

BHARAT ELECTRONICS LIMITED
(A Government Of India Enterprise, Ministry Of Defence)
Jalahalli Post, Bengaluru - 560 013, INDIA

INVITATION FOR TENDER

**APPLICATION FOR RENTING OUT OF
BEL VEGETARIAN FAST FOOD
RESTAURANT**

**LAST DATE & TIME FOR OFFER
SUBMISSION**

23.09.2020 @ 14.00 HRS

Application Inviting Authority,

**Manager (MM/ES),
Engineering Services,
Bharat Electronics
Limited,
Jalahalli, Bangalore.
P: (080) 22195534/5048**



BHARAT ELECTRONICS LIMITED

(A Government Of India Enterprise, Ministry Of Defence)

Jalahalli Post, Bengaluru - 560 013, INDIA

(ES-Purchase)

Phone: **(080) 22195534/5048**

E-mail: pures@bel.co.in

Web: www.bel-india.in

TENDER NOTICE
(INVITATION TO THE TENDER)

Date: 05.09.2020

Bharat Electronics Limited, a Navratna Public Sector Unit headquartered at Bangalore is inviting applications from the eligible parties who are in the similar field of business for "**Renting out Vegetarian Fast Food Restaurant of BEL**" located at BEL Market, Opposite to SBI-Jalahalli Branch. The tenure of license agreement is initially for a period of 5 (Five) years with additional 1(One) year extension on mutual consent based on the performance and credibility of **Highest Quoted Bidder**. The Details of the premises, Pre-Qualification Eligibility criteria's, Terms and Conditions for the proposed Fast Food Restaurant are detailed below,

A. Details of the Premises offered for Rent,

Sl. No	PARTICULARS	DETAILS
1.	Premises available for Monthly Rent	Shop Nos. S-17, S-18, S-23 & S-24 (Refer Annx-1 for more details)
2.	Address of the premises	BEL Market, Opposite to State Bank of India, Jalahalli Branch
3.	Electricity and Water Charges	Charges as per actual consumption to be paid by the agency i.e., H1 Bidder.
5.	Licence Period	The License agreement will be for a period of 5 Years (60 Months), however the same will be renewed with 5% escalation every 11 Months based on performance and credibility of H1 (Highest Quoted) Bidder.
6.	Rent paid in favor of	M/s. Bharat Electronics Limited, Jalahalli post, Bangalore-560013 through DD or through Online before 10 th of every month.

Note: The agency may visit the premises before submitting Application / Quotation.

B. Eligibility Criteria

The agency who is willing to participate in the tender should meet the following PQ criteria's:-

SI. No.	PQ Eligibility Criteria
1.	The agency shall have Minimum 2 Years of Experience in the field of Hotel / Restaurant / Fast Food Business. Note: As a Proof the agency has to furnish last 2 Years valid Trade License Certificate.
2.	The agency shall furnish an attested copy of Valid License Issued by Food Safety and Standards Authority of India (FSSAI).
3.	The agency shall furnish an attested copy of Valid Trade License
4.	The agency shall furnish an attested copy of GST Certificate.
5.	The agency shall furnish an attested copy of Permanent Account Number (PAN).

C. Terms and Conditions of Tender

The applications are invited on TWO COVER BID SYSTEM, The bidders are required to submit both the Covers i.e., **COVER-1** (MEANT FOR TENDER APPLICATION AND PQ DOCUMENTS) and **COVER-2** (PRICE BID) in a Tamper proof sealed envelope) Super scribing COVER-1 and COVER-2. The Details of documents need to be in Cover-1 and Cover-2 are as follows,

COVER-1 (Tender Application with PQ Documents)

1. Duly Filled, Sealed and Signed Tender Application as per Annexure-2.
2. Copy of valid Trade License Certificate proving minimum 2 Years of Experience in the field of Hotel / Restaurant / Fast Food Business.
3. Copy of Valid License Issued by Food Safety and Standards Authority of India (FSSAI).
4. Attested copy of Valid Trade License
5. Attested copy of GST Certificate.
6. Attested copy of Permanent Account Number (PAN)
7. BEL terms and Condition for License Agreement in plain white sheet as per Annexure-3

Note:

1. **Price Details if enclosed in Cover-1 is liable for Rejection.**
2. **The successful H1 (Highest 1) Bidder shall enter into license agreement as per Annexure-3 in Rs. 100/- Stamp Paper.**

COVER -2 (Price Bid / Quotation)

1. Price bid / Quotation
(As per template enclosed at Annx-3)

Evaluation of Price Offer

1. Whosoever meet the eligibility criteria (COVER-1) as per tender conditions only, will be considered for opening of price bid (COVER-2)
2. The Successful Bidder will be arrived considering HIGHER INCOME TO THE COMPANY i.e., the license agreement will be entered with the Highest (H1) bidder **considering for all the shops i.e., Shop No.S-17, S-18, S-23 & S-24.**

Submission of Application with relevant Eligibility Documents.

Both Covers under 1 (one) Envelope shall be submitted manually (or) through registered / Speed post reaching to the address below within the stipulated date and time i.e., **23.09.2020** at **14.00 Hrs.**

**Manager (MM/ES),
Engineering Services,
Bharat Electronics Limited,
Jalahalli Post,
Bangalore - 560 013.
P:080-2219 5534/ 5048**

Note: The Incomplete application, applications received after the due date and time, Conditional application and Canvassing of application in any form will entail disqualification / rejection.

Thanking you,

For BHARAT ELECTRONICS LIMITED,

Sd/-

Mithun S

Manager (MM/ ES)

P: 080-22195048 / 5534

ANNEXURE-1

DETAILS OF PREMISES:

Sl. No:	PREMISES	AREA
1.	Shop No.-17	Apprx.10 Sq.Ft each
2.	Shop No.-18	
3.	Shop No.-23	
4.	Shop No.-24	

LOCATION:

Google Coordinate: Apprx. to 13.05, 77.55



ANNEXURE-2

APPLICATION FOR PRE-QUALIFICATION OF AGENCIES FOR ALLOTMENT OF FAST FOOD RESTAURANT IN BEL MARKET AREA.

SL. NO.	DETAILS	TO BE FILLED BY THE AGENCY ONLY
1	Name of the Agency/Hotel/Restaurant	
2	Address	
3	Name of the Authorised Contact Person.	
4	Phone No.	
5	E-mail id	
6	Type of establishment (Proprietorship / private/Limited/LLP/etc.)	
7	Number of years of service in the field of Hotel/Restaurant business. (Please furnish the minimum last 2 years Trade License Certificate along with the profile)	No..... Valid Up to
8	FSSAI Licence Number and Validity (Attested copy of the same shall be submitted)	No..... Valid Up to
9	Trade Licence Number and Validity (Attested copy of the same shall be submitted)	No..... Valid Up to
10	GST Registration Number (Attested copy of the same shall be submitted)	GST No.....
11	PAN Number (Attested copy of the same shall be submitted)	PAN No.....
12	BEL Terms and Condition for tenant. Concurrence as per Annexure-3 in plain white paper with seal and sign.	

SIGNATURE AND SEAL OF THE AUTHORISED PERSON
ANNEXURE-3

LICENSE AGREEMENT

This License Agreement is entered into on this at Bangalore between M/s.Bharat Electronics Limited, having its Registered Office at Nagavara, Outer Ring Road, Bangalore - 560 045 (hereinafter referred to as the Company which expression where the context so admits shall include its successors-in-interest) assigns of the **ONE PART** and M/s....., a having its registered Office at (hereinafter called 'Licensee' which expression where the context so admits shall include his legal heirs, representatives, attorneys, assigns of the other part) represented by its authorized signatory andSri..... aged aboutyears for Shop Nos.S-17, S-18, S-23 and S-24 at new BEL Shopping Complex, Jalahalli Post, Bangalore-13

Contd.....2.

WHEREAS THE LICENSEE has become H1 bidder subsequent to tendering for leasing the premises / shops (more fully described in the Schedule below and hereafter referred to as 'SCHEDULE PREMISES' belonging to the BEL for which the BEL has agreed to allot subject to the following terms & conditions mutually agreed to between the parties that, the allotted Premises Shop No.S-17,S-18, S-23 &S-24 at BEL Market is for running business; **Veg Fast Food Restaurant**.

