks, Offices, Business
49	Kollam	CSC Building Punalur	Others	Ground floor - 2300 First floor-2300	9.02141N 76.92024E	Market road Punalur	Bank, Offices, Business
50	Kollam	Old Telephone Exchange Karunagappally	Tech	Ground floor - 2458 First floor-2459	9.06284N 76.53340E	Back Side Govt. Hospital, Karunagappally	Bank, Offices, Business
51	Kollam	Telephone Exchange, Anchal	Tech	Second Floor - 2637	8.92802N 76.91173E	In market road	Bank, Offices, Business
52	Alappuzha	Telephone Exchange, building Karthikapalli	Tech	Ground Floor-343 First Floor-783	9.25713N 76.45013E	Near to Sri Kavipadikkal Devi Temple	Bank, Offices, Business
53	Alappuzha	CSC building Mavelikkara	Tech	Ground Floor-1327 First Floor-1327	9.24608N 76.54050E	Opp. Police Station Mavelikkara	Bank, Offices, Business
54	Alappuzha	Microwave Building Vellakinar	Tech	Ground Floor-2335	9.48679N 76.33292E	Adjacent to Dist. Ayurveda Hospital	Bank, Offices, Business
55	Alappuzha	Telephone Exchange Building Kuthiathode	Tech	First Floor-1623 Second Floor - 1623	9.78997N 76.31755E	Near KSEB Office	Bank, Offices, Business
56	Palakkad	Telephone Exchange Building Koduvayur	Tech	First Floor-2231	10.68483N 76.66923E	Nochur	Bank, Offices, Business, warehouse
57	Palakkad	Telephone Exchange Building Vadakkanchery	Tech & Staff quarters	First Floor- 3830 Staff quarters Type GF C-1No, Type 1-2 No.s, FF Type B-1No	10.59618N 76.48680E	Near to Vadakkanchery school bus stop	Bank, Offices, Business, Sq - Residential

Sl. No	District	Address of building	Type of building (Tech/ Admn/ Others)	Floor wise vacant space available Carpet Area (Sqft)	Location of the premises (Lat/Long)	Land mark	Fit for use (offices/Banks/Business/Others)
58	Palakkad	Shoranur CSC Building	Tech	Ground Floor-2500	10.76495N 76.26886E	Post office ,SBI Junction	Bank, Offices, Business, warehouse
59	Palakkad	CSC Building Mannarkad	Tech	Ground Floor - 2000	10.99403N 76.46653E	Hospital Junction Mannarkad	Bank, Offices, Business
60	Palakkad	CTO Building Palakkad	Tech	First Floor - 1100 Second Floor-2000	10.77556N 76.65822E	Near to Head post office Palakkad	Bank, Offices, Business
61	Pathanamthitta	BSNL Bhavan, Cross Jn.,Thiruvalla-689101	Admin	Ground Floor-East side -2284 First floor-4551	9.38174N 76.57274E	Opp. To Marygiri Aramana-	Offices, Business
62	Pathanamthitta	BSNL Arcade,Near HPO ,Thiruvalla-689101	Admin	Ground Floor-1400 First floor-2550 Second Floor-6499	9.38133N 76.57367E	Near HPO,Thiruvalla.	Bank, Offices, Business.
63	Pathanamthitta	Telephone Exchange,MC Road, Thiruvalla - 689101	Tech	Tech.Block Ground Floor-1237 Admn. Block Ground Floor-1431 Admn. Block First Floor-1587 Admn. Block Second Floor-1587 Admn. Block- Third Floor-1587	9.38176N 76.57381E	Near HPO,Thiruvalla.	Bank, Offices, Business, warehouse
64	Pathanamthitta	Telephone Exchange, Near Civil station, Pathanamthitta.	Tech	Administrative Block-Ground Floor -1171 Tech. Block-Ground Floor-850 Admn. Block-First Floor-1177 Tech. Block-First Floor-1358 Tech. Block-Second Floor-643	9.26535N 76.78762E	Near Civil Station,Pathanamthitta.	Bank, Offices, Business.

