



Kandla SEZ Authority (KASEZA)

(Government of India)

Ministry of Commerce & Industry,

Kandla Special Economic Zone,

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No. KASEZ/EM/III/154/2007/VoI.V/

Dated:-26/02/2016

TENDER NOTICE NOTICE INVITING TENDER (NIT)

Sealed tenders are invited for Lease of SDF building/Shed, on as-is-where-is-basis. General terms and conditions of tender are detailed at Annexure-A. Location, description, reserved rate and Earnest Money are as mentioned in Annexure-B against each SDF building/shed. Following type of units are eligible to participate in the bid through sealed tender:-

1. Existing KASEZ units having valid LOP and their requirement for additional space has been approved by this office.
2. Units which are being issued with in-principle LOP subject to availability of premises.
3. Units which are approved by UAC on or before closing date of Application subject to availability of space.

Last date for submission of tender is 30/03/2016 upto 1.00 p.m.

Tender opening date: 30/03/2016 Time: 3.30 p.m.

2. Sealed tenders may be handed over at the Reception of KASEZ Administration building, Gandhidham Gujarat, after taking proper receipt from the Dak Receiving Clerk. Sealed tenders may be submitted during 11.00 a.m. to 1.00 p.m. from 28th March, 2016 to 30th March, 2016. Tenders sent through speed post will be accepted. However, this Administration shall not be responsible for any postal delays. In case of speed post, tenders may be dispatched so as they reach the Zone after 22nd March, 2016 but before 1.00 p.m. on 30/03/2016.

3. If any existing unit also wants to make a bid for any of the property listed in Annexure-B and that unit does not have necessary permission from KASEZ Authority for additional premises, such a unit may make a request for getting such permission to Shri Devaraj.C, Secretary, Kandla SEZ Authority by 15/03/2016 and the KASEZ Authority shall intimate its decision on such a request by 21/03/2016.

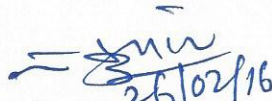
4. Any firm desiring to set up new business may also make application by 15/03/2016 and they shall be communicated about in-principle approval or otherwise by 21/03/2016. If such a firm gets in-principle approval, they may also participate in bid.

5. Instruction to Tenderers:

1. Separate tenders should be deposited for separate locations of SDF building/Shed/land as mentioned in Annexure-B, duly super scribed in bold letters on the sealed envelope.
2. **The Bid amount shall be a onetime lump-sum amount non-refundable.**
3. Annual Rent per sq.mtr. is indicated in Annexure-B.
4. The allottee shall regularly pay the basic rent and the basic said rent will be revised every year.
5. The first instalment of lease shall be deposited as advance for one year, further rent for subsequent years may be deposited in advance on a quarterly basis.
6. Tenderers shall not impose any condition on their own.
7. *In the bid, the Unit would clearly mark its preference as 1st, 2nd or 3rd preference. In 2nd preference the unit would indicate what was its first preference and in 3rd preference it would similarly indicate about 1st & 2nd preference. Amongst such preferences, the Unit would be entitled to only one premise, if it gets one as the highest bid. The 2nd preference would be available to it only if it is not the highest bidder for the 1st preference and so on. However, the unit actually desiring for more than one property, need not indicate such preference.*
8. Last date for submission of tenders will not be extended, except for unforeseen circumstances, holiday, bandh, etc. in which case the same time on the next working day will be deemed to be the last date and time for submission of tenders.
9. The bids should be submitted duly stamped and signed along with the following documents (as applicable):-
 - (a) Earnest Money in the form of Demand Draft issued by any Nationalised / Scheduled Bank in favour of Kandla Special Economic Zone Authority, Gandhidham.
 - (b) Copy of valid LOP (Letter of permission)/reference to minutes of the meeting in which in-principle approval has been granted to the firm/unit.
10. The Earnest Money will be refunded to unsuccessful bidders without any interest after commencement of the contract on final selection of successful tenderer or cancellation/discharge of the tender. For successful bidder, the amount of Earnest Money shall be adjusted.
11. The tenderers may inspect the SDF building/Shed/land, if they so desire, at their own cost and arrangement prior to submission of tender. For any information/clarification, a tenderer/prospective tenderer may contact Shri Devaraj.C, Secretary, Kandla SEZ Authority at Tel. No.02836-253950.
12. The successful tenderer will be required to accept the terms and conditions of the offer for grant of lease/Licence and remit necessary amounts mentioned therein within 15(fifteen) days of the offer letter and also take over the SDF building/shed/land within the date

