

**Tender Fee: `1180.00** (Inclusive of GST)  
**[Non-refundable]**

भारतीय विमानपत्तन प्राधिकरण  
**AIRPORTS AUTHORITY OF INDIA**

सिविल इन्क्लेव चकेरी कानपुर  
**CIVIL ENCLAVE CHAKERI KANPUR**

सुरक्षा अनुभाग  
**SECURITY SECTION**

निविदा प्रपत्र  
**TENDER DOCUMENT**

**Name of Work: HIRING OF ACCOMMODATION FOR 45 CISF PERSONNEL FOR THE PERIOD 02 YEAR AT KANPUR AIRPORT.**

**Tender Reference No. : - AAI/APD/KP/Security/CISF Accommodation/2022**

**CPP Portal Tender ID No. : - 2022\_AAI\_111708\_1**

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## **GENERAL GUIDELINES**

### **NAME OF WORK: HIRING OF ACCOMMODATION FOR 45 CISF PERSONNEL FOR THE PERIOD 02 YEAR AT KANPUR AIRPORT**

#### **First Important Step to Bidder for e-tender:**

(CPP e-Procurement portal reference: (<https://etenders.gov.in/eprocure/app>))

Bidders have to read the instructions to the bidders given in the e-tender portal of CPP and take immediate steps to :

- a) Register for bid to participate in tendering.
- b) Obtain digital signature well in advance which takes minimum 24 to 30 hours.
- c) Make sure availability of all required software in your PC as instructed under bidders' instruction head of e-procurement portal of CPP.

#### **Correspondence on tender documents: -**

- a) **Tender Document:** - The prospective bidder shall download the tender documents on-line from CPP's e-Procurement portal and upload digitally signed entire tender document on CPP e-tender portal. Besides, whenever tenderer signatures are earmarked in the tender documents shall put his signature and upload scan copies of the same.
- b) **Amendment to Tender Document:** - At any time, prior to scheduled date of submission of bids, AAI if it deems appropriate to revise any part of this tender or to issue additional date to clarify the interpretation of provisions of this tender, it may issue addendum/corrigendum to this tender. Any such Addendum/Corrigendum shall be deemed to be incorporated by this reference into this tender and binding on the bidders.

Addendum/Corrigendum will be notified through CPP's Website/Portal only.

- c) **Clarifications of Tender Document:** - Bidder, requiring any clarifications of the tender document, may submit their queries, if any, through provision of CPP's Website/Portal on as per the critical dates given on Notice Inviting E-Tender. Replies to queries by AAI will be uploaded through CPP's eProcurement portal. The bidders are advised to visit CPP's Website/Portal regularly.
- d) No correspondence shall be entertained from the tenderer after opening of tenders, other than asked by AAI for any clarifications if required.

**NOTICE INVITING e-TENDER (2 BOT -2 Envelope Open Tender)**

Item rate tenders are invited through the e-tendering portal by **Airport Director, AAI, Kanpur Airport -208004**, on behalf of Chairman, A.A.I from the eligible contractors for the work of ***“HIRING OF ACCOMMODATION FOR 45 CISF PERSONNEL FOR THE PERIOD 02 YEAR AT KANPUR AIRPORT”*** at an estimated cost of **Rs. 33,84,000.00/-[Excluding GST]** with period of completion 24 (**Twenty four**) *months* (Extendable for one another 01 (One) year subjected to satisfactory services).

The tendering process is online at e-portal URL address <https://etender.gov.in/eprocure/app> or [www.aai.aero](http://www.aai.aero) Aspiring bidders may download and go through the tender document.

Prospective Tenderers are advised to get themselves register at CPP-portal, obtain ‘Login ID’ & ‘Password’ and go through the instructions available in the Home Page after log in to the CPP-portal <https://etender.gov.in/eprocure/app> or [www.aai.aero](http://www.aai.aero). They should also obtain Digital Signature Certificate (DSC) in parallel which is essentially required for submission of their application. The process normally takes 03 days’ time. The tenderer may also take guidance from AAI Help Desk Support through path [aai.aero/tender/e-tender/help](http://aai.aero/tender/e-tender/help) desk support.