Sl. No	District	Address of building	Type of building (Tech/ Admn/ Others)	Floor wise vacant space available Carpet Area (Sqft)	Location of the premises(Lat/Long)	Land mark	Fit for use (offices/Banks/Business/Others)
65	Malappuram	CSC Building Kottakkal	Others	Ground Floor-636	11.00129N 76.00899E	Near to Kottakkal TE	Bank, Offices etc. Complete building with separate entry
66	Malappuram	Coaxial building Manjeri	Tech	Ground Floor-2100 First Floor-2100	11.12201N 76.12691E	NSS College road, Nr to AIR	Offices, Godown
67	Malappuram	Telephone Exchange Building Vengara	Tech	Ground Floor-1000 First Floor -2035	11.05100N 75.98253E	Vengara Town	Bank, Offices, Business
68	Malappuram	Telephone Exchange Building Valluambram	Tech	Ground Floor-500, First floor - 2100	11.12654N 76.04422E	Valluambram Jn	Bank, Offices, Business

SECTION VIII

List of contact persons for further details/physical visit

Sl. No.	District	Contact person	Phone No.
1	Trivandrum	AGM(L&B)	9447340044
2	Kollam	SDE(L&B)	9447036555
3	Alappuzha	AGM(Admn)	9446026363
4	Pathanamthitta	AGM(L&B)	9446066630
5	Kottayam	AGM(Admn.)	9446303431
6	Ernakulam	JAO(Planning)	9446056405
7	Thrissur	AGM(NWP)	9449001919
8	Palakkad	SDE(Planning)	9446056780
9	Malappuram	SDE(L&B)	9446392211
10	Kozhikkode	SDE(EP)	9446055060
11	Kannur	SDE(L&B)	9446012111
12	Kasargodu	SDE(L&B)	9446012111
13	Trivandrum RTTC	Principal RTTC	9446406032
14	CGMT office, Trivandrum	AGM (L & B) & SDE (L & B)	9446012730 & 9447343711
15	CGMT office, Trivandrum	SE (Civil)	9447111876

Any queries in this regard please be mailed to agmlnbcotvm@gmail.com or gmlnbtvm@gmail.com

SECTION IX

(DECLARATION TO BE GIVEN BY THE BIDDERS WHO HAVE DOWNLOADED THE EOI DOCUMENT FROM THE WEB)

It is to certify that

1. I/We have submitted the bid in the Proforma as downloaded directly from the website.
2. I/We have submitted EOI documents which are same / identical as available in the website.
3. I/We have not made any modification / corrections / additions etc. in the EOI documents downloaded from web by me / us.
4. I/We have checked no page is missing and all pages are available & that all pages of EOI document submitted by us are clear and legible.
5. I/We have signed (with stamp) all the pages of the EOI document before submitting the same.
6. I/We have sealed the EOI documents properly before submitting the same.
7. I/We have read carefully and understood the important instructions to the all bidders who have downloaded the tenders from the web.
8. In case at any stage later, it is found there is difference in our downloaded EOI documents from the original, BSNL shall have the absolute right to take any action as deemed fit without any prior intimation to me / us.
9. In case at any stage later, it is found that there is difference in our downloaded EOI documents from the original, the lease agreement will be cancelled. The department will not pay any damages to me / us on this account.
10. In case at any stage later, it is found that there is difference in our downloaded EOI documents from the original, I/We may also be debarred for further participation in the EOI in the concerned BSNL Circle.

Dated.....

(BIDDER)

(SIGN WITH SEAL)

ADDRESS:

PHONE NOS.:

Mobile No:.....

E-MAIL

SECTION X

STANDARD LEASE AGREEMENT (SLA) FOR RENTING OUT SPACE

AN AGREEMENT MADE THIS DAY OF TWO THOUSAND AND

BETWEEN

Bharat Sanchar Nigam Limited, a Government Company incorporated under Companies Act 1956 and having its registered office at Bharat Sanchar Bhawan, Harish Chandra Mathur Lane New Delhi 110001 and also having inter alia one of its field Unit/office at (hereinafter referred as 'BSNL' or 'Lessor' which expression shall include its successors, assigns, administrators, liquidators and receivers ,wherever the context of meaning shall so require or permit) of the ONE PART

AND

.....
.....Address.....
.....herein after Called 'The Lessee's (which expression shall include its successors assigns, administrators, liquidators and receivers, wherever the context of meaning shall so require or permit) of the OTHER PART.