specified by Kandla SEZ Authority failing which the earnest money deposited shall be forfeited. Further, they will also be barred for participating in the bid for next two years.

13. No tender will be accepted after 1.00 p.m. on 30/03/2016. The bids will be opened at 3.30 p.m. on 30/03/2016 in the Conference Room of KASEZ when not more than one authorized representative of the tenderer may remain present. However, the KASEZ Administration reserves the right to deny entry to anyone to its premises if it is not satisfied about the identity of a person or for any valid reason.
14. The tenderer must go through the General Terms & Conditions of Licence/lease thoroughly and understand the meaning and contents thereof prior to participation of tender.
15. The Kandla SEZ Authority reserves the right to accept or reject any application/bid and to annul the bidding process and reject any or all of the applications/bids at any time without any liability or any obligation for such acceptance, rejection or annulment and without assigning any reasons thereof. In the event the authority rejects or annuls any or all of the bids, it may, at its discretion, invite all eligible bidders to submit fresh bids.


(Krishan Kumar)

Jt. Development Commissioner,
Kandla Special Economic Zone.
e-mail: jdc.kasez-gj@gov.in
Tel.No.02836-253300

General Terms and Conditions of Licence/Lease

The terms and conditions of issue of Licence/Lease and salient conditions of allotment of the SDF building/shed/land are enumerated below which may be read in conjunction with the General Instructions to Tenderers and other terms and conditions as may be imposed by the competent authority while granting the Licence/Lease:-

1. Non-payment of Licence/Lease fee and taxes within the due date will attract interest at the rate of 12% per annum, compounded quarterly as per Rules. It is the responsibility of the Licensee/lessee to pay the Licence/Lease fee within the due date every quarter.
2. All present and future rates, taxes, assessment, premium in respect of policy of insurance against any risk whatsoever which may now or thereafter be assessed, charged or payable in respect of the Licence/Leased premises shall have to be borne by the prospective allottee.
3. Subletting of licenced premises will not be allowed.
4. The prospective Licensee/Lessee shall ensure that no other person or party occupies or encroaches upon any portion of the allotted premises. The Licensee/Lessee shall keep the premises in good sanitary order and condition to the satisfaction of all concerned authorities. The Licensee/Lessee shall also make suitable arrangement for easy identification of the property, as will be demarcated by this office, with boundary walls, pillars or fencing immediately after taking over possession under licence and at his own cost in the case of plots.
5. In the event of persistent default in the payment of rent and the arrears of rent the Government reserves its rights to take appropriate proceedings to effect the recovery of arrears of rent as if these are arrears of land revenue.
6. The allotment is co-terminus with Letter of Approval. Further, the Authority shall have the right to cancel the allotment/lease, if the allottee fails to make the lease rent in advance or breach in any of the conditions of the allotment/lease and violations of the conditions of Letter of Approval.
7. The allottee shall execute a lease deed within one month from the date of possession of the shed/s and get the same registered with the Sub-Registrar Office, Gandhidham at their cost and expenses.
8. Once the SDF building/shed/land is handed over, its security, fire-fighting and other civic facilities/arrangement as required, shall have to be made by the prospective allottee at their own cost and to the satisfaction of all concerned authorities. In case of any damage of Kandla SEZ Authority property or neighbouring property due to acts of omission/commission of the Licensee/lessee, the Licensee/Lessee shall have to bear all costs and consequences thereof.

