

THE STATE TRADING CORPORATION OF INDIA LTD. (STC)  
5<sup>TH</sup> FLOOR, MOGUL'S COURT  
BASHEERBAGH  
HYDERABAD – 500 001

**TENDER NOTICE No.: STC/STORAGE SPACE/KAKINADA (A.P.)/LEASE**

STC INVITES OFFERS FOR TAKING OUT ITS MODERN HIGH TECH GODOWNS HAVING COVERED AREA OF 43,159 SQ. FT. AND OPEN STORAGE SPACE OF 1,23,102 SQ. FT. AT NEW PORT AREA, KAKINADA (A.P.) ON LEASE OR RENT BASIS FROM REPUTED ORGANISATIONS/ PSUs FOR A PERIOD OF 3 TO 5 YEARS.

**MAJOR TERMS & CONDITIONS:**

1. Interested parties should submit their quotations in sealed cover in the prescribed format (enclosed) with an EMD of Rs.1,00,000/- (Rupees One lakh only) before 1200 Hrs by 12<sup>th</sup> August, 2013. The tenders will be opened at 1230 hrs on the same day at our office.
2. THE LEASE shall be for a minimum period of three years w.e.f. 01.10.2013. The lease period is calculated according to the English Calendar and after expiry of three years the same is extendable at mutually agreed terms and conditions subject to a minimum increase of rent of 25%.
3. Interested parties may submit their offers in sealed covers as per the attached Performa superscribing on the envelop "Offers for taking on lease the Covered and Open storage areas in Kakinada Port" in the tender box kept at our office.
4. Offers should be valid for a minimum period of 90 days from the date of closure of tender.
5. Preference will be given to the parties who intend to take on lease/ rent both covered as well as open storage areas.
6. The party taking STC's godown space on lease shall deposit advance of three month rent as Security Deposit with STC, at the time of entering into lease agreement. The Security deposit will carry no interest.
7. The lease/ rent amount together with applicable service tax shall be paid in advance by the Party for a particular month by 7th of every month against the demand note issued by STC during the month by way of a cheque/DD in favour of the "The State Trading Corporation of India Limited", failing which penal interest @18% p.a. will be payable by the Party.

8. If the Party intends to extend the lease period further the Party shall approach the STC before expiry of the term of lease (at least three months before) and keep the THREE MONTHS RENT ADVANCE as it is, and request the STC for further extension of lease. However, the lease can be extended at the discretion of the STC on mutually agreed terms and conditions. If the extended lease period is less than one month, rent should be paid for the full month.

9. If the Party deducts TDS on the rental payments of the subject godown area, the Party should remit TDS and issue proper TDS Certificate against TDS deduction made within the stipulated period, otherwise, the amount of TDS should be paid as rental charges every month.

10. The STC has insured the leased premises against fire etc. However, the tenderer will ensure insurance of the stocks held in storage area. The STC is in no way responsible for the safety of the stocks and the tenderer will have to arrange his own security.

11. The tenderer should pay the electricity charges and the water charges in respect of the leased premises as per the meter reading to the respective authorities.

12. The STC shall pay ground rent, property tax, etc., payable in respect of demised premises and the tenderer shall not be liable for the same. However, if there is any hike in the ground rent, property tax, etc., payable by the STC in respect of demised premises during the currency of the agreement, the same will be passed on to the tenderer.

13. The stamp duty and any expenditure involved preparing/ executing lease agreement etc, will be borne by the tenderer.

14. The tenderer shall use the premises only for providing storage/warehousing purpose for their stores. The tenderer shall always maintain the premises in neat and habitable condition.

15. The tenderer shall not store inflammable, combustible or explosive substances in the godown areas.

16. The tenderer shall not have the right to sub-lease the demised storage premises either in part or in whole. The tenderer shall not keep the goods of others, other than goods relating to their business.

17. The tenderer shall not make any additions or alterations either structural or otherwise to the demised premises or even a portion thereof.