WHEREBY IT IS AGREED AND DECLARED AS FOLOWS:-

Whereas BSNL /Lessor has invited the EOI No. dated for
..... . Based upon the evaluation of EOI Lessee
..... has been short listed for on the terms & conditions as agreed herein in this agreement.

NOTE: Where the context so requires, words imparting the singular only also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

1. In consideration of the rent hereinafter reserved and of the other conditions herein contained, the Lessor agrees to let out and Lessee agrees to take on lease the premises known as
..... together with all fixtures and fittings standing and being thereon building related services (external & internal called "THE SAID PREMISES") more particularly described in SCHEDULE A.
2. The lease shall commence/shall be deemed to have been commenced on the... ..Day of Two thousand and.....and shall, subject to the terms hereof, continue for a term of three year(s) with an option to extend the period of lease for a further term as set out in Clause 18 hereof.
3. The Lessee shall, subject to the terms hereof, pay gross rent in monthly arrears for the said premises at the rate of Rs. per month which shall be deemed to be exclusive of maintenance and all the taxes payable to municipal or other local/state/other bodies (except Property/House Tax). The rent along with operation & maintenance charge as stipulated in para 4 is payable in advance before 10th of every month failing which the amount with interest at the prevailing bank rate plus 4% for the period of delay shall be recovered by BSNL (Lessor). In the event of the tenancy hereby created, being terminated as provided by these presents, the Lessee shall pay only a proportionate part of the rent for the fraction of the current

month up to the date of such termination. The monthly rent is hereby agreed to remain fixed during the period of lease of three years subject to provisions in clause 9.

4. The operation and maintenance charges at the rate of Rs. ...*... per sqm per month with applicable taxes will be charged over and above the monthly rent and it will be proportionately enhanced with respect to enhancement of the rent. The operation and maintenance of the following items (*) are covered under the said charges:
 - i. Air conditioning & mechanical ventilation
 - ii. Electrical fixtures, fittings, installations, compound lights and pumps.
 - iii. Lifts.
 - iv. Sub station.
 - v. Diesel generators.
 - vi. Building management systems.
 - vii. Fire fighting systems.
 - viii. Water treatment plant.
 - ix. Sewerage treatment plant.
 - x. Deployment of security for entire campus and common area.
 - xi. Housekeeping for entire campus in common area.
 - xii. Any other amenities.

*(Give details. Strike out / add the facilities as per actual site conditions)

Security arrangement of the premises under possession of the Lessee shall be the responsibility of Lessee. Lessor (BSNL) shall not be responsible for any loss of installation, equipment etc. The rate of maintenance charges as stated in Para 4 above are exclusive of electricity, water charges etc.

Rented premises shall not display any publicity material of competing telecom companies. Further, BSNL shall reserve the right for utilizing the premises for publicity/other purposes.

5. That the Lessee shall pay to the Lessor a sum of Rs.(Rupees) as advance rent of one month and a sum of Rs..... (Rupees) (three months rent) as Security Deposit on signing of this agreement, free of interest, which will be refunded at the time of the premises having been handed back properly to the Lessor with the fittings and fixtures etc. in good condition, all alterations made with due permission of Lessor are restored, all dues having been cleared. Otherwise the same shall be adjusted against the said security deposit.

5(A).

That the Lessor shall have right to adjust from security deposit, the mutually agreed sum, which has to be incurred by him on account of major damages to the building/premises. The major damages, levy, shall be ascertained jointly by Lessor & Lessee. The Lessee shall not be liable to pay normal wear and tear.

6. The said premises shall be deemed to include the fixtures and fittings existing thereon as shown in Schedule 'B' and the Lessee shall upon the expiration of the term hereby created or any renewal thereof and subject to clause 14 hereof yield up the said premises including fixtures and fittings in as good a condition as received.
7. The Lessee shall be entitled to use the said premises for the purpose for lawful business of Lessee and is not detrimental to the interest of the Lessor.