9. The prospective allottee shall follow all safety norms as specified by the competent authority. They shall have to obtain all statutory clearances as may be required under the law, including environmental clearance, if necessary, at their own cost and arrangement. The Licensee/Lessee will also take all anti-pollution and environment friendly measures in consultation with Gujarat Pollution Control Board and other statutory organizations. The prospective allottee shall be solely responsible for any pollution and environmental degradation arising out of their activities.
10. The prospective allottee shall utilize the Licence/Leased premises only for the purpose for which it has been allotted. Otherwise the Licence/Lease shall be liable for termination.
11. Electricity and water charge shall have to be borne by the Licensee/lessee.
12. The prospective allottee shall allow entry of authorised KASEZ personnel for inspection during the period of licence, as and when required.
13. The SDF building/shed/land will be allotted on "as is where is basis". The prospective Licensee/Lessee shall have to carry out repair of the SDF building, as may be necessary, at his own cost, after taking the SDF building/shed/land, to ensure structural safety in consultation with the KASEZ Authority. The prospective Licensee/Lessee shall have to maintain the SDF building at his own cost to the satisfaction of KASEZ Authority. However, prior to undertaking any major repair to the SDF building, permission from KASEZ Authority will be essential. No addition/alteration further construction may be taken up without prior permission of KASEZ Authority.
14. General revision of rates is likely to take place w.e.f. 1/1/2017 (except SDF Complexes) and the same shall be applicable. In case of SDF Complexes, the rates shall be revised w.e.f. 1.1.2018. However, KASEZ Authority may take decision about revision of rent at any time in future which shall be binding on the lessee.
15. Other terms and conditions of SEZ Act 2005, SEZ Rules 2006, Ministry of Commerce & Industry's instructions and also Public Premises (Eviction of Unauthorised Occupants) Act, 1971 shall be applicable. Subsequent Guidelines/ instructions as received from Ministry of Commerce and Industry, New Delhi and KASEZ Authority's decision on Rent and lease deed shall also be applicable.
16. The Courts at Gandhidham shall have exclusive jurisdiction with respect to any matter or dispute arising out of or in any way touching or concerning the matter relating to leasing of plot/shed, etc. by KASEZ Authority.



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Copy to:- Web-site.

SDF COMPLEX/SHED/PLOTS AVAILABLE FOR ALLOTMENT TO UNIT IN KANDLA SEZ

KAVERY SDF COMPLEX under grouping (in a package of three units comprising Ground Floor, First Floor and Second Floor)

Sr.No.	Unit No.		Rent sq.mtr. (Rs.)	Built-up/super bujilt-up area in Sq.mtrs.	EMD In INR
1	103	Ground Floor	1500.00	580.00	1,50,000/-
2	203	First Floor	1325.00	580.00	
3	303	Second Floor	1150.00	580.00	

KAVERY SDF COMPLEX without grouping

1	306	Second Floor	805.00	70.00	10,000/-
2	308	Second Floor	805.00	70.00	10,000/-

TAPTI SDF COMPLEX under grouping

Sr.No.	Unit No.		Rent sq.mtr. (Rs.)	Built-up/super bujilt-up area in Sq.mtrs.	EMD In INR
1	102	Gr.Floor	1500.00	530.00	1,00,000/-
	202	First Floor	1325.00	530.00	
2	103	Gr.Floor	1500.00	530.00	1,00,000/-
	203	First Floor	1325.00	530.00	
3	104	Gr.Floor	1500.00	530.00	1,00,000/-
	204	First Floor	1325.00	530.00	
4	106	Gr.Floor	1500.00	530.00	1,00,000/-
	206	First Floor	1325.00	530.00	

YAMUNA SDF COMPLEX under grouping

Sr.No.	Unit No.		Rent sq.mtr. (Rs.)	Built-up/super bujilt-up area in Sq.mtrs.	EMD In INR
1	102	Gr.Floor	1500.00	530.00	1,00,000/-
	202	First Floor	1325.00	530.00	
2	103	Gr.Floor	1500.00	530.00	1,00,000/-

