

**ORDNANCE EQUIPMENT FACTORY
(A UNIT OF TROOP COMFORTS LIMITED)
PHOOLBAGH, KANPUR (UP) -208001
GOVT OF INDIA ENTERPRISES, MINISTRY OF DEFENCE**

No. OEF/ Y&E/RFP/Unutilized Assets

Date: 05/12/2022

Sub:- RFP to run “Any Legal Business” in available unutilized Assets of OEF Estate situated in Cantonment Area, Kanpur, Uttar Pradesh.

Sealed covered RFP are invited from eligible Businessman/Company/Agency/Organisation (hereinafter referred to as the “Firm”) to run “Any Legal Business” in available unutilized Assets of OEF Estate situated in Cantonment Area, Kanpur, Uttar Pradesh. The details are given below:

OVERVIEW-Table No.-01

Asset No.	Location/Area	Short Details of Assets	Total Area (Sq.ft.)
1	Golf Course Colony, Near Golf Course Ground, Cantt. Kanpur	8 Rooms, 1 Toilet and Remaining area is open.	1238.71
2	Golf Course Colony, Near Golf Course Ground, Cantt. Kanpur.	8 Rooms, 6 Toilets and remaining area is open having Road & Park.	1756.02
3	Larmour Bagh Colony, Near Cantt. Board Office, Cantt. Kanpur.	Double Story Building having Ground Floor Rooms-16 Nos., 1st Floor Rooms -14 Nos., Toilets and Remaining area is open and having concrete floor.	11931.69
4	Opposite Ordnance Club, Cantt. Kanpur	04 Rooms, 1 Hall, 5 Toilet & Bathrooms and Remaining area is open and having concrete floor.	4635.16
5	Chetan Ground (Situated at the Bank of River Ganga)	Open Area One side open at new Bridge Shuklaganj	60283.49

DETAILS OF THE FIRM: Table No. -02

a)	Name of the Participant	
b)	Complete Address	
c)	Nature of Business	
d)	Ownership Status	
e)	Registrations available with Govt Agencies: (Please mention Registration No., date & enclose the Certificate):	1. 2. 3. 4.
f)	Average Turnover for last 03 Years/Balance	

	Sheet of last 03 Years(if applicable)	
g)	PAN/TAN/CIN/GST (Enclose the certificate copy)	
h)	Name of Contact Person details	Name: Phone/Mob No: Email: Whatsapp No:

LIST FOR ENCLOSURES: Table No. -03

i.	Copy of Registration with Govt Agencies (If any)	
ii.	Copy of PAN/TAN/CIN/GST	
iii.	An undertaking that firm is not debarred/blacklisted by any Government Organisation/Department.	
iv.	Copy of details of Domestic supply orders executed with any Govt./Pvt agency (If Any)	

DETAILS OF BUSINESS TO BE EXECUTED BY THE PARTICIPANT:Table No. -04

Asset Number (From Table No.01)	Desired Period for Temporary Allotment	Nature of Business (To be run in this unutilized Asset)	Duration of working hours	No. of Person engaged during period of working

GENERAL TERMS AND CONDITIONS

1. Last date for submission of RFP is 29.12.2022 at 17.00 Hrs at OEFC Gate Office. The RFP opening will be held on 02.01.2023 at 14.30 Hrs.
2. RFP shall remain valid up to 90 days from the date of its opening.
3. Participants have to submit an Undertaking that He/His firm is not debarred/Blacklisted by any Government Organisation/Department/PSU/DPSU.
4. Participants have to submit copy of details of domestic Supply orders executed with any Govt./Pvt. Agency.
5. Areas shown in above Table No.01 are unutilized Assets for Factory. However Firm should visit All Unutilized assets so that actual area of assets and conditions of building can be seen before submitting RFP. Any legal Business may be permitted to run in above areas subjected to the fulfillment of Terms and Conditions of RFP.
6. OEF, Kanpur on behalf of TCL HQ has right to verify and check legal aspects of permitted business at any time after temporary allotment of particular unutilized Asset.