- i) For any technical related queries please call the Helpdesk. The 24 x 7 Help Desk details are as below: -

Tel: 0120-4200462, 0120-4001002, Mobile: 91 8826246593,  
E-mail: [support-eproc@nic.in](mailto:support-eproc@nic.in)

Bidders are requested to kindly mention the URL of the Portal and Tender ID in the subject while emailing any issue along with the contact details.

For any further technical assistance with regard to functioning of CPP portal the bidder may contact to the following AAI help desk numbers on all working days only between

- i) 08.00 hrs to 20.00 hrs (Mon-Sat)-  
011-24632950, Ext-3512 (Six Lines), E-Mail: [-eprochelp@aai.aero](mailto:-eprochelp@aai.aero)  
ii) 09.30 hrs to 18.00 hrs (Mon-Fri)-  
011-24632950Ext-3523,

E-Mail: [-etendersupport@aai.aero](mailto:-etendersupport@aai.aero).

- (i) 09.30 hrs to 18.00 hrs (Mon-Fri)-  
011-24657900, E-Mail: - [gmitqh@aai.aero](mailto:gmitqh@aai.aero)

The tenderer shall submit their application only at CPP portal <https://etender.gov.in/eprocure/app> Tenderer/Contractor are advised to follow the instruction provided in the tender document for online submission of bids. Tenders are required to upload the digitally signed file of scanned documents along with scanned copy of Demand Draft for Tender Fee. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.

Uploading of application in location other than specified above shall not be considered. Hard copy of application shall not be entertained.

**1. Following 2 envelopes shall be submitted through online at CPP-portal by the bidder as per the following schedule: -**

#### **CRITICAL DATA SHEET**

Publishing Date	Date 31.03.2022 (1800 Hrs.)
Bid Document Download / Sale Start Date	Date 31.03.2022 from (1800 Hrs.)
Clarification Start Date	Date 31.03.2022 from 1800 hrs.
Clarification End Date	Date 08.04.2022 up to 1800 hrs.
Bid Submission Start Date	Date 31.03.2022 from 1800 hrs.
Bid Submission End Date	Date 13.04.2022 up to 1800 hrs.
Last date and time of submission of Demand Draft against EMD and Tender Fee, Signed hard copy of AAI Unconditional Acceptance Letter& other documents as per check list in Page 22, Sl No:2, from 2A to 2E.	Date 15.04.2022 up to 1800 hrs.
Bid Opening Date (Envelope- I)	Date 18.04.2022 at 1100 hrs.
Bid Opening Date (Envelope- II)	To be intimated later on through CPP Portal
Tender Fee	Rs. 1180/- (i/c GST) Non-refundable.
EMD	Rs. 67680/- in the form of Demand Draft

**Bid Submission:** Bids shall be submitted online only at CPP website: <http://etenders.gov.in/eprocure/app>.

Tenderer/Contractor are advised to follow the instructions for online submission of bids. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.

Not more than one tender shall be submitted by one contractor or contractors having business relationship. Under no circumstance will father and his son(s) or other close relations who have business relationship with one another (i.e. when one or more partner(s)/director(s) are common) be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tenders of both parties liable to rejection.

Tenderer who has downloaded the tender from Central Public Procurement Portal (CPP) website <http://etenders.gov.in/eprocure/app>, shall not tamper/modify the tender form including downloaded price bid template in any manner. In case if the same is found to be tampered/modified in any manner, tender will be completely rejected and EMD would be forfeited and tenderer is liable to be banned from doing business with AAI.

### **Envelope-I**

- i) Agency should have Permanent Account Number (PAN).
- ii) Containing scanned copy of Unconditional Acceptance of AAI's Tender Conditions and Scanned copy of DD against EMD and DD of Tender Fee.
- iii) Details of accommodation as per Check list in Page 22, Sl No: 2, from 2A to 2E

Tender fees of **Rs. 1180/-** will be required to be paid by way of offline payment in the form of Demand Draft from nationalized or any scheduled bank (but not from cooperative or Gramin Bank) drawn in favor of **“Payable A/c Prayagraj (Prayagraj Airport) payable at Prayagraj**. The original Demand Draft against tender fee should be posted /couriered/given in person to the concerned official, latest by the last date of bid submission or as specified as tender documents. The details of Demand draft should tally with the details available in the scanned copy and the data entered during bid submission time. Last date and time of submission of sale of tender documents is **15.04.2022 up to 1730 hrs..**

Scanned copy of earnest money deposit (EMD) of value **Rs. 67,680.00/- (Rupees Sixty Seven Thousand Six hundred eighty Only)** shall be accepted offline only in the form of Demand Draft from a nationalized or any scheduled bank (but not from cooperative or Gramin bank) drawn In favour of **“Payable A/c Prayagraj (Prayagraj Airport) payable at Prayagraj** to be submitted in the in Technical Bid Attachment section of e-tendering portal along with the Unconditional Acceptance of the AAI's Tender Conditions.