	203	First Floor	1325.00	530.00	
3	104	Gr.Floor	1500.00	530.00	1,00,000/-
	204	First Floor	1325.00	530.00	
4	105	Gr.Floor	1500.00	530.00	1,00,000/-
	205	First Floor	1325.00	530.00	

VRINDAVAN SDF COMPLEX under grouping

Sr.No.	Unit No.		Rent sq.mtr. (Rs.)	Built-up/super bujilt-up area in Sq.mtrs.	EMD In INR
1	101	Gr.Floor	1500.00	530.00	1,00,000/-
	201	First Floor	1325.00	530.00	
2	102	Gr.Floor	1500.00	530.00	1,00,000/-
	202	First Floor	1325.00	530.00	
3	103	Gr.Floor	1500.00	530.00	1,00,000/-
	203	First Floor	1325.00	530.00	
4	104	Gr.Floor	1500.00	530.00	1,00,000/-
	204	First Floor	1325.00	530.00	
5	105	Gr.Floor	1500.00	530.00	1,00,000/-
	205	First Floor	1325.00	530.00	
6	106	Gr.Floor	1500.00	530.00	1,00,000/-
	206	First Floor	1325.00	530.00	

GOKUL SDF COMPLEX under grouping

Sr.No.	Unit No.		Rent sq.mtr. (Rs.)	Built-up/super bujilt-up area in Sq.mtrs.	EMD In INR
1	101	Gr.Floor	1500.00	530.00	1,00,000/-
	201	First Floor	1325.00	530.00	
2	102	Gr.Floor	1500.00	530.00	1,00,000/-
	202	First Floor	1325.00	530.00	
3	103	Gr.Floor	1500.00	530.00	1,00,000/-
	203	First Floor	1325.00	530.00	
4	104	Gr.Floor	1500.00	530.00	1,00,000/-
	204	First Floor	1325.00	530.00	
5	105	Gr.Floor	1500.00	530.00	1,00,000/-
	205	First Floor	1325.00	530.00	
6	106	Gr.Floor	1500.00	530.00	1,00,000/-
	206	First Floor	1325.00	530.00	

Note: Under grouping, if any unit opts for first floor only, such bids will also be accepted. If bids are received for a particular group of Ground and First Floor and separately for first floor of that group also; in that case, allotment will be considered for group bidding only. In case of SDF Units No.103, 203 & 303 of Kaveri SDF Complex (one group), either application may be made as a group or individually for 1st or 2nd floor. If valid application is received for the group, application for individual floor will not be accepted. Please note that for SDF units available under grouping, separate application cannot be made for ground floor only.

YAMUNA SDF COMPLEX

Sr.No.	Unit No.		Rent sq.mtr. (Rs.)	Built-up/super bujilt-up area in Sq.mtrs.	EMD In INR
1	207	First Floor	1325.00	30.82	10,000/-
2	208	First Floor	1325.00	14.10	10,000/-
3	209	First Floor	1325.00	14.98	10,000/-
4	210	First Floor	1325.00	14.10	10,000/-

TAPTI SDF COMPLEX

Sr.No.	Unit No.		Rent sq.mtr. (Rs.)	Built-up/super bujilt-up area in Sq.mtrs.	EMD In INR
1	207	First Floor	1325.00	30.82	10,000/-
2	208	First Floor	1325.00	14.10	10,000/-
3	209	First Floor	1325.00	14.98	10,000/-

INDUSTRIAL SHED:

Sr.No.	Shed No.		Rent Per sq.mtr. (Rs.)	Built-up/super bujilt-up area in Sq.mtrs.	EMD In INR
1	407 N-II	Phase-II	1,375/-	1136.29	1,00,000/-
2	59 CPWD (NEW)	Phase-I, Sector-I	1,375/-	162	15,000/-
3	60 CPWD(NEW)	Phase-I, Sector-I	1,375/-	162	15,000/-
5	350 A-II Type	Phase-I Sector-IV	1,375/-	457.56	50,000/-
4	373 FA-II Type	Phase-I Sector-III	1,375/-	1357.19	1,00,000/-
5	257 A-II	Phase-I Sector-III	1,375/-	457.56	50,000/-