7. In case of violation of any legal term and condition of agreement or notice any objectionable activity agreement will be cancelled immediately without showing any reason for the same.
8. TCL reserves the right to seek additional information from participating firms, including detailed presentation of their proposal.
9. TCL reserve the right, solely at its discretion to modify or issue another RFP at a later date without assigning any reason whatsoever.
10. This RFP is invited without any commitment whatsoever at this stage.
11. a) The firm submitting RFP must be a reputed company/firm and must be having 03 years experience in business for which RFP is being submitted.
b) RFP must be attached with an Earnest Money Deposit (EMD) of amount equivalent to 12 months' rent quoted against any asset. If firm is participating in more than one assets then highest amount equivalent to 12 months rent of any asset will be treated as EMD amount in the form of FDR or TDR of any scheduled Bank in favour of "The General Manager, Ordnance Equipment Factory, Kanpur." Any RFP not accompanied by the EMD shall be summarily rejected. Check/DD in place of FDR/TDR shall also not be entertained.
c) The firm should submit the relevant documents of company and valid certificate of registration of such works from competent Authority. Apart from this firm must attach GST/GSTIN registration certificate, Income tax registration certificate/PAN No., Proof of Experience and other statutory registration/licences, if any.
12. General Manager will be the Accepting Officer here in after referred to such for the purpose of this RFP.
13. The submission of RFP by the vendor implies that he has read this notice and the conditions of the contract and has made himself aware of the Map and Actual area of All unutilized assets.
14. The EMD must be valid for 06 months from the date of submission of RFP. The EMD of the successful firm will be liable to be forfeited as liquidated damages in the event of any evasion, refusal or delay on its part in signing the agreement after the acceptance of its RFP.
15. The EMD of the firm who withdraws its RFP in breach of conditions in RFP documents will also be liable to forfeiture.
16. The EMD of unsuccessful firm shall be refundable to them after completion of the RFP acceptance process. However, the same may be refunded after 30 days from the last date of submission of RFP subject to the written request made in this behalf by the respective firm having submitted the RFP.
17. The licensing period for All Unutilized Assets is for **10 years** only with **10% Annual hike** in Rent.
18. License rent will be fixed on the basis of highest bid through the competitive tender.
19. Prospective bidders are required to furnish the Rental charges per month for licensing of Asset No as mentioned in Table No.-01. in the format attached in **Annexure "B"**, and drop in the tender box placed in the Main gate at Ordnance Equipment Factory, Phoolbagh, Kanpur (OEFC).
20. The highest bidder should not sublet the license of defence company land for running any legal Business to anybody, if done, suitable action against firm shall be taken as per Company policy/decision.
21. The firm should indicate the rates in figures and words in the appropriate columns, in case of any mismatch rate mentioned in words will be preferred.
22. The highest bidder should submit Layout plan for renovation and maintenance work for approval from General Manager/OEFC. Firm should start renovation work immediately

after GM approval. The maximum permissible period of renovation and maintenance work in any Asset is 120 days only from the approval date of contract and Monthly rental charges will be applicable from the time the land is made available for Business.

- 23.** The successful bidder shall abide by the General condition of MOD L.No.F.11026/1/2005/D(Lands), Dated.26.02.2018 and its amendments from time to time subject of revised policy.
- 24.** The successful bidder shall abide by the G.O. of U.P. Govt. as well as Govt. of India issued on the subject time to time.
- 25.** The successful bidder shall abide by all standard rules and regulations regarding the Business requested to run by the Govt. of India, the terms and conditions issued by the concern Regulatory Authority of India.
- 26.** The successful bidder shall abide with the provisions of the policy of Jurisdictional Municipal Corporation or any other local/state/central Govt. authority related to Any legal Business to be run in any Assets as mentioned in Table No.-01.
- 27.** The successful bidder to pay the Monthly Rental Charges and Electricity charges on or before the 15th day of each consecutive month.

(FOR COMPANY/SEAL)

**For General Manager
OEFC**

Annexure- 'A'

SPECIAL CONDITIONS

1. Conditions for working: The firm shall note that this work is within the prohibited area, they and their labourers shall have to abide by the discipline and control of the Ordnance Equipment Factory, Cantt, Kanpur authorities in so far as working hours and general discipline are concerned. Before commencement of Contract, Firm shall contact to the General Manager or His authorized representative to obtain all information concerning the restrictions, passes required etc. and shall allow for in his qualification for working under such conditions.
2. The firm shall be responsible for good behaviour and conduct of workmen employed and will be liable to pay for all damages, if any, caused to Government property/articles by workmen. His/her workers should not cause any inconvenience to employees/residents of OEF Estate by way of working.
3. Breakages during the course of the execution of work or any damages that may be caused finally or otherwise to Government property will be made good by the firm or otherwise it will be chargeable to the account of the Firm.
4. The supervisors and labourers employed by the firm are liable to be searched by the Security staff while entering/leaving cantonment area/OEF Estate area. The contractor should exercise full control over his personnel and take all necessary safety measures during working in temporarily allotted Assets.
5. For any injury caused to the staff and labourers employed by the firm, the firm himself will be liable to pay compensation or indemnity by him and the management of Ordnance Equipment Factory Kanpur will not be responsible in this regard to whom so ever concern.
6. The firm shall ensure the safety of his workmen those who are working at higher level i.e. more than 3M height from the ground level. The firm should submit the necessary insurance coverage before starting of his job and must obtain work permit to work on height.
7. Necessary work permit system shall be followed as required.
8. The GM/OEFC reserves the right to terminate the contract at any time without assigning any reasons.
9. Ordnance Equipment Factory, Kanpur will not be responsible for damages of firm property or materials due to natural calamity.
10. The firm shall engage licensed electrical trade man under the guidance of electrical supervisor for electrical work.
12. Income tax, commercial tax, BOCW Cess, GST wherever applicable will be paid / deposited by the firm as per the Government rules from time to time.
14. The maintenance and renovation of Asset and periodical service are the responsibility of the Firm not by the Ordnance Equipment Factory, Kanpur.
15. The Location plan/Dimension of Unutilized assets mentioned in RFP.
16. Each and every page of RFP must be sealed and signed by the firm or competent person authorised by the firm.

Financial Details

Sub:- RFP to run “Any Legal Business” in available unutilized Assets of OEF Estate situated in Cantonment Area, Kanpur, Uttar Pradesh.

Asset No.(As per Table No.-01)	RENT/MONTH (Including GST) (Rs.)
1	
2	
3	
4	
5	

Note: 1. Rent quoted should include GST whichever applicable.
2. Amount must be written in figure and words both.
3. H-1 will be decided on the basis of highest rent/rate quoted for the mentioned locations by the firm.

DATE: . . .2022

(Signature of Authorised Representative)
Seal of company)