**The hard copy of signed Unconditional Acceptance Letter original Demand Draft against Tender fee and original Demand Draft against EMD should reach to**

**the office of Airport Director, Airports Authority of India Civil Aerodrome Cantt, Kanpur, UP 208004 on or before 15.04.2022 upto 1730 hrs.**

Tender of the tenderer whose tender fee, EMD and unconditional acceptance of AAI's tender conditions are not received by the time of the opening of pre-qualification of tender then their tenders will be summarily rejected. Any postal delay will not be entertained.

The bidder who fails to submit the original Demand Draft towards EMD before the stipulated time then their tender shall be rejected out-rightly. Any postal delay will not be entertained.

Suitability of the accommodation shall be evaluated on opening of Technical Bid based on the documents submitted and site inspection by AAI. Price Bid of only those parties, whose accommodation is found suitable, shall be opened and considered for further evaluation.

### **Refund of EMD**

The refund of EMD to bidders who fail to qualify the eligibility/technical stage shall be initiated automatically within 7 days of their rejection. For all bidders who qualify and their financial bids are opened the refund of EMD of all vendors except L-1 shall be processed within 7 days of opening of the financial bid.

### **Envelope- II : - The Financial e-Bid through CPP portal.**

All rates shall be quoted in the format provided and no other format is acceptable. If the price bid has been given as a standard BOQ format with the tender document, then the same is to be downloaded and to be filled by all the bidders. Bidders are required to download the BOQ file, open it and complete the white coloured (unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BOQ file is found to be modified by the bidder, the bid will be rejected.

### **2. Bids Opening Process is as below: -**

**Envelope-I:** Bid opening date shall be as mentioned in **CRITICAL DATA SHEET**. (Depending on pre-qualification, any changes in the date shall be intimated through CPP portal).

**Envelope-II:** Date of opening of Envelope-II shall be intimated via CPP portal. (Depending on pre-qualification, any changes in the date shall be intimated through "CPP Portal" section).

If any clarification is needed from the bidder about the deficiency in his uploaded documents in Envelope – I, he will be asked to provide it through CPP portal. The bidder shall upload the requisite clarification/documents within time specified by AAI, failing which tender will be liable for rejection.

The financial bids of the contractors/firms found to be meeting the qualifying requirements and technical criteria shall be as per **CRITICAL DATA SHEET. (Depending on Technical Bid evaluation the date shall be intimated through CPP Portal).**

3. AAI reserves the right to accept or reject any or all applications without assigning any reasons. AAI also reserves the right to call off tender process at any stage without assigning any reason.
4. AAI reserve the right to disallow issue of tender document to working agencies whose performance at on-going project (s) is below par and usually poor and has been issued letter of restrain/Temporary/Permanent debar by any department of AAI. **AAI reserve the right to verify the credential submitted by the agency at any stage (before or after the award the work). If at any stage, any information /documents submitted by the applicant is found to be incorrect/false or have some discrepancy which disqualifies the firm then AAI shall take the following action:**
  - a. **Forfeit the entire amount of EMD submitted by the firm.**
  - b. **The agency shall be liable for debarment from tendering in AAI, apart from any other appropriate contractual/legal action.**
5. Consortium /JV companies shall not be permitted. No single firm shall be permitted to submit two separate applications.

**Airport Director**  
AAI, Kanpur Airport



## **NOTICE INVITING TENDER FOR LEASED ACCOMMODATIOS**

Sealed Tenders in the prescribed form are invited by Airport Director, Kanpur on behalf of Chairman, Airports Authority of India for hiring Bachelor accommodation of **minimum 5000 Sqft** for plinth area approx. 45 CISF Personnel. Accommodation should be preferably near Kanpur Airport, Kanpur within 03 Kms from the Airport. Rates quoted shall be final & nothing extra shall be payable if accommodation area is more than the minimum mentioned. However, in case provided area is slightly less & acceptable to AAI in that case recovery shall be made as per clause. 13, page no- 14 of conditions of contract. Tender documents can be downloaded from CPP portal as per Critical Data Sheet or can be download for AAI Website [www.aai.aero](http://www.aai.aero).

For any clarification, please contact Sh. Manish Kumar Mishra, Manager (CNS)/CSO Phone No.09085895058 during office hours or mail – [cso\\_vika@aai.aero](mailto:cso_vika@aai.aero).

**Airport Director,  
Airports Authority of India,  
Kanpur Airport, Kanpur (U.P.)**

## **TECHNICAL CRITERION**

E-Tenders in the prescribed form are invited by Airport Director, Kanpur on behalf of Chairman, Airports Authority of India [AAI] for hiring of accommodation minimum 5000 Sqft. of plinth Area approx. 45 Central Industrial Security Forces Personnel. Accommodation should be preferably near Kanpur Airport, Kanpur within 03 kms from the Airport.

Interested owners of the property may submit their offers in the prescribed format in Technical Bid & Price Bid indicating the extent of the area of the accommodation and the lease rent expected.

AAI reserves the right to accept one or more accommodations from one or more parties for taking accommodation on lease as per the requirement after considering the suitability of the accommodation and the lease rental offered.

Suitability of the accommodation shall be evaluated on opening of Technical Bid based on the documents submitted and site inspection by AAI. Price Bid of only those parties whose accommodation is found suitable, shall be opened and considered for further evaluation.

Duration of the lease : 24 Months.

(Extendable for another 01 Year after completion of two years subjected to satisfactory services)

EMD : Rs.67,680/-. (EMD of Rs. 67,680/- shall be submitted along with Technical bid of NIT documents. Demand draft shall be drawn in favor of “Airports Authority of India” payable at New Delhi.

The Accommodation shall comprise the following:

1. Sufficient rooms including 45 Beds, Fans, Lights & other basic amenities for 45 CISF personnel as defined by CASO CISF / CSO AAI. which should satisfy requirement of CISF.
2. Kitchen with sufficient Dining space & basic infrastructure.
3. Having sufficient water facility including drinking (RO) and other purposes (24 hours supply of water)
4. Space for recreation / games / parade
5. Toilets & House Keeping with sanitization (Hand & touch point sanitization due COVID -19.)
6. Stores as applicable.
7. Sufficient overhead water tanks.
8. Armory room as applicable.
9. Sufficient vehicle parking place, boundary wall/Fencing for the protection of property.
10. There should be proper electricity for the premises, Along with Mains supply of HPSEB backup supply shall also be provided at emergency/control rooms designated by CASO CISF of barrack accommodation by the contractor. Electricity bill will be paid by bidder only.

11. House Tax, Water Tax & Electricity charges to be paid by bidder only.
12. A guest house shall be provided by the contractor which shall comprise at least two separate rooms along with attached toilet / bathroom, double bed with mattresses, mirror and other facilities which will be used by guests of competent authority.
13. The Landlord shall carry yearly maintenance and other repair works.

Tender Documents indicating full details can be downloaded as per Critical Data Sheet from CPP portal (AAI Contact Person Sh. Manish Kumar Mishra, Manager (CNS)./CSO Phone No. 09085895058) or Download from our website [www.aai.aero](http://www.aai.aero).

Tender fees of Rs.1180/- (Rupees One Thousand One Hundred and Eighty only) including GST in the form of Demand Draft drawn in favor of **“Payable A/c Prayagraj Airport (Prayagraj Airport)”** payable at Prayagraj and the party to ensure that the DD’s reach the tender opening officer on or before the tender opening time. AAI will not accept any delay or non-receipt of the tender cost as a reason for considering the tender. The DD should be having minimum validity of three months from the date of issue. However, the tender cost once paid for a tender cannot be refunded or transferred. No application for transferring the amount to any other party or for any other facility to be entertained.

Tender documents duly completed in all respects should uploaded in CPP portal as per NIT. The Technical Bids of the tenderers shall be opened as Critical Data Sheet in the presence of the interested tenderers or their authorized representatives if any. The date of opening of the Price Bids to be intimated later on through CPP portal.

**AIRPORT DIRECTOR**  
AAI, KANPUR AIRPORT,  
KANPUR

**UNCONDITIONAL ACCEPTANCE LETTER**  
**(TO BE SUBMITTED ALONG WITH TENDER DOCUMENT)**

To,

The Airport Director,  
Airports Authority of India,  
Kanpur Airport, Kanpur  
208004 (U.P.)

Sir,

**ACCEPTANCE OF AAI'S TENDER CONDITIONS**

- 1.** The tender documents for **Hiring of accommodation for CISF Personnel for the period 02 Year at Kanpur Airport** have been provided to me/us by Airports Authority of India and I/We hereby certify that I/we have read the entire terms and conditions of the tender documents made available to me/us. Which shall form part of the contract agreement and I/We shall abide by the conditions/Clauses contained therein.
- 2.** I/We hereby unconditionally accept the tender conditions of AAI's tender documents in its entirety for the above facility.
- 3.** The Contents of Clause 04 of General Conditions of the Tender Documents have been noted wherein it is clarified that AAI reserves to itself the right to reject any or all the tenders without assigning any reason thereof and to call for any other detail or information from any of the tenderer(s) and AAI reserves to itself the right to reject the conditional tenders without assigning any reason thereto.
- 4.** I/We declare that I/We have not paid and will not pay any bribe to any Officer of AAI for awarding this contract at any stage during its execution or at the time of payment of bills and further if any officer of AAI asks for bribe/gratification, I/We will immediately report it to the appropriate authority in AAI.
- 5.** The required earnest money for this facility is enclosed herewith.

Yours faithfully,

[Signature of the Tenderer]  
With rubber stamp

Date:

## **GENERAL CONDITIONS OF CONTRACT**

1. Each tenderer must be accompanied by a Demand Draft drawn on any scheduled bank in favor of Airports Authority of India payable at New Delhi for an amount of **Rs.67680.00/- (Rupees Sixty Seven Thousand Six hundred eighty only)** as Earnest Money Deposit. The Earnest Money Deposit, without interest, will be refunded, in due course, to unsuccessful tenderers.
2. Each tenderer shall upload digital signed tender documents in CPP portal as per NIT.
3. Tenderer which do not fulfill all or any of the above conditions or found incomplete, are subject to rejection.
4. AAI reserves to itself the right to reject any or all the tenders without assigning any reason thereof and to call for any other detail or information from any of the tenderer(s). Further AAI reserves to itself the right to reject the conditional tenders without assigning any reason thereto.
5. E-Tenders shall be uploaded as per NIT Critical Data Sheet. Any e-tender received after this date and time, will not be entertained, under any circumstance. Tenders (Technical Bid) will be opened as per Critical Data Sheet in the presence of interested tenderers or their authorized agents, if any.
6. Suitability of the accommodation shall be evaluated on opening of Technical Bid based on the documents submitted and site inspection by AAI. Price Bid of only those parties whose accommodation is found suitable, shall be opened and considered for further evaluation and other Price Bids shall not be opened.
7. Price Bids of only those tenderer who have submitted tender fee, EMD, unconditional acceptance and required documents shall be opened.
8. Date and time of opening of price bid shall be intimated to the technically qualified tenderer.
9. Tenderer(s) should clearly indicate the 'Full Name, Name and address of their Firm' in the envelope of hard copy submitted.
10. It may be noted that the Earnest Money Deposit of the successful bidder shall be forfeited on account of non-completion of the following:
  - a) Acceptance of lease order within 07 (seven) days from the date of issue of lease order.
  - b) Execution of lease agreement (as per enclosed format) within 10 days from the issue of lease order. Agreement should be made on **non-judicial stamp paper of value Rs. 100/- (Rupees one hundred only)** and the cost of stamp paper shall be borne by the tenderer.
  - c) Handing over the accommodation/premises with facilities mentioned within 15 days from the date of issue of lease order.
11. EMD of successful bidder will be returned to bidder on completion of contract after clearance of dues if any.

12. The period of lease shall be for 24 Months from the date of commencement but can be extended for another 01 year on mutually agreed satisfactory ground with terms and conditions.
13. In case of deficiency in area for building or playground, the recovery clause will be as per AAI Guidelines.
14. The license can be terminated, without assigning any reasons, by the Authority, by serving two [02] months' notice, in writing to the Licensee by Airport Director, Airports Authority of India, Kanpur Airport, Kanpur or by any other authorized signatory of the Authority.
15. All disputes and differences arising out of or in any way touching or concerning the agreement (except those the decision whereof is otherwise herein before expressly provided for or to which the Public Premises (Eviction of Unauthorized Occupants) Act and the rules framed thereunder which are now enforced or which may hereafter come into force are applicable), shall, in the first instance, be referred to a Dispute Resolution Committee (DRC) setup at Kanpur Airport, for which a written application should be obtained from the party and the points clearly spelt out. In case the dispute is not resolved within 45 days of reference, then the case shall be referred to the sole arbitration of a person to be appointed by the Chairman/Member of the Authority. The award of the Arbitrator so appointed shall be final and binding on both the parties. The Arbitration & Conciliation Act 1996 shall be applicable. Once the arbitration clause has been invoked, the DRC process will cease to be operative. It will be no bar if the Arbitrator appointed as aforesaid or has been an employee of the Authority and the appointment of the Arbitrator will not be challenged or be open to question in any Court of Law, on this account. In case of any dispute where legal action is compelled to be initiated by any of the party, jurisdiction of the court shall be Kanpur where the airport is located.
16. The date and time for submission of e-tenders and its opening can be extended, at the sole discretion of the Airport Director.
17. E-tender shall be valid for 180 days from the date of opening of financial bid.

**18. Requirement/ Submission of Documents:-**

Technical Bid should be uploaded in Envelope-I and Price Bid should be uploaded in Envelope-II (BOQ) as per NIT at CPP Portal Only.

**Technical Bid (Envelope - I).**

1. Copy of Original Tender fees, EMD.
2. Layout plan and floor plan of building duly signed by the Authorized Engineer.
3. Proof of ownership of the building along with Encumbrance Certificate as on date. Undertaking for meeting all technical criteria/services mentioned as per page no 09 & 10 of Tender document on Rs100/- non judicial stamp paper.
4. NOC or Power of Attorney or Partition Deed from all concerned persons in case of ownership is in the name of more than one person.

5. PAN Number.
6. GST Details or undertaking regarding non applicability GST.
7. Acceptance letter of AAI's Tender Conditions.
8. Digitally Signed Copy of tender Document

Original copy of Demand Draft for Tender Fee & EMD should be reach to the office of Airport Director, Airports Authority of India Civil Aerodrome Cantt, Kanpur, UP 208004 on or before 15.04.2022 upto 1730 hrs.

**Price Bid (Envelope-II).**

The envelope-II should contain only the Price Bid in the approved form as per NIT.

[Signature of the Tenderer]  
With rubber stamp

Date:

## **RTGS Performa**

To

The Airport Director  
Airports Authority of India  
Civil Aerodrome Cantt  
Kanpur - 208004.

**Sub: Transfer of fund under RTGS System**

Sir,

Please transfer the amount payable to us to our bank account the details of which are as under:

<b>Sr. No</b>	<b>PARTICULARS</b>	<b>INFORMATION PROVIDED</b>
<b>01.</b>	NAME OF THE PARTY	
<b>02.</b>	ADDRESS OF THE PARTY	
<b>03.</b>	TYPE OF PARTY	
<b>04.</b>	PAN NO OF THE PARTY	
<b>05.</b>	NAME OF THE BANK	
<b>06.</b>	BANK ACCOUNT NO	
<b>07.</b>	ADDRESS OF THE BANK	
<b>08.</b>	BANK BRANCH CODE	
<b>09.</b>	BANK MICR CODE	
<b>10.</b>	NEFT CODE	
<b>11.</b>	IFSC CODE OF THE BANK	
<b>12.</b>	TYPE OF THE BANK ACCOUNT	

A cancelled Cheque is also enclosed for reference

SIGNATURE OF AUTHORISED ABOVE DETAILS VERIFIED BY THE

SIGNATORY WITH SEAL OF THE FIRM : CONCERNED BANK WITH SEAL



## **LEASE DEED**

**(To be executed in Rs.100/- stamp paper)**

This deed of lease made of this \_\_\_\_\_ between \_\_\_\_\_ (hereinafter called The Lessor) with respect to the latter premises which expression shall wherever the context permits, be deemed to include his/her successor, legal representatives and assigns) on the One Part and M/s Airports Authority of India (a Govt. of India Undertaking), an Authority set up under Airports Authority of India Act 1995, having its Head Office at Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110 003, through the Airport Director, Airports Authority of India, Kanpur Airport, Kanpur (hereinafter called The Lessee, which expression shall wherever the context permits, be deemed to include their Successors and assigns of the Other Part, witnesses as follows:-

In consideration of the rent hereinafter reserved and covenants and conditions hereinafter contained to be observed and performed on the part of the Lessee, the Lessor does hereby grant, transfer by way of lease the premises consisting of \_\_\_\_\_ sqft situated at \_\_\_\_\_ of which the Lessor is entitled in Law to execute this Deed, together with the appurtenant land / space, the rights to make use of entrances, passages, staircase, landings and other easements belonging and pertaining to the said premises up to and to the use of the Lessee for a period of \_\_\_\_\_ commencing from \_\_\_\_\_ to \_\_\_\_\_ by paying up to the Lessor during the said period a rent of Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_ only) per month inclusive of hire charges of the fittings, equipment and fixtures as per Annexure-I in the premises and subject to the following conditions:-

**I. The Lessee hereby covenants with the Lessor as follows:-**

1. That the Lessee shall pay to the Lessor the said monthly rent by cheque on or before 15<sup>th</sup> day of each English calendar month after deducting necessary TDS as applicable from time to time.
2. That the Lessee shall use the demised premises for the residential use of its security personnel (CISF) & lessee shall pay the charges for consumption of electricity & water on domestic tariff direct to the lessor or the concerned authorities as per bill received.
3. That the Lessee shall permit the Lessor and its authorized representative(s) to enter upon the demised premises at all reasonable times for the purpose either for inspection or repair of the demised premises, as and when necessary.
4. That the Lessee shall not sublet, assign or otherwise part with possession of the demised premises without the consent of the Lessor.
5. That the Lessee shall be entitled to terminate the lease at any time during initial or renewed term of the lease upon serving three month's previous notice in writing of Lessee's intention so to do.
6. That the Lessee shall deliver the demised premises to the Lessor on the expiration or earlier determination of the lease together with the Lessor's fittings and fixtures, if any, in such condition as is consistent with the covenants and conditions herein contained.

**II. The Lessor hereby covenants with the Lessee as follows:**

- 1. In case of any shortfall in area as aforesaid, the Lessor shall make up the area by constructing the new block/ extending the block at the location mentioned above at the cost of Lessor.**
- 2. That Lessor shall provide the separate Block for Toilet and bathroom facilities. Minimum 12 numbers of toilets and 12 numbers of bathrooms at the said block.**
- 3. That Lessor shall provide Sweet Water pipe lines as well Bore Water. Charges for actual consumption of water shall be paid by Lessor only.**
- 4. That Lessor shall provide all electrical fittings such as fan, lights in sufficient numbers, Motor pumps in working condition. Replacement of electrical consumable like choke, tube, starter, bulbs etc. will be done by the Lessor. Any defects in the Motor Pumps and fans during the leasing period, same shall be rectified at Lessor's own cost.**
- 5. That Lessor shall provide the sufficient living area and shall provide the dining hall of sufficient area near to the Kitchen including other basic amenities. Lessor shall provide the minimum infrastructure such as Exhaust fan, Gas connecting pipelines, platform for placing utensils etc., at the Kitchen.**
- 6. That the Lessor shall pay all rate assessments and other taxes to local, State, Central Govt., license fees, ground rent and charges of whatever character assessed, levied, charged and imposed by or payable to any lawful authority in respect of the demised premises and if the Lessor fails or neglects to pay the same, the Lessee may make such payment and deduct the same with interest at the rate of 12% per annum from the rent or otherwise recover it from the Lessor.**
- 7. That the Lessor shall effect all repairs in respect of plumbing, Periodical cleaning of septic tanks and any other civil and electrical work based on mutual inspection and concurrence by the Lessee at Lessor's own cost immediately upon such defects are notified to it by the Lessee and if the Lessor fails or neglects to make such repairs, the Lessee may cause the same done and deduct the expenses of such repairs with interest at the rate of 18% per annum from the rent or otherwise recover it from the Lessor.**
- 8. That the Lessor shall arrange the white wash, distemper paint, polish the demised premises before occupation by the Lessee and thereafter once in a year, during the lease period or extended lease period, at his/ her cost. Lessor fails or neglects to arrange the white wash, distemper paint, polish the demised premises before occupation and thereafter once in two years, during the lease period or extended lease period at his/her cost, Lessee may cause the same done and deduct the expenses of such work with interest at the rate of 18% per annum from the rent or otherwise recover it from the Lessor.**
- 9. That the Lessee shall peacefully and quietly hold and enjoy the demised premises during the lease period(s) without any interruption or disturbance by the Lessor or any person rightfully claiming under or in trust for him/ her.**
- 10. That the Lessor represents and warrants that he/she is fully entitled to execute this lease and that he/she will hold the Lessee free and harmless of any demands, claims, actions or proceedings by others in respect of quiet possession of the demised premises.**

11. That the Lessor shall provide the proper electricity for the premises, Along with Mains supply of HPSEB, backup supply shall also be provided at emergency / control rooms designated by CASO CISF of barrack accommodation by the contractor. Electricity bill will be paid by Lessor.
12. That the Lessor shall provide a Guest House which shall comprise at least two separate rooms along with attached toilet/bathroom, double bed with mattresses, mirror and other facilities which will be used by Guest of competent authority.
13. That the Lessor shall carry out yearly maintenance and other repair works.
14. It would be the responsibility of lessor to obtain all necessary clearances from State or any other agency as required.

### **III. IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:**

1. That the Lessee shall be entitled to renew the lease for a further period of one year on mutually agreed terms and conditions for which the Lessee shall give to the Lessor a notice in writing not less than one month before the expiration of the terms hereby granted.
2. The Lessee shall be entitled to terminate the lease by giving One [01] months' notice, in such an event Lessor shall refund the security deposit amount within ten days from the date of issue of termination notice as applicable.
3. The Lessor, its authorized agents, shall acknowledge and give valid and duly stamped receipts for each and every payment made by the Lessee and such receipt shall be conclusive proof of such payment.

### **SCHEDULE OF THE DEMISED PREMISES.**

Total Area of building	: sqft.
Total Area of playground	: sqft.
Purpose	: Leasing bachelor Accommodation for CISF personnel.
Site Plan	:

List of infrastructure : As per annexure-I.

**IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THESE PRESENTS AT  
KANPUR ON \_\_\_\_\_ FIRST ABOVE WRITTEN IN THE PRESENCE OF:**

**WITNESSES:**

**1.**

**2.**

**LESSOR**

**[LANDLORD]**

**LESSEE**

**1.**

**2.**

**ANNEXURE – I**

**LIST OF INFRASTRUCTURES PROVIDED AT THE DEMISED PREMISES.**

1. .
2. .
3. .
4. .
5. .
6. .
7. .
8. .
9. .
- 10..

LESSEE

LESSOR

## **CHECK LIST**

**(TO BE UPLOADED BY APPLICANTS ALONG WITH TENDER APPLICATION IN PREQUALIFICATION BID (Envelope -I)).**

(To be uploaded in Technical Bid – Envelope-I)

<b>Sr. No</b>	<b>Attached Documents</b>	<b>Yes / No</b>
1	Copy of Original Tender fees, EMD	
2	Other Documents along with Sr. No. - 01	
2A	Layout plan and floor plan of building duly signed by the Authorized Engineer.	
2B	Proof of ownership of the building along with Encumbrance Certificate as on date.	
	Undertaking for meeting all technical criteria/services mentioned as per page no 09 & 10 of Tender document on Rs100/- non judicial stamp paper.	
2C	PAN Number. GST number or Undertaking of no applicability.	
2D	Unconditional Acceptance letter of AAI's Tender Conditions	
2E	NOC or Power of Attorney or partition deed from all concerned persons in case the ownership is in the name of more than one person.	
<b>Note</b>	<b>Original copy of Demand Draft for Tender Fee &amp; EMD should be reach to the office of Airport Director, Airports Authority of India Civil Aerodrome Cantt, Kanpur, UP 208004 on or before 15.04.2022 up to 1730 hrs.</b>	

(To be uploaded in Financial Bid – Envelope-II)

<b>Sr. No</b>	<b>Attached Documents</b>	<b>Yes / No</b>
1	Price Bid [BoQ]	