



CUTTACK DEVELOPMENT AUTHORITY

ARUNODAYA BHAWAN, LINK ROAD, CUTTACK-12

E-MAIL – cda.cuttack@nic.in

No: 12704/CDA/Dt.21.11.2023

**AUCTION TO RENT OUT PREMISES FOR WASH BAY on
“AS IS WHERE IS BASIS”
AT CUTTACK NETAJI BUS TERMINAL (CNBT), CUTTACK, ODISHA**

Cuttack Development Authority (CDA) invites applications for renting out the premises in CNBT, Cuttack on “as is where is basis” exclusively for Wash Bay through highest upfront payment.

Sl. No.	Location	Approx. Area (Sq. ft)
1.	Inside CNBT	600

Interested applicants may apply in the prescribed proforma through registered post/speed post/courier/Hand Delivery only to the **Secretary, CDA, Arunodaya Bhawan, Link Road, Cuttack-12** superscribing the envelop in bold letters “**Application for renting out premises for Wash Bay in CNBT, Cuttack**” along with Demand Draft/ Banker’s Cheque drawn in favour of “**Cuttack Development Authority**” payable at Cuttack towards interest free Bid Security of Rs 5,000 (Rupees Five Thousand only) on or before **07/12/2023** by 3.00 PM. The bid will be opened on **07/12/2023** at 4.00 PM in the Conference Hall of CDA in presence of the bidders or their authorized representatives. Applications without bid security will be out rightly rejected. The bidder quoting the highest price will be selected as the “successful bidder”. Multiple bids/proposals shall not be accepted from single bidder. The successful/ highest bidder will be awarded contract initially for a period of 10 years with 10 percent rental escalation after completion of every 3 years. The contract may be renewed further on mutually agreed terms and conditions. The successful/ highest bidder shall be required to deposit 2 (two) months advance license fee and security deposit of 3 (Three) months license fee in advance in shape of Demand Draft payable at Cuttack within 15 (fifteen) days from the date of issue of provisional allotment letter. In case of successful bidder, bid security shall be adjusted towards security deposit. Failure to deposit the amount within the prescribed time shall render the bid invalid and the bid security/security deposit will be forfeited. Terms and conditions mentioned in the agreement will be final for the successful bidder. Incomplete or conditional applications and applications received beyond the stipulated date and time shall be summarily rejected. *Cuttack Development Authority reserves right to accept or reject any application and to annul the selection process at any time, without incurring any liability and without assigning any reason thereof.*

The detailed terms & conditions and application form can be downloaded from official website of Cuttack Development Authority i.e. <https://cdacuttack.nic.in/>

**Secretary,
Cuttack Development Authority**

TERMS AND CONDITIONS OF THE BROCHURE

1. A bidder can be an Individual or Proprietor or Company or Partnership Firm registered under relevant acts supporting identity documents need to be submitted.

2. TERM (RENTAL PERIOD)

The initial term shall be for 10 years from signing of agreement which shall be renewed further annually on mutually agreed terms and conditions with first right of refusal with Cuttack Development Authority.

3. PURPOSE OF THE AGREEMENT

The bidder shall use the premises for Wash Bay purpose only and not limited to repair of tyres/bus, puncture services etc. and shall not sublet any part or whole of the schedule premises nor use it for any other purposes. The successful bidder to hire a civil engineer personnel for technical assistance.

4. LICENSE/RENT AND MODE OF PAYMENT

The bidder shall pay monthly lumpsum rental/license payment. Monthly reserve price is Rs. 12,000. Bidder has to quote above the reserve price. Any increase or decrease on area during handover then the monthly license fee shall be amended on prorata basis.

Apart from the above captioned monthly license/rent the selected bidder shall pay **GST and any other taxes etc.**

The rental payment as described above is payable monthly in advance, by the 10th day of the relevant English Calendar Month. All statutory approvals related to running/operationalization of Wash Bay is the responsibility of the selected bidder.

5. ENHANCEMENT

The monthly rent shall increase by 10% after completion of every 3 years.

