



Expression of Interest (EOI) for Operation and Management of ITI Shops on Lease cum Rental basis

Ref: ITI/BGP/HR/S/007/2024/4

Date: 12/12/2024

ITI LIMITED

HR-Township Administration Department.

ITI Limited, Bangalore Plant, Dooravani Nagar, KR Puram, Bangalore 560016

Website: www.itiltd.in

I. INTRODUCTION OF ITI LIMITED

Expression of Interest (EOI) for Operation and Management of ITI Shops on Lease cum Rental basis

ITI Limited, a Public Sector Undertaking under the Department of Telecommunications, Ministry of Communications, is a leading Telecom equipment manufacturer and solution provider in India. The major customers are BSNL, BBNL, MTNL, Defense, Paramilitary forces, Railways, Banks, Central & State Govt. departments, Institutions and research organizations like ISRO.

ITI Limited caters to core sectors like telecommunications and information technology, ICT, Networking, e-Governance etc. The company has manufacturing facilities in Bengaluru, Naini, Rae Bareli, Mankapur and Palakkad along with an R&D Centre in Bengaluru. ITI has diversified its operation and has been executing projects in the field of Smart Infrastructure (Smart Cities, Safe Cities, Smart Energy Meters, Smart Classrooms, Smart Poles etc.), Bharat Net etc. ITI has been executing projects in latest technologies like GPON, OLT, ONT, OFC, HDPE etc.

Offer: We are pleased to invite proposals from eligible bidders for the lease of up to 43 shops and land located in both the A and B areas of the township. The lease will be granted through a competitive bidding process based on the highest bidder selected through an Expression of Interest (EOI) process. The details of the shops leasing out is tabulated below:

II. ITI SHOPS IN ITI TOWNSHIP

Sl. No	HR Ref. No	Shop No	Area Sqft.	Area	Location	Type of Structure	Market Rental Rate per Sq. ft. Per Month [as per FRAC 2023]	Base Market rate 2024 [as per FRAC 2023]
1	WL-08	Shop No.08	70	'A'	5th Radial Road	ACC	48.24	3376.8
2	WL-10	Shop No.02	178	'B'	'B' Area	RCC	52.6	9362.8
3	WL-11	Shop No.03	259	'B'	'B' Area	RCC	52.6	13623.4
4	WL-12	Shop No.04	178	'B'	'B' Area	RCC	52.6	9362.8
5	WL-13	Shop No.01	180	'A'	East Circle Building	RCC	52.6	9468
6	WL-17	Shop No.05	301	'A'	East Circle Building	RCC	52.6	15832.6
7	WL-19	Shop No.07	180	'A'	East Circle Building	RCC	52.6	9468
8	WL-22	Shop No.10	300	'A'	East Circle Building	RCC	52.6	15780
9	WL-25	Shop No.13	290	'A'	East Circle Building	RCC	52.6	15254
10	WL-38	Shop No.15	270	'A'	North Circle Building	RCC	52.6	14202
11	WL-44	Shop No.21	128	'A'	North Circle Building	RCC	52.6	6732.8
12	WL-50	Shop No.27	70	'A'	North Circle Building	ACC	48.24	3376.8
13	WL-54	Shop No.31	70	'A'	North Circle Building	ACC	48.24	3376.8
14	WL-58	Shop No.35	70	'A'	North Circle Building	ACC	48.24	3376.8
15	WL-59	Shop No.36	70	'A'	North Circle Building	ACC	48.24	3376.8
16	WL-61	Shop No.38	70	'A'	North Circle Building	ACC	48.24	3376.8
17	WL-63	Shop No.40	70	'A'	North Circle Building	ACC	48.24	3376.8
18	WL-64	Shop No.41	70	'A'	North Circle Building	ACC	48.24	3376.8
19	WL-70	Dry Clean Shop	300	'A'	North Ring Road	ACC	48.24	14472
20	WL-02	Shop No.02	70	'A'	5th Radial Road	ACC	48.24	3376.8
21	WL-05	Shop No.05	70	'A'	5th Radial Road	ACC	48.24	3376.8
22	WL-06	Shop No.06	70	'A'	5th Radial Road	ACC	48.24	3376.8
23	WL-07	Shop No.07	70	'A'	5th Radial Road	ACC	48.24	3376.8
24	WL-21	Shop No.09	180	'A'	East Circle Building	RCC	52.6	9468
25	WL-33	Shop No.10	200	'A'	North Circle Building	ACC	48.24	9648
26	WL-36	Shop No.13	301	'A'	North Circle Building	RCC	52.6	15832.6
27	WL-37	Shop No.14	301	'A'	North Circle Building	RCC	52.6	15832.6
28	WL-39	Shop No.16	195	'A'	North Circle Building	RCC	52.6	10257
29	WL-55	Shop No.32	70	'A'	North Circle Building	GI SHEET	48.33	3383.1
30	WL-57	Shop No.34	70	'A'	North Circle Building	GI SHEET	48.33	3383.1