8. The Lessee shall not sublet assign or otherwise part with the whole or any part or parts of the said premises during the period of tenancy nor will allow at the time of vacating the premises and will handover peacefully vacant possession to the Lessor or his authorized agent.
9. That the Municipal Tax (except Property/House Tax) or other local tax levied by local authority and water charges are borne by the Lessee proportionately including any future revision with retrospective effect for the area of occupation. Any other tax or any hike imposed by the appropriate authority is to be borne by the Lessee. Goods and Services tax at the prescribed rates is to be borne by the Lessee. It is made absolutely clear, in this deed that it shall be the sole responsibility of the Lessee to pay all such charges as stated in paras 9 & 10 to Govt. and/or other Govt. authorities. It is agreed that in case the lesser is required to pay or forced to pay such taxes, charges, the Lessor may pay the same and deduct the same from the security deposit, in such events, short fall in any security deposit during the currency of agreement shall be payable by Lessee with the following monthly rent payable, so as to secure deposit of Rs keeps deposited with Lessor throughout the lease period. The lease is subject to the local authority bye laws. The Lessee shall comply with municipal and other charges. If the Govt/local authority objects to lease out the BSNL premises, then the bidder has to vacate the same and BSNL shall not be liable to pay any compensation for the same.
10. That the Lessee shall pay all charges in respect of electric power, light used in the said premises in accordance with the separate meter / sub-meters installed therein during the currency of this agreement including proportionate fixed charges against bills raised by the appropriate authorities beginning from the date of taking over the demised possession of the said premises. The cost of separate meter /sub-meter including its installations shall be borne by the Lessee.
11. That at the time of occupation, the Lessee shall see that all fittings and fixtures are in perfect order and shall be responsible to restore this in the same condition in which they have been taken over except natural wear and tear.
12. That the Lessee shall allow the Lessor or his authorized agent to enter the said premises at the reasonable hours or when necessary for inspection/repair etc.
13. The responsibility for registration / documentation of this indenture would be that of the Lessee and all expenses in that regard would be borne by the Lessee / tenant. The registration of this agreement should be got done by the Lessee within a period of months (*time period as per local laws, rules and regulations to be mentioned*) from the date it is signed. One copy of the registered document would be supplied by the Lessee to the Lessor within 15 days of the registration thereof.
14. That the Lessee shall be entitled to erect and fix up partitions, cubicles and other fixtures and fitting and meters into or upon the said premises or any part thereof after getting approval of the same from the Lessor provided that same shall in all events confirm the building bye laws of the authority concerned for time being. However, at the expiry of this lease or extension. If any, the Lessee will hand over vacant possession of the said premises in its normal original condition after removing at its own cost all and fixture installed by the Lessee. The Lessee shall not make any structural changes, addition/alterations in the premises.
15. That day to day repairs arising out of the normal wear and tear or resulting from any modifications by the Lessee shall be done by the Lessee at his own cost but any major structural repairs will have to be done by the Lessor at his own cost. Lessor shall have power to remove any the fixture/fittings or modification done by the Lessee if it is felt that such changes as done under clause 14 will damage the structure of the building.
16. The Lessor shall not be liable for loss of profit or loss of goodwill arising from the occupation of the said premises by the Lessee and the Lessee shall make no claim in respect thereof.
17. The Lessee agrees with the Lessor to abide by the terms and conditions of the lease deed and shall peacefully hold and enjoy the said premises during the said terms and any renewal thereof without

any interruption or disturbance to the Lessor by him or any person claiming by or through or under them.