18. The tenderer agrees to maintain the demised premises in the same condition in which it is handed over by STC. The tenderer shall use only tyre-mounted machineries for carrying out operations in the premises. Repairs necessitated due to the negligence of the tenderer occupying the demised premises or their staff or labour or transport contractors etc., shall be to the account of tenderer only and it has to be made good immediately in its original form by the tenderer.

19. During the currency of the lease agreement either of the parties to the agreement shall have the right to terminate the agreement by giving three calendar months notice in advance in writing to the other party.

20. The STC or its authorized agent shall be entitled to inspect the premises at all reasonable times.

21. The STC reserves the right to have lien on the goods stored by the Party in the event of default in payment of rent, other charges and repairs to damage caused due to operations of the tenderer.

22. For inspection of area available on lease the tenderer may contact Shri N. Sarat Babu, Dy. General Manager, STC of India Ltd., 5th Floor, Mogul's Court, Basheerbagh, Hyderabad- 500 001 (Tel. No. 040-23296029, 9030000392).

23. STC reserves the right to accept or reject the tender without assigning any reason.

24. The tender form can be taken from our office during office hours at a cost of Rs.500/- cash from the undersigned or may be downloaded from STC website [www.stc.gov.in](http://www.stc.gov.in) & [www.tenders.gov.in](http://www.tenders.gov.in). The download form should be accompanied with a DD/Pay Order/ Banker's cheque of Rs.500/- in favour of STC of India Ltd.,

( Ms. Chandana Singh )  
Branch Manager

TENDER FORM NO.-----

**TENDER NOTICE NO.:STC/OPEN AREA/KAKINADA/LEASE**

THE STATE TRADING CORPORATION OF INDIA LIMITED  
(A Government of India Undertaking)  
5<sup>TH</sup> FLOOR, MOGULS COURT  
BASHEERBAGH  
HYDERABAD – 500 001

**TENDER FOR TAKING ON LEASE THE COVERED & OPEN STORAGE AREAS IN  
KAKINADA PORT**

Dated-----2013

I/We/M/s. -----  
an individual/ proprietary business/ partnership firm registered with the Register of Firms/Companies registered under the companies Act, through Shri/Smt-----  
------(sole proprietor/partner or authorized representative for the Tenderer)  
having read, understood and accepted the terms and conditions mentioned in the Tender Notice No: STC/STORAGE SPACE/KAKINADA(A.P.)/LEASE hereby submit the tender for taking on lease Covered area of 43,159 Sq. Ft. and Open storage area of 1,23,102 Sq. Ft. at Kakinada (A.P.) at a price quoted below and to hold the offer open for 90 days for your acceptance from the date of closing of the said tender.

I/We agree that in the event of any dispute or difference arising under or out of relating to this tender, the decision of the STC shall be final and binding on me/us.

- a) Rent offered: Rs. ----- (Rupees-----only)  
per Sq.Ft. per month for Covered area (43,159 Sq. Ft.).
- b) Rent offered: Rs. ----- (Rupees-----only)  
per Sq.Ft. per month for Open storage area (1,23,102 Sq. Ft.)

SIGNATURE  
(Proprietor/partner/Authorized representative)

Contd.....2/-

NAME & COMPLETE ADDRESS (IN BLOCK LETTERS)

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\_\_\_\_\_

\_\_\_\_\_

PIN CODE NO: \_\_\_\_\_

Tel.Nos.

OFFICE: \_\_\_\_\_

RESIDENCE: \_\_\_\_\_

CELL: \_\_\_\_\_

FAX NO.: \_\_\_\_\_

E-mail: \_\_\_\_\_

To

The Branch Manager,  
The STC of India Ltd.,  
5<sup>th</sup> Floor, Moguls Court,  
Basheerbagh,  
Hyderabad – 500 001

Note: Word(s) not applicable may be struck out