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Sl. No	HR Ref. No	Shop No	Area Sqft.	Area	Location	Type of Structure	Market Rental Rate per Sq. ft. Per Month [as per FRAC 2023]	Base Market rate 2024 [as per FRAC 2023]
31	WL-65	Shop No.42	3751	'A'	North Circle Building	RCC	52.6	197303
32	WL-66	Shop No.43	172	'A'	North Circle Building	RCC	52.6	9047.2
33	WL-68	Shop No.45	70	'A'	Near Aksharalaya	RCC	52.6	3682
34	WL-70	Open Place	1414.7	'A'	North Circle Building behind brindavan hotel	N/A	48.77	68146.1

III. OBJECTIVE FOR LEASE OUT PROPERTIES

The intent of this Expression of Interest hereinafter referred to as the "EOI" is to invite applications/offers from interested party/parties and are willing to participate in the EOI of Shops on lease/rental basis for initial period of **4 Years 11 Months**, extendable further upon mutually agreed terms & conditions. The interested bidders are requested to submit only Technical and commercial documents.

It is envisaged that the ITI Shops may be developed for new facilities wherever applicable and/or upgradation of the existing facility in a phased manner, after written consent from ITI Limited.

Interested party/parties are advised to visit the site and interact with the Point of Contact (POC) to know about above-mentioned ITI Premises and to seek clarifications of queries, if any. All Cost incurred for participation in the EOI shall be borne by the applicant.

SPECIAL NOTE:

1. It is requested the bidders to quote their best price in the commercial bid
2. Shop will be allotted to the bidder who quotes highest Monthly rent for that particular shop. Offers of the technical cum commercially qualified bidders Refer Clause 4(c) "Bidder shall have not been blacklisted by Central/State government or Public Sector establishments or by public sector banks or any other governmental authorities or instrumentalities of the state". will be ranked in the order of highest Monthly rent quoted to the highest (i.e. H1, H2, and H3.). The successful bidder will be selected, based on the highest rate of Monthly rent offered (H1). However, the decision of Township Tender cum Allotment Committee for the nature of business shall be final for that particular shop.
3. In case more than one bidder quotes the same highest Monthly rent (H1), then snap bid asking for fresh quotes from H1 bidders will be resorted to and the shop will be allotted to the bidder who quotes highest revised Monthly rent quote.

IV. INSTRUCTION TO BIDDERS

Interested bidders may apply offline (by courier or by hand) and submit their application and necessary supporting documentation as per Annexure I, putting all of their information in a sealed cover and super scribing on the envelopes as "Allotment of Shops" to ITI Limited Bangalore plant on September 14, 2024, at 14:00 Hrs. The offer will open at 11:00 AM on September 15, 2024.

To enquire about the EOI document or any other questions, please contact the following officials (**POC**):

1. Mrs. Harini M, Deputy Manager-HR Mobile: +91- 6363482454 Email: harini_bgp@itilttd.co.in	2. Mr. Praveena, Assistant Manager – HR Mobile: +91- 9481018490 Email: welfare_bgp@itilttd.co.in
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1. IMPORTANT DATES

Date of EOI Upload	12/12/2024
Last Date for seeking clarification	24/12/2024
Last Date for Submission of Bid	02/01/2025 05:00 PM
Opening Date of Bid	03/01/2025 11:00 AM
Mode of submission	The Technical & Financial Bid needs to be delivered to F-100, Welfare Department, Ground Floor, Bangalore Plant, Dooravaninagar, Bangalore-560016 , either via courier or in person . The phrase " ALLOTMENT OF SHOPS " must be super scribed on the envelopes before they are sealed.

Queries if any can be sent by email only. Clarification/corrigendum, if any will be uploaded after pre –bid meeting against the query of the bidder on ITI Portal (<https://tenders.itilttd.in/>).

2. BIDDER QUALIFICATION CRITERIA

- 1) The bidder may be an Individual/ private business entity/Indian Govt. Company/Public Sector Undertaking/State or Central Govt. Departments/ Ministry/ Body including Limited company or limited liability partnership or partnership or consortium of maximum two entities including lead bidder.
- 2) The tenderer should not have been convicted under court of law nor should have any criminal case pending against him. The tenderer shall declare the same in **Annexure-II**.
- 3) The bidder shall submit the GST number and details within 45 days from the date of execution of the agreement.