18. If the Lessee shall be desirous of extending the lease of the said premises after the expiration of the term hereby granted, it will give a notice in writing to the Lessor not less than one month before the expiration of the term hereby granted to the Lessor. Thereupon the Lessor may renew the lease for a further period of three years in accordance with the covenants, agreements and conditions as in the present agreement including the present covenant for renewal provided that such revision shall be with 15% increase in rent (i.e. @ 5% per annum) of the last rent paid at the time of such revision.. However, it is agreed condition that if no such mutual agreement is reached the Lessee shall vacate the premises on the expiry of the time of lease deed. Only two such extensions of maximum duration of 3 years each may be considered and the Lessee shall have to vacate the premises after a total period of 9 years.
19. The Lessor shall be entitled to terminate the lease at any time giving to the Lessee a three month advance notice in writing of its intention to do so.
20. That in case of default of non-payment of the lease amount for the maximum period of three (3) months, then this agreement shall stand automatically terminated and the Lessee shall have to vacate the premises immediately. No claim whatsoever will be entertained.
21. The Lessor has right to recover any amount due to Lessee from the Security Deposit available with Lessor and the decision of the Lessor will be final and binding on the Lessee.
22. Any notice to be made or given to the Lessor under these presents or in connection with the said premises shall be considered as duly given if sent by the Lessee through the post by registered letter/speed post addressed to the officer who signs this agreement on behalf of Lessor and a copy to the Head of BSNL Field Unit/circle concerned and any notice given to the Lessee shall be considered as duly given if sent by the Lessor through the post by registered letter/speed post addressed to the Lessee at their last known place of abode. Any demand or notice sent by the registered post in either case shall be assumed to have been delivered in the usual course of Post.
23. That in case of any dispute with regard to this LEASE AGREEMENT, the same shall be subject to the jurisdiction of Courts at _____ (i.e. Place/ circle where agreement is signed) and Indian Law shall be applicable. However during the pendency of the dispute, “the Lessee shall not stop payment of rent and other CHARGES if it is in possession of the demise premises and other terms shall also continue to apply.”
24. Except as otherwise provided elsewhere in the contract, in the event of any disputes, controversy or differences arising out of or relating to this agreement or the breach, termination or invalidity thereof between the parties, such party or parties shall make a request to the other party or parties to amicably settle such differences or disputes and parties shall thereupon make every effort to settle the same amicably within a period of 60 (sixty) days from the date of making of such request.

Where parties are unable to settle the disputes through conciliation, the same shall be referred to the authority in BSNL (CMD/CGM/GMTD, as the case may be) for referral of such disputes to a sole arbitrator (chosen from the name(s) provided by BSNL), to be mutually decided by the parties, as per the provisions of the Arbitration and Conciliation Act 1996, any amendment thereof and any notification issued or rules made there under from time to time.

The venue of the arbitration proceeding shall be _____ (New Delhi or Circle/SSA HQ, as the case may be)

The fees, if any, of the arbitrator shall, if required to be paid before the award is made and published, be paid half and half by each of the parties. The cost of the reference and of the award (including fees, if any, of the arbitrator) shall be in the discretion of the arbitrator who may direct to any, by whom and in what manner, such cost or any part thereof, shall be paid and fix or settle the amount of costs to be so paid.

24(A)

In the event of any dispute or difference relating to the interpretation and application of the provisions of this agreement where Lessee is a Central Public Sector Enterprise (CPSE)/ Port Trust or Government Department / Organization (excluding disputes concerning Railways, Income Tax, Customs & Excise Departments), such dispute or difference shall be taken up by either party for resolution through Administrative Mechanism for Resolution of CPSEs Disputes (AMRCD) as mentioned in DPE OM No. 4(1)/2013-DPE(GM)/FTS-1835 dated 22-05-2018.

- 25. In the event of Lessee committing any breach of terms & conditions herein contained and Lessee has not rectified the said breach within days, after the same has been brought to their notice by the Lessor, the Lessor shall be at liberty to terminate the agreement by giving one month's notice in writing terminating the lease & upon expiring of such notice Lessee shall stand terminated.
- 26. Upon the termination or earlier determination of this agreement, in the event of the Lessee failing to remove the employees/representative, his belonging, furniture & fixtures etc & hand over the vacant and peaceful possession thereof to the Lessor, it is agreed that Lessee shall pay to all Lessor mesne profit of Rs. _____per day in addition to the monthly rent payable, without prejudice to other rightful remedy, from the date of such default until such time of the Lessee have removed their articles, belonging, fixture, effects, employee etc. from said premises and handed over peaceful possession of these to the Licensor. The said mesne profit in case not paid regularly will be adjusted / deducted from the security deposit lodged with the Lessor. The payment of mesne profit however does not absolve the Lessee to their obligations to vacant the premises on the expiry or termination of this agreement.
- 27. That the Lessee shall abide by all laws, byelaws, rules & regulations of government or local authority. The Lessee shall not use the premises for the things/ business which is prohibited by any law of land. The Lessee shall not or attempt to do so or cause or suffer to be done anything which may or is likely to jeopardize or prejudice to the interest of the Lessor. In event of default being committed, the Lessee undertakes to exclusively own such liability & responsibility & shall keep the Lessor fully horning & indemnified in respect of such liability
- 28. That the Lessor and their agents, employees shall be entitled to visit & inspect the said premises or any part thereof, at all reasonable times for the purpose of either viewing the conditions of said demised premises or otherwise. The Lessee shall not hinder or obstruct any such visitor from visiting the said premises or any part thereof.
- 29. This lease agreement has been executed in duplicate. One counter part of the lease agreement to be retained by the Lessee and the other by the Lessor.