1. The Period of License shall be 11 months with effect from to
2. The Licensee shall pay the monthly rent of **Rs..... for the above said period** on or before 10th of each calendar month.
3. Apart from the payment of License Fee as agreed above, the licensee shall also pay an **additional conservancy charges @ 10%** of the License Fee in force at the time of billing.
4. **Electricity charges** shall be paid directly to BESCO as per bills metered by them.
5. **Water supply charges** shall be paid extra as per the actual billing by Company.
6. The Licensee **shall pay interest free Security Deposit (SD)** equivalent to 6 months of initial license fee in advance, before entering in to license agreement. The SD paid by the licensee will be returned back after completion of license period without any interest on it.
7. If any default is committed by the licensee in payment of the license fee, conservancy charges, water and electricity charges for two consecutive months, the licensee shall be deemed to be an unauthorized occupant and shall make himself liable for eviction as per the provisions of the Public Premises (Eviction of Unauthorized Occupant) Act, 1971. Further, a penal interest @ 18% p.a. will be collected on the due amount, if the payment is not effected within the due date.
8. The schedule premises are allotted for the purpose of running **Veg Fast Food Restaurant**. The Licensee shall have the right to make use of the Shop premises only for the purpose of the business stipulated by BEL in respect of the said shop. The Licensee shall not have right to do any other business in the said shop without the written consent of Company. It is made clear that the Licensee shall not have exclusive possession to the shop.
9. The Licensee should apply at least one month in advance if he desires to renew the license before the expiry date of the existing license period for the consideration of

Contd.....3

Company. The Company will have full right / authority to renew or not to renew with or without revised conditions.

10. It shall be the responsibility of the Licensee to have valid license or permission under any law governing the trading activities including the Karnataka shops and Commercial Establishments Act and shall adhere to all the terms & conditions mentioned therein and the laid down terms & conditions shall be treated as Terms & Conditions of the License.
 11. The Licensee shall bear all the charges in respect of the said shop including Electricity, water supply and Conservancy charges.
 12. During the period of License, the Licensee shall not affect any changes in the structure of the shop temporary or permanent in nature without written permission of the Company. The furniture and other equipments to be brought into the shop by Licensee shall be subject to the approval of the Company.
 13. The Licensee shall keep the shop premises in good condition and shall not cause any damage of whatever nature during the period of license. If the Licensee fails to do so, he shall be liable for all the damages, which may be caused to the shop, and Licensee shall compensate to make good the damages.
 14. The Licensee shall keep the shop and its premises in clean and tidy condition. The Licensee shall not sublet the premises or permit or alienate the shop to anyone else.
 15. The Licensee is not entitled to permit or take partner in any form to carry on the business in the above-allotted premises.
 16. The Company within its right is entitled to send its representatives to visit the shop and inspect at any time of day in order to satisfy himself as to the fulfillment of the conditions of license and the Licensee shall co-operate to enable the said representative to carry out his duties.
 17. The Licensee is liable to be terminated for breach of any of the conditions mentioned above with one month's notice and even otherwise the License is liable to be terminated with three month's notice on either side. In such an event, the licensee is entitled to take away the furniture or the equipments belonging to the licensee from the shop in the presence of the Company representatives after making good any liability of the Licensee to the Company whatsoever in respect of the shop.
- Contd.....4.
18. The License is to be renewed every year with 5% increase in License fee compounded + 10% conservancy charges on the increased License Fee.

Shop. No. S-17, S-18, S-23 & S-24 in Bharat Electronics New Shopping Complex at Jahahalli and bounded by.

North By : Road

East By : Road

South By : Road

West by : Shop No.S-16 & S-22

In Witness Whereof the BEL represented by Deputy General Manager (Township Administration) and Licensee have affixed their signature hereunder on this day of

For M/s.

For Bharat Electronics Ltd.,

Signature

Signature

Witness 1

Witness 1

Witness 2

Witness 2

ANNEXURE-4

PRICE BID / QUOTATION

SI.No.	AVAILABLE PREMISES	PRICE PER MONTH (A)	TAX (B)	TOTAL (A+B)
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1.	Shop No.-17			
2.	Shop No.-18			
3.	Shop No.-23			
4.	Shop No.-24			
GRAND TOTAL				

Note: Monthly rate shall be quoted by considering all the shops for the first year period of 11 months, later on the agreement will be renewed with an escalation of 5% every 11 months based on the performance and mutual consent up to a period of 5 (five) years.

The Quoted Price is: (Tick mark (✓) the appropriate One)

1. Inclusive of GST

2. GST @ _____ % Extra

I _____ in behalf of M/s. _____
confirm that, I understood the rental procedures, Terms and Conditions of the tender and I'm aware that the premises will be offered to the Highest Quoted agency by BEL.

SEAL AND SIGNATURE OF THE AUTHORIZED