3. CHECKLIST OF DOCUMENTS/INFORMATION TO BE SUBMITTED (COMMERCIAL BID)

- a) All the document in the check list should be uploaded in the e-tendering portal as per the **Annexure- I**
- b) Prospective bidders can collect the EOI document from ITI Ltd. Welfare Department or ITI portal <https://tenders.itilttd.in/> and the cost of EOI Document of Rs. **590/-** including GST, (**non-refundable**) to be paid to ITI in the form of DD/Pay Order/ online fund transfer to ITI account. Proof of the same is to be produced along with the proposal submitted by the Bidder(s). The payment shall be made in favour of "ITI Limited, Bengaluru" as per Bank Mandate Form as attached at **Annexure – IV**.
- c) Bidder shall submit self-declaration(s) that they have not been blacklisted by Central Government, any State Government, a Statutory Body, any Public Sector Undertaking, Banks or Financial Institutions during the last one year and till date. An undertaking/self-declaration in this regard to be submitted by the Bidder in line with **Annexure-II**

Note:

- i. Bidders are required to submit the Commercial Bid along with Eligibility Criteria Documents in e-tendering portal of ITI Limited <https://itilimited.ewizarde.in>. For technical support, if any, for uploading/submission the bid on e-portal, designated official of ITI Limited can be contacted.
- ii. ITI will not consider any or all of the bids if they are not meeting EOI requirements.
- iii. **Late offer:** Offers received after due date will be summarily rejected.
- iv. **Language of offers:** Offers & correspondence will be entertained in English Only. Offer & correspondence in any other language will be rejected.
- v. **Final Selection:** The final selection will be based on a combination of factors, including the proposed business plan, financial projections, marketing strategy, operational plan, risk management plan, and lease terms and rental rates etc.
- vi. **Cost of EOI:** The bidder shall bear all costs associated with the preparation and submission of their offer against this EOI, including cost of presentation for the purposes of clarification of the offer, if so desired by ITI. ITI will, in no case be responsible or liable to those costs, regardless of the conduct or outcome of the EOI process.

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1. **Amendment of EOI:** At any time prior to the last date for receipt of offers, ITI, may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective bidder, modify the EOI document by issuing an amendment.
2. ITI reserves the right to withdraw/terminate/cancel EOI at any point of time at its own discretion without assigning any reasons for so.
3. The bidders will be evaluated based on the criteria mentioned in the EOI document. The shortlisted bidders will be asked to submit commercial offer at a later stage.

4. TERMS AND CONDITIONS

1	Term, Effective Date etc.
1.1	The License granted under this allotment shall become effective from the date of execution of this Agreement.
1.2	The tenure of the license commencing from the Effective Date, shall be for a total period of 4 Years 11 Months
1.3	The Licensee shall be allowed occupation of the premises only after submitting the security deposit for due observance of the terms and conditions of the license for an amount equivalent to 10 (ten) months licensee fee in the form of demand draft/banker's cheque.
1.4	The Earnest Money Deposit of the Licensee, if any, submitted along with the bid shall be adjusted towards the security deposit to be paid.
1.5	The Security Deposit will be refunded without interest only after the Licensee vacates the premises and hands over physical and unencumbered possession of the Premises to the Company on termination or expiry of the License after deducting therefrom any sum that may be found due from the Licensee.
1.6	In the event of non-observance of any of the terms and conditions of this license the said Security Deposit shall be forfeited in whole or in part at the discretion of the COMPANY.
1.7	Subject to the Licensee not being in default of any of its obligations under this Agreement and prior mutual agreement being reached between the Parties in this behalf as to the terms and conditions, the license may be renewed further.
2	Types of Business:
2.1	From time to time, the Company shall notify lists of banned business (es). Businesses notified as banned businesses (Annexure-III) shall not be carried on from the Premises. Also, the tenderer shall not quote or carry on business (es) which are not permitted in particular shop(s) (Annexure-I).
2.2	The Licensee hereby agrees and undertakes that it shall not conduct or carry out any business from the Premises, which is notified as a Banned Business/not permitted by the Company. The Licensee hereby agrees and undertakes that he/she will conduct only business for which he/she has taken permission from the Company and nothing else, violating the terms of this EOI may lead to Penalty or any legal action or both against the Licensee.
2.3	For General Business - The Licensee to whom the premises have been allotted for General Business may change over to one or more business (es) after taking permission from the ITI management subject to clause nos. 2.1 and 2.2. Further, in case the Licensee switching over Business the company owns its right to change the Monthly rent as per companies' discretion.
3	Monthly rent etc.
3.1	Monthly rent shall be fixed based on evaluation of the Tenders.
3.2	The Monthly rent for the first month shall be paid as on the day of signing of this Agreement
3.3	For each subsequent month during of this Agreement, the Monthly rent shall be paid on the first day of each calendar month in advance without any demur or reservations and without insisting for a written demand being raised by the Company in this regard.
3.4	During the currency of this Agreement, the Monthly rent fixed through tender as mentioned in clause 3.1 shall stand enhanced on each yearly anniversary of this Agreement @10% which shall be rounded off to the next higher ten Rupees.
3.5	The Licensee shall pay the enhanced Monthly rent during the said year in the same manner as stipulated in clause 3.3. Same procedure shall be followed in subsequent years also during the currency of this Agreement.

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3.6	The due and prompt payment of the Monthly rent in the manner stipulated herein above shall be of essence of this Agreement and the Licensee understands that any failure to make the due payment by the stipulated time shall amount to a fundamental breach of its/his obligations under this Agreement.
3.7	The Company shall issue to the Licensee the receipt acknowledging the realization of the Monthly rent within a period of 7 days from the date of realization thereof.
4	Vacation of the Premises for Need of the company:
4.1	If at any time during the period when the Licensee is in occupation of the Premises, the Company needs the said Premises, the Company can call upon the licensee from one Premise another similar Premise in any available location, similar to the extent possible to the present location and the Licensee shall thereupon vacate and shift to such premise within the period stipulated in this behalf by the Company at his own expense. If no such alternative shop is available the Company shall terminate the license by giving one month notice.
5	Nature of License and Prohibition on Transfer /Assignment of License:
5.1	That the LICENSEE of the said premises shall, during the currency of the term of the Agreement, have only a permissive right to use the said premises for the purpose provided in the Agreement, arising by the permission granted by the Company. Nothing herein contained shall be construed to create a tenancy or exclusive right in favor of LICENSEE to the Licensed premises and his rights are only those of a bare licensee.
5.2	That the LICENSEE shall not in any manner assign or transfer the license to any person nor shall the Licensee sublicense the said premises or part with any privilege granted herein to any other person what-so-ever or in any manner. The Licensee shall use the premises solely for the purpose defined herein for which he has been granted this License, in the event of violation of this condition the Licensor may, without prejudice to any other action which he may be entitled to take, terminate this License forthwith.
6	Compliance of Laws
6.1	That during the period when the LICENSEE remains in occupation of the Licensed premises, the LICENSEE shall abide by the provisions of all applicable central or state laws and rules or regulations framed thereunder applicable to his trade or his use of the licensed premises and shall bear all costs towards compliance of the said provisions on his own account. Without prejudice to the generality of the foregoing, in particular, the LICENSEE shall comply with the provisions of the Employment of Children Act, 1938, Shops and Commercial Establishment Act of the State etc.
6.2	The LICENSEE also shall obtain at his own cost and expense all licenses, permissions, permits or clearances from the concerned authorities as necessary for use of the licensed premises by the Licensee or for carrying out the trade from the said premises.
6.3	The LICENSEE also shall comply with at his own cost any regulation, direction or order of any regulatory or statutory authority or judicial or quasi- judicial body or local authority with regard to the use of the licensed premises by the Licensee or the trade carried out there from during the period he is or remains in occupation of the licensed premises.
6.4	That the LICENSEE shall pay all taxes, levies, cess, fees or charges of whatsoever description, with all enhancements in relation to the said occupation or use of the licensed premises and / or the trade carried on in and from the said premises as is to be paid or assessed by the authorities concerned during the period when the licensee remains in occupation of the licensed premises.
6.5	The Licensee understands and shall agree that the premises allotted may be inspected from time to time by officials of the concerned statutory or local or regulatory authorities Agencies and that any observation, order passed consequent upon such inspection shall be complied with by the Licensee at his own cost and expense.
6.6	The fine or other penalty of whatsoever description, imposed by the concerned authority in respect of any violation or the non-compliance of any applicable provision shall be paid by the Licensee.