THE SCHEDULE 'A' REFERRED TO ABOVE

The premises include Sqm of open land and a super built up area of about..... Sqm on floor of the building known as ... in the city ofsituated on plot/and bearing Survey Nos. with boundaries of the compound described herein below:

- North -
- South -
- East -
- West -

along with all rights and privileges of land lord regarding use of corridors, stairs, parking spaces etc. Parking of.... No. of vehicles shall be allowed in the compound.

THE SCHEDULE 'B' REFERRED TO ABOVE

Details of fixtures and fittings:

.IN WITNESS WHEREOF THE OFFICIAL SEAL OF
..... has been affixed in the manner hereinafter mentioned and the lease agreement has been signed for and on behalf of the Lessee on the day and year first above written by

<p>Signed for and on behalf of Bharat Sanchar Nigam Limited</p> <p>Name: Designation:</p>	<p>Signed for and on behalf of _____</p> <p>Name: Designation: (In case Lessee is a company) Having authority to sign on behalf of the Lessee Vide resolution dated of)</p>
--	--

Date:

Place:

Witnesses:

1.
2.

Note:- Portions which are not applicable may be scored off at the time of filling up of the Standard Lease Agreement (SLA) format.

SECTION XI :
PRICE SCHEDULE
FINANCIAL BID

To

**Assistant General Manager (L & B),
O/o CGMT, BSNL,
Trivandrum-33**

Sir,

With reference to the EOI No: KRLCO-14/14(11)/25/2023-LB KRL CO dated 13-09-2023 I/We, _____ offer the following price to take the said premises of BSNL on lease basis in accordance with the terms and conditions mentioned therein, as under:

Sl.No	Name of the Building with complete Address	Area available for renting (Total Carpet Area Sqft)	Rent (Rs) per sqft carpet area per month (figures and words)	Likely usage of the rented space
1	Telephone Exchange, Kaithamukku Jn , Trivandrum	Second Floor :- 9146		
		Third Floor :- 8339		
2	Central Telephone Exchange, Near to Govt press and SMS institute, Trivandrum- 695001	Ground Floor :- 3336		
		First Floor :-9204		
		Second Floor : 3594		
		Third Floor :- 4336		
3	Central Telegraph Office, Statue, Trivandrum. 695001	Second floor- 2979		
4	Paruthippara Telephone Exchange , Parotukonam PO, Trivandrum - 695015	First Floor -2467		
5	O/o CGMT BSNL, Sanchar Bhavan, PMG Jn. Trivandrum-695033	First floor - 6200		
6	Telephone Exchange - Hospital Junction Aluva -683101	First Floor :- 4900		
		Second Floor :- 6100		