6. BID SECURITY & TENDER COST

An interest free refundable deposit of **INR 5,000.00** (Rupees Five Thousand only) in shape of Demand Draft/ Banker's Cheque drawn in favour of "**Cuttack Development Authority**" payable at Cuttack shall be submitted by all the participating bidders. Bid security of unsuccessful bidders shall be returned within 30 days of signing of agreement with successful bidder. The bidder needs to pay non-refundable tender cost of Rs. 1,000 (Rupees One Thousand Only) in favour of "**Cuttack Development Authority**" payable at Cuttack.

7. SECURITY DEPOSIT

An interest free refundable deposit equivalent to 3 months' rent, will be paid by the successful bidder as "**Security Deposit**" in the form of demand draft in favour of "**Cuttack Development Authority**" payable at Cuttack. This Security Deposit without interest shall be returned forthwith by CDA after adjusting the dues (if any), payable at the time of surrender of vacant possession of the schedule premises.

In case the successful bidder proposes to vacant the premises within 3 months from signing of agreement on giving **TERMINATION NOTICES**, an amount equivalent to two (2) months' rent shall be forfeited by the CDA, from the security deposit.

8. NON-PAYMENT OF RENT

If the rental payment as set forth above or any part thereof shall remain unpaid for a period of One English calendar month after the days set forth above appointed for payment, it shall be lawful for CDA to re-enter and take possession of the scheduled premises without prejudice to any claim which either of the parties hereto may have against the others in respect of any breach, non-performance or non-observance of any of the covenants and conditions herein contained.

The security deposit would be adjusted by CDA for any dues in such an event. The CDA would return the remaining amount (if any) to the successful bidder.

9. PAYMENTS OF UTILITY CHARGES

Successful bidder shall pay all the charges related to the electricity, if any, to the concerned authorities in time with effect from taking possession of the schedule premises. If CDA pays any charges for the above during the subsistence of the agreement for the relevant period, CDA shall deduct or charge the same from successful bidder. The bidder at his/her own cost procure electricity and/or water connection to the Wash Bay space.

10. CONSTRUCTION AND MAINTENANCE OF PREMISES

Successful bidder shall construct the structure and maintain the premises in good, working and useable condition at all times and replace such items as may be broken or lost at their own cost.

11. REPAIRS

Any repairs on the earmarked space shall be carried out by the successful at its own cost.

12. ALTERATIONS

Successful bidder shall not make any structural additions, alterations, changes in fixtures and fittings if any, in or to the said premises without obtaining the written consent of CDA.

13. RIGHT OF ENTRY

Successful bidder shall permit CDA or his authorized representatives to inspect the schedule premises and carry out repairs at reasonable times as and when necessary, provided an advance notice of at least 24 hours is given to the successful bidder.

14. TERMINATION AND NOTICES

Notwithstanding what is stated above, the executed agreement is terminable by both Party by giving 2 (two) English Calendar Months' notice in writing to CDA each other.

15. DISPUTE RESOLUTION

Any dispute arising between the CDA and the successful bidder pertaining to this agreement is subject to the civil court jurisdiction of Cuttack.

16. PEACEFUL POSSESSION

CDA hereby covenants with successful bidder that on successful bidder paying the security deposit and rental payment as set forth above, hereby reserved and performing and observing covenants and conditions herein contained shall peacefully and quietly hold, possess and enjoy the said premises during the said contract period.

The successful bidder agrees to abide by all the rules and regulations of the society association. The successful bidder agrees to pay any breakage/damage of common amenities directly to the society association if there is a complaint from the society association.

The successful bidder agrees to pay the legal cost for the preparation and execution of rental agreement.

APPLICATION FORM

- 1. Name:
- 2. Father's/Husband Name:
- 3. Date of Birth:
- 4. Present Address:
- 5. Permanent Address:
- 6. Phone No:Mobile No:
- 7. Email Id:
- 8. Permanent Account Number/ TAN (Company/Firm etc.):
(Copy of PAN/TAN of the applicant is to be enclosed)
- 9. Aadhar Number:
- 10. Nominee's name with address:
- 11. Details of Bid Security paid:
- 12. Primary purpose of use:
- 13. Secondary purpose of use:
- 14. Monthly Lumpsum Quoted Price (in rs.):
(in both figures & words respectively)



I do hereby undertake to abide by all the terms & conditions of the advertisement prescribed by CDA for this scheme.

Signature of the Applicant

Date:

Place: