



Expression of Interest (EOI) for Operation and Management of ITI Community Hall 'A' Area on Lease cum Rental basis

Ref: ITI/BGP/HR/CH/001/2025

Date: **22/08/2025**

ITI LIMITED

HR-Township Administration Department.

ITI Limited, Bangalore Plant, Dooravani Nagar, Bangalore 560016

Website: www.itiltd.in

I. INTRODUCTION OF ITI LIMITED

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 Bareilly, 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 Community Hall and located the A 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 Community Hall leasing out is tabulated below:

II. ITI COMMUNITY HALL IN ITI TOWNSHIP

A	B	C	D	E	F	G	H
Sl. No	Description	Area Sq. ft.	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	Community Hall	8554.20	'A'	ITI Township	RCC	50.7	4,33,697.94

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 Community Hall 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 Community Hall 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. Community Hall will be allotted to the bidder who quotes highest Monthly rent. 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 Community Hall.

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 Community Hall 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 Community Hall " to **ITI Limited Bangalore plant** on 04-August-2025, at 14:00 Hrs. The offer will open at 11:00 AM on 05-August-2025.

For queries, if any, the following officials can be contacted (POC):

1. Mr. Anant Reddy, Chief Manager-HR Mobile: +91-9448017058 Email: anant_crp@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	22/08/2025
Due Date for seeking clarification	30/08/2025
Last Date for Submission of Bid	05/09/2025 02:00 PM
Opening Date of Bid	06/09/2025 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-16 , either via courier or in person . The phrase "ALLOTMENT OF COMMUNITY HALL" 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 E-Tendering Portal.

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 certificate within **45 days** from the date of execution of agreement.

3. Financial Bid Format

A	B	C	D	E	F	G	H
Sl. No	Description	Area Sq. ft.	Area	Location	Type of Structure	Rate per Sq. ft. Per Month (Rs)	Bid value in Rs (C x G)
1	Community Hall	8,554.20	'A'	ITI Township	RCC		

The Financial bid format will be available in the E-tendering website.

4. 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 download the EOI document from 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/upload the Commercial Bid along with Eligibility Criteria Documents in ITI portal of <https://itilttd.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 sodesired by ITI. ITI will, in no case be responsible or liable to those costs, regardless of the conduct or outcome of the EOI process.
- vii. **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, modifythe EOI document by issuing an amendment.
- viii. ITI reserves the right to withdraw/terminate/cancel EOI at any point of time at its own discretion without assigning any reasons for so.
- ix. 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.

5. TERMS AND CONDITIONS

(Lease Term: 4 Years and 11 Months)

1. Term, Effective Date, etc.

The license granted under this allotment shall become effective from the date of execution of this Agreement.

- 1.1 The tenure of the license, commencing from the Effective Date, shall be for a total period of **4 years and 11 months**.
- 2.1 The Licensee shall be permitted to occupy the premises only after submitting a security deposit equivalent to **10 (ten) months' license fee**, in the form of a demand draft or banker's cheque, for due observance of the terms and conditions of the license.
- 3.1 Any Earnest Money Deposit (EMD) submitted by the Licensee along with the bid shall be adjusted towards the security deposit.
- 4.1 The security deposit shall be refunded **without interest** after the Licensee vacates the premises and hands over physical and unencumbered possession to the Company, upon termination or expiry of the license, after deducting any outstanding dues.
- 5.1 In the event of non-compliance with any of the terms and conditions of this license, the security deposit may be forfeited, in whole or in part, at the discretion of the Company.
- 6.1 Subject to the Licensee not being in default under this Agreement, and upon mutual agreement between the parties, the license may be further renewed, subject to revised terms and conditions.

2. Types of Business

- 2.1. From time to time, the Company shall notify a list of banned businesses **(Annexure-III)**. The Licensee shall not conduct any such banned businesses from the premises. Additionally, the Licensee shall not quote or engage in any business that is not permitted as specified in **Annexure-I**.
- 2.2. The Licensee agrees and undertakes **not to carry on any business** from the premises that is classified as a banned business or not permitted by the Company.
- 2.3. **General Business Clause:** A Licensee allocated a **community hall** for general business may switch to other permissible businesses **without prior permission**, provided it does not violate clauses 2.1 and 2.2. However, no reduction or relaxation in license fee shall be granted due to such change of business.

3. License Fee, Payment, and Revision

- 3.1. The license fee shall be fixed based on tender evaluation.
- 3.2. The license fee for the **first month** is payable on the date of signing this Agreement.
- 3.3. For each subsequent month, the license fee shall be paid **in advance on the first day of the calendar month**, without requiring any demand or reminder from the Company.
- 3.4. The license fee shall be **escalated annually by 10%** on each anniversary of the Agreement. The increased amount shall be rounded off to the next higher multiple of ten rupees.
- 3.5. The enhanced fee shall be paid as per clause 3.3. This procedure shall continue throughout the license term.
- 3.6. Timely and full payment of license fee is an **essential obligation** under this Agreement. Any delay shall be considered a fundamental breach.
- 3.7. The Company shall issue a receipt for the license fee payment within **7 days** of its realization.

4. Vacation of Premises for Company Use

- 4.1. If at any point during the license period the Company requires the premises, it may relocate the Licensee to an alternative premise, similar to the existing one, if available. The Licensee must vacate and shift within the time stipulated by the Company at their own cost. If no alternate premise is available, the Company may terminate the license with **one month's notice**.

5. Nature of License and Restriction on Transfer

- 5.1. The Licensee shall have only a permissive right **to use** the premises. This does not constitute a tenancy or exclusive right.
- 5.2. The Licensee shall **not assign, transfer, or sublet** the premises or any rights under this license. Unauthorized transfer or usage shall result in immediate termination of the license.

6. Compliance with Laws

- 6.1. The Licensee shall comply with all applicable Central and State laws, including but not limited to the **Employment of Children Act, 1938** and Community halls must operate in accordance with the bylaws of the local governing body, such as the Bruhat Bengaluru Mahanagara Palike (BBMP). The Licensee shall obtain all relevant **licenses, permits, and approvals** at their own cost.
- 6.2. The Licensee shall comply with any **order, direction, or regulation** issued by statutory, judicial, or local authorities.
- 6.3. All applicable **taxes, cess, fees, and levies** shall be borne by the Licensee.
- 6.4. The premises may be **inspected** by authorities at any time, and the Licensee shall comply with any observations or directions at their own expense.
- 6.5. Any fines or penalties imposed by authorities shall be paid by the Licensee.
- 6.6. The Licensee shall **indemnify the Company** against any loss, damage, or expense arising from non-compliance.
- 6.7. The Licensee shall, without dispute, pay any sum demanded under clause 6.7.

7. Risks and Liabilities

- 7.1. The Licensee shall solely bear all risks and liabilities related to their business. The Company shall not be responsible for any **debts, arrears, or other liabilities**.

8. Extent of Licensed Premises

- 8.1. The license is confined to the enclosed premises only. Verandahs or open areas must not be used for display or business activities. Unauthorized occupation shall result in action.
- 8.2. Encroachment on adjacent or vacant land is strictly prohibited and shall be considered unauthorized occupation or trespass.

9. Utility Charges and Default Consequences

- 9.1. The Licensee shall pay all electricity and water charges either based on actual utility consumption or Company-determined rates.
- 9.2. Conservancy charges raised by the Company must be paid within 7 days; failing which, 1.5% monthly interest will be levied and recovered from the security deposit.
- 9.3. Utility bills must be paid within 7 days of presentation. Failure may result in disconnection of services and potential termination.
- 9.4. Services shall be restored only after full payment of dues and reconnection charges.
- 9.5. Minimum penalty for payment default is 1.5% interest per month on the outstanding amount.

10. Maintenance Obligations

- 10.1. The Licensee shall maintain the premises in good and tenantable condition.
- 10.2. The premises must be kept neat, clean, and hygienic.
- 10.3. Company representatives shall have access for inspection or repairs.
- 10.4. No structural changes or permanent alterations are permitted. Only minor temporary works may be done.
- 10.5. Any damage caused must be repaired at the Licensee's cost.
- 10.6. Major structural repairs, if needed, will be carried out by Licensee with prior approval of the lessor.
- 10.7. No compensation is payable for temporary vacating of the premises due to repairs; however, the license term will be extended accordingly.
- 10.8. If premises are not restored within six months, the Licensee may terminate the license by giving one month's notice.

11. Removal of Undesirable Persons

- 11.1. The Licensee shall personally manage or be available at the premises.
- 11.2. Upon Company request, the Licensee must remove any person deemed undesirable.

12. Non-Interference with Utilities

The Licensee shall not interfere with or damage any pipelines, cabling, or infrastructure within or around the premises.

13. Breach and Termination

- 13.1. Minor breaches (e.g. blocking verandahs, obstructing pathways) may attract penalties with immediate termination.
- 13.2. Either party may terminate this Agreement by giving one month's written notice.
- 13.3. Consumption or use of alcohol in the premises is strictly prohibited.
- 13.4. The premises are allotted on an "as-is-where-is" basis. No compensation will be paid for removal of installations upon termination.
- 13.5. Using Loudspeaker which disturbs township residents is strictly prohibited.
- 13.6. Upon termination, the Licensee must vacate, remove all belongings, and restore the premises.
- 13.7. Structures built by the Licensee must be removed unless otherwise decided by the Company. If retained, the value shall be determined and paid to the Licensee.
- 13.8. The Licensee shall not claim compensation, recovery of investment, or alternative premises upon termination.
- 13.9. In the event of insolvency, death, or criminal conviction, the license shall be cancelled immediately without any notice.

14. Stamping and Execution Cost

The Licensee shall bear all costs related to the stamping and execution of this Agreement.

15. Notice

- 15.1. Any notice from the Company shall be deemed valid if signed by an authorized officer and sent by registered post or delivered to the Licensee's or door pasted at last known business address.
- 15.2. Letters to the Company must be properly addressed, stamped, and sent by registered post or hand-delivered to the Township Administration Office within official office hours.

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, FAX, 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

Notary

Sign and Seal of the

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

Annexure-IV

SBI

RTGS/NEFT/ECS Mandate Form

1	Name of the Beneficiary	M/s ITI Limited
2	Address of the Beneficiary with Contact No.	Bangalore Plant, Dooravaninagar, Bangalore - 560016 Phone : 080-28503941
3	Bank Account No.	36429021133
4	IFS Code	SBIN0001438
5	MICR Code No.	560002016
6	a) Bank Name	State Bank of India
	b) Branch Name	Dooravaninagar
	c) Branch Address	ITI Township, Dooravaninagar PO, Bangalore - 560 016
	d) Branch Telephone No.	080-25650453
7	Type of Account	Current Account

I do hereby declare that the particulars given above are correct and complete. If the transaction is delayed or not effected at all for reasons of incomplete or incorrect information, the purchaser will not be responsible.

Date :

For ITI LIMITED
 K. Srinivasa Murthy
 (K. SRINIVASA MURTHY)
 Signature of Supplier/
 Manufacturer / Bidder
 BANGALORE PLANT

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

For State Bank of India
 Chief Manager
 Dooravaninagar Br.
 Signature of Bank Manager
 with Bank Seal

Bank's Stamp