Sl.No	Name of the Building with complete Address	Area available for renting (Total Carpet Area Sqft)	Rent (Rs) per sqft carpet area per month (figures and words)	Likely usage of the rented space
7	CTO Building , Karakkattu road , Near South railway station ,Ernakulam - 682016	Ground floor :- 490		
		Third floor -1865		
		Fourth floor :- 4725		
8	Telephone Exchange ,Palarivattom Ernakulam	First floor :- 2100+1100		
		Second floor -4000		
9	Telephone Exchange ,Deshabhimani road ,Kaloor 682017	Second floor- 2350		
10	GM Bunglow , SQ Compound, Gandhi Nagar ,Ernakulam-682020	Two Storied (Ground Floor +First Floor) - 1450		
11	BSNL Sanchar Bhavan Kovilakathumpadam Thrissur - 680022	First floor - 10041		
		Fourth floor - 3750		
		Fifth floor – 6916		
12	Telephone Exchange R S Road Chalakudy 680307	TE New First floor - 1300		
		TE New Second floor - 1498		
		TE old First floor - 1684		
		TE old Second floor - 1684		
13	Telephone Bhavan East Nada Kodungallur 680664	Ground floor - 1684		
		First floor - 2720		
14	Telephone Exchange Gandhigram Irinjalakuda 680121	Ground floor - 662		
		First floor - 6245		
		Second floor - 8427		
15	Telephone Bhavan, Annie Hall Road, Palayam, Kozhikode-673002	First floor-2339		
		Second floor-2339		
		Third floor--1833		

Sl.No	Name of the Building with complete Address	Area available for renting (Total Carpet Area Sqft)	Rent (Rs) per sqft carpet area per month (figures and words)	Likely usage of the rented space
16	Microwave Building, Vellayil Telephone Exchange Compound, Gandhi road, Kozhikode-673032	First-Floor- 3160		
17	Vellayil Annex Building, Gandhi road, Kozhikode-673032	First floor-920		
		Second floor-920		
18	Telephone Exchange, Chevayur, Kozhikode-673017	First floor-2149		
		Second floor-2149		
19	BSNL Bhavan, South Bazar, Kannur	Second Floor: 2870		
		Fourth Floor: 400		
20	Telephone Exchange, Old Bus stand, Thalassery	Ground Floor: 1130		
		First Floor: 5760		
		Second Floor: 2700		
		Third floor: 5070		
		Fourth Floor: 1800		
21	Telephone Bhavan, Old Bus stand, Kasaragod	Second Floor: 5700		
22	Telephone Exchange, Near Municipal Bus stand, Nileschwaram	Ground floor: 450		
		First Floor: 1200		
		Second Floor: 2530		
23	Coaxial Building, Karanthakkad, Kasaragod	Ground Floor: 1600		
24	BSNL Telephone Exchange, Dharmashala.	First Floor: 1700		
25	BSNL Telephone Exchange, Panoor	First Floor: 2450		

Sl.No	Name of the Building with complete Address	Area available for renting (Total Carpet Area Sqft)	Rent (Rs) per sqft carpet area per month (figures and words)	Likely usage of the rented space
26	BSNL Telephone Exchange, Near M.M.U.P School, Mahe	First Floor: 1700		
27	BSNL Telephone Exchange, Payyannur	First Floor: 2400		
		Second Floor: 2400		
28	Coaxial Building, Keloth, Payyannur	Ground Floor: 1200		
		First Floor: 1900		
29	BSNL Telephone Exchange, Uduma	First Floor: 1970		
30	BSNL Telephone Exchange, Sreekandapuram	First Floor: 1730		
31	BSNL Telephone Exchange, Mattannur	First Floor: 950		
32	BSNL Telephone Exchange, Iritty	First Floor: 950		
33	BSNL Telephone Exchange Anjarakandy, Choola, Chakkarakkal	First Floor : 2100		
34	BSNL Staff Quarters, Near Municipal Bus stand, Nileshtar	Ground Floor: 1600		
		First Floor : 1000		
35	BSNL Coaxial Building, Near Agriculture University Nileshtar	Ground Floor: 1700		