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6.7	The LICENSEE shall keep the Licensor/Company harmless and hold it indemnified on account of any loss or damages sustained or expenses or costs incurred by the Licensor in order to defend any proceeding brought against it or on account of use of the licensed premises by the Licensee or to ensure compliance of the central and the state laws, rules, regulations made thereunder or regulations, directions or orders of any regulatory or statutory authority or judicial or quasi-judicial body or local authority as applicable to the trade of the licensee or to the use of the licensed premises by the Licensee.
6.8	The Licensee shall, without demur or reservations, forthwith pay in full, the sum of money as demanded by the Licensor in terms of clause 6.7.
7	Risk and Liabilities of Licensee:
7.1	That the Licensee shall solely bear all risks and liabilities whatsoever, and meet all debts or arrears in respect of the trade carried on by the Licensee in or from the licensed premises and the COMPANY shall not be liable for any such risks nor for any debts, arrears, or other levies statutory or otherwise, arising out of any of the acts, omissions or deeds of the LICENSEE.
8	Extent of Licensed Premises:
8.1	The license granted by the License Agreement, is only as respects the area enclosed by the walls and the door of the licensed premises. Any open area or the front, back or side verandah (if any) abutting the licensed premises are meant only for the use as common passage by the customers, visitors etc. and is not a part of the Licensed premises itself. Such open area or verandah must on NO account be used for any purpose, by the licensee as a part of the licensed premises including but not limited to for exhibiting articles for sale. The verandah(s) must be left absolutely unoccupied. Any occupation of the any open area or the front, back or side verandah (if any), shall constitute unauthorized occupation and the LICENSEE shall be liable for any consequential action.
8.2	The LICENSEE shall not encroach or occupy on any vacant land without prior permission of the Company in writing and shall restrict his use to the premises licensed to him. Any encroachment under this clause or the preceding clause without the prior permission from the Company would be construed as unauthorized occupation / trespass in breach of this agreement, irrespective of the time.
9	Payment of Electricity and Water Charges, Conservancy Charges etc. and Powers of Company in the event of Default of Payment:
9.1	That the LICENSEE shall during the period when it remains in occupation of the licensed premises, it shall pay in full, without demur or any reservations, all, electricity and water consumption charges, as demanded from it in respect of the licensed premises. Such charges, shall be payable on actuals (as intimated to the licensee by the Company) if the connection is from the concerned utility. In case the connection is not from the concerned utility, then the charges shall be payable as determined by the Company in accordance with the rates fixed by the COMPANY in this behalf from time to time. The LICENSEE shall also pay Professional Tax if any imposed by the concerned authorities.
9.2	The LICENSEE further shall bear all necessary conservancy charges and bills for such charges preferred by the COMPANY shall be payable by the LICENSEE within seven days from the date of presentation of the bill failing which 1.5% interest per month will be levied and recoverable from the Security Deposit.
9.3	The Licensee shall pay all bills for electricity/water supply etc., within 7 calendar days from the date of presentation of the bill(s). In the event of default in making the payment of the bill(s), the supply of the service may be disconnected or discontinued by the Company, without any further notice and without prejudice to the Company's right to terminate the agreement.
9.4	However the COMPANY shall restore the service(s) immediately after the payment of dues as per clause 9.1 and reconnection charges as fixed by the COMPANY from time to time for each service including recovery on default of payment from the licensee as per clause 9.5 , have been fully paid.
9.5	The recovery of penalty on default payment from the licensee will be minimum of 1.5% interest per month on outstanding dues.

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10	Maintenance of Licensed Premises:
10.1	The Licensee shall maintain the interior and the exterior of the licensed premises in good" tenable repair at all times during his occupation of the same at his own cost and expenses. However, on account of such expenses and costs, the Licensee shall not be entitled to claim any rebate in the Licensee Fee reserved hereby or for extension of the tenure of the License.
10.2	The Licensee shall always keep the Licensed Premises maintained in neat, clean and hygienic condition to the satisfaction of the COMPANY.
10.3	The Engineer-in-charge of maintenance, or any other authorized representative of the COMPANY shall at all times during the working hours, have free access to every part of the premises allotted to the LICENSEE for the purpose of inspection and also to carry out the necessary repairs and other annual maintenance works.
10.4	That the LICENSEE shall not carry out any additions/alteration of permanent nature, except minor repairs and interiors of temporary nature. No structural change will be permitted.
10.5	That the LICENSEE shall make good any damage caused to the said premises at his own expenses (normal wear and tear being excepted). The decision of the COMPANY or any officer authorized on its behalf shall be final and binding on the LICENSEE.
10.6	The major structural repairs of the Licensed Premises, if necessary, shall be carried out by the Company. For the purpose of carrying out such repairs, the Company may call upon the Licensee to handover, vacant and physical occupation of the Premises to the Company for the period requisite for carrying out the repairs as adjudged by the Company.
10.7	The Licensee shall not be entitled to claim any compensation for direct or indirect losses arising out of such handing over of occupation of the premises to the Company. However, the original term of the License Agreement shall be correspondingly increased by the duration for which the Licensee remains out of occupation and use of the premises owing to such repairs being carried out.
10.8	In the event, the occupation of the Licensed Premises cannot be restored to the Licensee within a period of six months after carrying out the repairs, the Licensee may terminate the License Agreement by serving the one month notice.
11	Removal of Objectionable/Undesirable Persons from the Premises:
11.1	The LICENSEE should normally be available in the premises to run the business.
11.2	The LICENSEE agrees to forthwith remove any of his employee or associates from the licensed premises, whose continued presence at the aforesaid premises is considered by the COMPANY as undesirable for medical, security or any other reasons which the COMPANY will not be obliged or forced to disclose. The order of the ESTATE OFFICER of the Company in this behalf shall be final and binding.
12	Non-interference by the Licensee with Pipelines etc.
12.1	The LICENSEE shall not interfere or damage with the pipelines, gas pipe lines, water pipe lines, Sewerage lines, Telegraph lines, Telephone, other Cable lines and the Electric lines passing over or under ground of the premises so allotted to him.
13	Remedies for Breach and Termination of License:
13.1	Suggested breach(es) for imposing penalty under this clause are those which are minor in nature and do not call for immediate termination of license agreement, e.g. obstructing pathway by keeping materials/goods, extending shop in verandah etc.
13.2	Notwithstanding anything to the contrary contained, the Agreement may be terminated at any time by either party by giving one month notice in writing to the other Party without assigning any reason.
13.3	The shop will be allotted on "As-Is-Where-Is" basis. The allottee will not be paid any compensation, damages towards dismantling, removal of any infrastructure, temporary structures, interiors etc., which he/she may have done for running trade/ business during the license period, at the time of expiry/ termination of license /vacation of premises on account of any reason whatsoever.
13.4	On termination of the License as per clause 13.2, the LICENSEE binds himself to remove all his properties from the said premises and shall handover the vacant premises to the COMPANY, repair all damages within the period of the notice for termination / vacation.

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13.5	The construction/ structure if any, erected by the LICENSEE shall be removed at his own cost and the premises would be restored as it was handed over. If the COMPANY wants that such structures should not be removed, but be retained in the premises, then the value of such construction / structure shall be determined by the Company which shall be final and paid to the licensee within a reasonable period.
13.6	In case of termination of the License in any manner, the LICENSEE shall not be entitled to claim any compensation from the Company or seek recovery of investments or an alternate premise.
13.7	In the event of insolvency or death or conviction in a court of law for an offence involving moral turpitude of the LICENSEE, the license shall be cancelled forthwith.
14	Cost of Stamping and Execution:
14.1	That the LICENSEE shall bear the cost of stamping and execution of this agreement.
15	Any notice required to be served by the COMPANY upon the LICENSEE shall be deemed to be sufficiently served if signed by the officer authorized by the COMPANY and delivered, sent by Registered Post address to the LICENSEE at his last known place of business or at the said premises. Any notice to be served by the LICENSEE upon the COMPANY shall be deemed to be sufficiently given by him and delivered, if the same is properly addressed, and stamped and sent by Registered Post or hand delivered in the office of township administration of the Unit.
16	Arbitration:
16.1	Any dispute or difference between the Parties arising out of or connected with the present agreement, except in so far as the same is covered by the Public Premises (Eviction of Unauthorized Occupants) Act, 1971 or any other statutory enactments or modifications thereof as may be in force from, time to time, shall be referred to arbitration by a Sole Arbitrator. The Sole Arbitrator shall be appointed by the Head of the Unit of the Company. The proceedings of such arbitration shall be conducted in English language and shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification thereof as applicable from time to time. The seat of such arbitration shall be at Bengaluru. Subject to clause 17 herein below, the decision of the Sole Arbitrator shall be final and binding on both the Parties.
17	Governing Law:
17.1	Subject to the provisions of clause 16 herein above, any dispute between the Parties shall be subject to jurisdiction of Courts at Bangalore.

ANNEXURE I

Bidders Profile

1.	Name of the Bidder [as per the Aadhaar card]	
2.	Address [as per the Aadhaar card]	
3.	Company profile and business experience	
4.	Brief description of the company including details of its business groups/subsidiaries/affiliates	
5.	Date of Incorporation, if applicable	
6.	Details of the proposed business to be operated in the leased premises	
8.	Contact Details of the Bidder (Contact person name with designation, Telephone Number , E- mail and Web site)	
9.	GST Registration number	
10.	PAN Number	
11.	CIN Number, if applicable	
12.	Manpower in company's rolls	
13.	Financial projections for the first three years of operation	
14.	Highest Rental Rate Proposed by the Bidder per month	
15.	Additional Information with supporting documents	
16.	Should submit Bid declaration form.	
17.	Licenses from govt. bodies if applicable.	

ANNEXURE II

Model Affidavit Format

[To be printed on stamp paper of appropriate value]

AFFIDAVIT OF Mr. / Ms. [Name]

I, _____, S/o or D/o _____], aged about _____ years (date of birth), [Nationality] _____ national and residing at _____ [Address], do hereby solemnly affirm and sincerely state as follows:

1. I state that I currently reside in the aforesaid premises within the jurisdiction of _____ [Police Station Name].
2. I state that the names of my parents and spouse are as follows:
 - a. Father: [Father's Name]
 - b. Mother: [Mother's Name]
 - c. Wife/Husband: [Spouse's Name]
3. I state that I have not been blacklisted by Central/State government or Public Sector establishments or by public sector banks or any other governmental authorities or instrumentalities of the state.
4. I state that I have never been arrested, kept under detention, or prosecuted nor have I been fined by any court of law.
5. I have not been accused by any Governmental authority of engaging in any illegal or anti-national activity.
6. No warrant or summons for my appearance, and no warrant for my arrest, has been issued by a court under any law for the time being in force.

I state that the above facts are true and correct to the best of my knowledge and belief. Solemnly affirmed at _____ on this the _____ day of _____, 2024 and signed his name in my presence.

Date:

Signature

Sign and Seal of the Notary

Signature of the Tenderer with Seal

ANNEXURE III

LIST OF BANNED BUSINESS:

List of business which are banned in ITI Township, Bengaluru. The offers of the bidders will be summarily rejected who quote to run any of the following business (es)

1. Butchery /Slaughterhouse
2. Liquor Shop
3. Casino
4. Night Clubs & Similar
5. Bars & Pubs
6. Dance Bars
7. Lotteries
8. Pawn Brokers & Chit funds
9. Tobacco items like cigarette Pan & Gutkha etc.
10. Any other Activities/ Businesses which are illegal under Criminal Law/ as per applicable statues.

Note: In case, a business run by a licensee is subsequently notified as a Banned Business later, such licensee may at his/her option switch over to one or more permissible business after obtaining written consent from ITI Township, Bengaluru.


Date:

Signature of the Tenderer with Seal

Expression of Interest (EOI) for Operation and Management of ITI Shops on Lease cum Rental basis

ANNEXURE III

Price Bid

 <p>ITI LIMITED (A Government of India Undertaking)</p>		ITI LIMITED						
		GOVERNMENT OF INDIA						
		BANGALORE PLANT						
		DOORVANI NAGAR BANGALORE 560017						
		COMMERCIAL BID						
BID DATE:		DUE DATE:		QUOTATION REFERENCE		/ DATE		
NAME OF THE BIDDER:								
FULL ADDRESS:								
TEL NO. & MOBILE NO:								
E-MAIL ID :								
A	B	C	D	E	F	G	H	I
Sl. No	HR Ref. No	Shop No	Area Sq. ft.	Area	Location	Type of Structure	Rate per Sq. ft. Per Month (Rs)	Bid value in Rs (D x H)
1	WL-08	Shop No.08	70	'A'	5th Radial Road	ACC		
2	WL-10	Shop No.02	178	'B'	'B' Area	RCC		
3	WL-11	Shop No.03	259	'B'	'B' Area	RCC		
4	WL-12	Shop No.04	178	'B'	'B' Area	RCC		
5	WL-13	Shop No.01	180	'A'	East Circle Building	RCC		
6	WL-17	Shop No.05	301	'A'	East Circle Building	RCC		
7	WL-19	Shop No.07	180	'A'	East Circle Building	RCC		
8	WL-22	Shop No.10	300	'A'	East Circle Building	RCC		
9	WL-25	Shop No.13	290	'A'	East Circle Building	RCC		
10	WL-38	Shop No.15	270	'A'	North Circle Building	RCC		
11	WL-44	Shop No.21	128	'A'	North Circle Building	RCC		
12	WL-50	Shop No.27	70	'A'	North Circle Building	ACC		
13	WL-54	Shop No.31	70	'A'	North Circle Building	ACC		
14	WL-58	Shop No.35	70	'A'	North Circle Building	ACC		
15	WL-59	Shop No.36	70	'A'	North Circle Building	ACC		
16	WL-61	Shop No.38	70	'A'	North Circle Building	ACC		
17	WL-63	Shop No.40	70	'A'	North Circle Building	ACC		
18	WL-64	Shop No.41	70	'A'	North Circle Building	ACC		
19	WL-70	Dry Clean Shop	300	'A'	North Ring Road	ACC		
20	WL-02	Shop No.02	70	'A'	5th Radial Road	ACC		
21	WL-05	Shop No.05	70	'A'	5th Radial Road	ACC		
22	WL-06	Shop No.06	70	'A'	5th Radial Road	ACC		
23	WL-07	Shop No.07	70	'A'	5th Radial Road	ACC		
24	WL-21	Shop No.09	180	'A'	East Circle Building	RCC		
25	WL-33	Shop No.10	200	'A'	North Circle Building	ACC		
26	WL-36	Shop No.13	301	'A'	North Circle Building	RCC		
27	WL-37	Shop No.14	301	'A'	North Circle Building	RCC		
28	WL-39	Shop No.16	195	'A'	North Circle Building	RCC		
29	WL-55	Shop No.32	70	'A'	North Circle Building	GI SHEET		
30	WL-57	Shop No.34	70	'A'	North Circle Building	GI SHEET		
31	WL-65	Shop No.42	3751	'A'	North Circle Building	RCC		
32	WL-66	Shop No.43	172	'A'	North Circle Building	RCC		
33	WL-68	Shop No.45	70	'A'	Near Aksharalaya	RCC		
34	WL-70	Open Place	1414.7	'A'	North Circle Building behind brindavan hotel	N/A		

Annexure-IV



ಐಟಿ ಲಿಮಿಟೆಡ್
 ಬೆಂಗಳೂರು ಪ್ಲಾಂಟ್
 ದೂರವಾಣಿ ನಗರ,
 ಬೆಂಗಳೂರು - 560016, ಭಾರತ.
 ದೂರವಾಣಿ : (ಫನ್) (80) 25651211
 ಫ್ಯಾಕ್ಸ್ : (ಫನ್) (80) 25651724

आई टी आई लिमिटेड
 बेंगलूर प्लांट
 दूरवाणीनगर,
 बेंगलूर - 560 016, भारत.
 फोन : (91) (80) 25651211
 फेक्स : (91) (80) 25651724

ITI LIMITED
 Bangalore Plant
 Dooravaninagar,
 Bangalore - 560 016, India.
 Phone: (91) (80) 25651211
 Fax : (91) (80) 25651724

ವೆಬ್/ವೆಬ್/ web : www.itiltd-india.com

ELECTRONICS CLEARING SERVICE

TO BE FILLED BY THE BENEFICIARY:

SN.	Details of beneficiary:		Details of beneficiary's Branch:	
1.	Name:	ITI Limited	Name:	State Bank Of India
2.	Address:	Bangalore Plant, Dooravaninagar, Bangalore. 560016	Address:	Dooravaninagar, Bangalore 560016
3.	City:	Bangalore	City:	Bangalore
4.	Dist.:	Bangalore	Dist.:	Bangalore
5.	Pin Code:	560016	Contact no.:	560016
6.	Contact No:	28503941	Contact Person:	Chief Manager
7.	Contact Person:	Arun Kumar V	Beneficiary's Account no.:	36429021133
8.	E-mail ID:	financehead_bgp@itiltd.co.in	IFSC Code:	SBIN0001438
9.	TAN :	BLRI01834A	NEFT Code :	
10.	PAN :	AAACI4625C	MICR Code :	560002016
11.	GSTN :	29AAACI4625C1ZV	E-mail ID:	

I hereby declare that the particular given above are correct and complete. If the transaction is delayed or not effect at all for reasons of incomplete information I would not hold the user institution responsible.

Date: 27/10/23
 seal


 Signature of Beneficiary
Arun Kumar V
 Unit Finance Head
 ITI Ltd, Bangalore Plant
 Dooravaninagar-560 016

Certified that the particulars furnished above are correct as per our records.

Date: 27/10/2023


For STATE BANK OF INDIA
 Signature (Authorized official of the Bank & Seal)
 Chief Manager
 Dooravaninagar, Bangalore-560 016

ಸಂಸ್ಥೆಯ ನಿಗದಿತ ಕಾರ್ಯಾಲಯ : आई टी आई भवन, दूरवाणीनगर, बेंगलूर - 560 016, भारत. फोन : (91) (80) 2561 4468, फेक्स : (91) (80) 2561 7525