Sl.No	Name of the Building with complete Address	Area available for renting (Total Carpet h Area Sqft)	Rent per sqft carpet area per month (in Rs)	Likely usage of the rented space
36	BSNL Coaxial Building, Near New Bus stand, Kanhangad	Ground Floor: 1700		
37	BSNL Telephone Exchange, Near Post Office, Taliparamba	Ground Floor : 1900		
		First Floor: 1900		
38	BSNL Staff Quarters, Near Fire Station, Fort Road , Kannur	Ground Floor: 775		
		First Floor: 775		
39	BSNL Telephone Exchange, Cherupuzha	First Floor: 2100		
40	Telephone Exchange Building, Pallippady, MC Road, Kuravilangadu-686633	Ground Floor: 385		
		First Floor: 1356		
41	Telephone Exchange Building, Mallapally Road, Karukachal-686540	First Floor: 2520		
42	Telephone Exchange Building, Erumeli-68650	First Floor: 636		
43	Customer Service Centre Building, KK Road, Kanjirapally-686507	First Floor: 1046		
44	New Telephone Exchange Building, Pala-686575	First Floor: 3000		
		Second Floor: 8000		
45	Old Telephone Exchange Building, Pala-686575	First Floor: 585		
		Second Floor: 585		
46	CTO Building, Kottayam- 686001	First Floor: 2372		
		Second Floor: 736		
47	Staff Quarter Building, Near Railway station, Kollam	Ground and First floor - 3302		

Sl.No	Name of the Building with complete Address	Area available for renting (Total Carpet Area Sqft)	Rent (Rs) per sqft carpet area per month (figures and words)	Likely usage of the rented space
48	ADMIN Building Kottarakkara	Ground and 1st floor - 9200		
49	CSC Building Punalur	Ground floor -2300		
		First floor-2300		
50	Old Telephone Exchange Karunagappally	Ground floor -2458		
		First floor -2459		
51	Telephone Exchange, Anchal	Second Floor -2637		
52	Telephone Exchange building Karthikapalli	Ground floor -343		
		First Floor-783		
53	Mavelikkara CSC building	Ground Floor -1327		
		First Floor-1327		
54	Vellakinar Microwave Building	Ground Floor- 2335		
55	Kuthiathode TE Building	First Floor-1623		
		Second Floor -1623		
56	Koduvayur TE Building	First Floor-2231		
57	Vadakkanchery TE Building	First Floor- 3830		
		Staff quarters Ground floor Type C-1no, Type A-2 Nos		
		First floor Type B-1No		
58	Shornur CSC Building	Ground Floor- 2500		
59	Mannarkad CSC Building	Ground Floor - 2000		
60	CTO Building	First Floor - 1100		
		Second floor - 2000		

Sl.No	Name of the Building with complete Address	Area available for renting (Total Carpet Area SqFt)	Rent (Rs) per sqft carpet area per month (figures and words)	Likely usage of the rented space
61	BSNL Bhavan, Cross Jn., Thiruvalla-689101	Ground Floor- East side - 2284		
		First floor-4551		
62	BSNL Arcade, Near HPO , Thiruvalla-689101	Ground Floor-1400		
		First floor-2550		
		Second Floor-6499		
63	Telephone Exchange, MC Road, Thiruvalla -689101	Tech. Block Ground floor - 1237		
		Admn. Block Ground floor - 1431		
		Admn. Block First floor - 1587		
		SQFT Admn. Block Second floor -1587		
		Admn. Block-Third floor -1587		
64	Telephone Exchange, Near Civil station, Pathanamthitta	Administrative Block- Ground floor -1171		
		Tech. Block-Ground floor -850		
		Admn. Block-First floor-1177		
		Tech. Block-First floor - 1358		
		Tech. Block-Second floor - 643		
65	CSC Building, Kottakkal, Malappuram.	Ground Floor-636		
66	Coaxial building, Manjeri, Malappuram	Ground Floor-2100		
		First floor -2100		

Sl.No	Name of the Building with complete Address	Area available for renting (Total Carpet Area SqFt)	Rent (Rs) per sqft carpet area per month (figures and words)	Likely usage of the rented space
67	Telephone Exchange Building Vengara Malappuram,	Ground Floor-1000		
		First floor -2035		
68	Telephone Exchange Building, Valluambram, Malappuram	Ground Floor-500		
		First floor-2100		

Yours Faithfully

Signature of the Authorized Signatory of the Bidder with seal

Note:

- i. Amount to be mentioned clearly in Indian form of international numerals.
- ii. No corrections/alterations are permitted while mentioning the amount.
- iii. Vendor can quote the rent for floor wise also as per their requirement.
- iv. Rent shall be excluding applicable GST.
- v. Amount to be written in both figures and words. If there is any difference between figures and words, the words will prevail.

Signature of the Authorized Signatory of the Bidder with seal