

**TENDER CONDITIONS FOR HIRING OF KODAIKANAL BUILDING
LOCATED IN D.NO.7/282, POET THIYAGARAJAR ROAD ABOUT 1250 SQ
FT IN I FLOOR & ADJACENT AREA ABOUT 20 x 5 Sq IN GROUND FLOOR
ON LEASE FOR 2 YEARS**

1. a) The lessee should utilize the space for any other purpose.
- 2) No additions, alterations, modifications to the existing buildings shall be made in any manner without the written consent of the General Manager, Dindigul District Cooperative Milk Producers Union, Dindigul and the lessee shall maintain the building in good condition.
- 3) The lessee will have to remit the lease rent for 1 year from the date of receipt of acceptance of the tender.
- 4) The lease is for a period of 24 months only, from June 2022 to May 2024. The lease rent for the second and subsequent period is to be remitted three months earlier than the date of second and subsequent period of lease with due satisfactory performance of the lessee and then the lease period are to be got renewed. If the lessee fails to remit the 2nd and subsequent period lease rent before 60 days, the lease will be terminated without any notice or intimation.
- 5) The lessee should operate Unit on continuous basis throughout the lease period. If the lessee fails to run the Unit for a period of three months continuously the lesser shall issue a notice to the lessee and if the lessee fails to operate the Unit even after one month of receipt of the notice the lesser shall re-enter premises and resume the possession and the operation of the Unit without further notice. The Union will not bear any losses incurred by the lessee for non-functioning of the Units. The Security Deposits of the lessee will not be refunded.
- 8) The General Manager, Dindigul District Cooperative Milk Producers Union, Dindigul reserves the rights to modify fully or partially or cancel the agreement. The parties have to therefore specifically agree that they would enter into fresh agreement as revised by lesser without any murmur or protest.
- 9) The lessee shall maintain the building and movable properties like electrical installations and other fittings etc. in good condition and shall compensate the Union for any damages to such properties with replacement value. The maintenance of building and fittings and fixture has to be maintained by the lessee.
- 10) The lessee should obtain license under prevention of Food and adulteration Act from the Local Health Authority or permission from the competent authority.
- 11) After the expiry of lease period, the lessee shall surrender possession of all movable and immovable properties leased including superstructure now exists and also to be constructed by the lessee with due consent of the Union.
- 12) Any Cess / Levies imposed by Government then and there have to borne by the lessee. The power charges and water charges has to be borne by the Lessee.

- 13) The lessee shall not claim any title to the superstructure already put up and to be put up by him or claim any compensation at the time of surrendering possession after the expiry of the lease.
- 14) The General Manager, Dindigul District Cooperative Milk Producers Union, Dindigul shall have the right to inspect the premises at any time without any notice.
- 15) The lessee should not engage any other sale lessee and shall not indulge in any malpractice. The premises should not be utilized for selling liquors or run any Bar.
- 16) The lesser will bear the power charges for lifting water from the well will be borne by the lessee as per the E.B. claim.
- 17) The lessee shall not encumber the leased properties by way of pledge, hypothecating, Mortgage, charge, line, lease, leave and license or in any other manner.
- 19) The lessee should cover his establishment under EPF and Miscellaneous provision Act, ESI Act and all other industrial legislations without fail. Any violation on statutory provisions will be at the risk of lessee.
- 20) The lesser shall have the right to re-enter the premises and terminate the lease agreement, in case of default or any type of malpractice noticed on the part of the lessee.
- 21) In the event of restaurant being closed on account of pollution control board Directions the lesser will not be liable for refund of lease fee.
- 22) The lesser will not be vicariously liable for any act of the lessee and the lessee shall alone be liable for violation of any law and the lessee agrees to indemnify the lesser from all claims.
- 23) All costs, charges, including stamps duty and registrations charges etc., shall be borne by the lessee.
- 24) On the expiry of the lease the lessee shall handover all articles which were entrusted in good conditions as per schedule annexed.
- 25) The General Manager, Dindigul District Cooperative Milk Producers Union, Dindigul shall reserve the right to renew or otherwise the lease paid after expiry of tender period.
- 26) The lessee will not be permitted to run an Ice-cream parlour and allied business. The requirement of milk and milk products has to be purchased only from General Manager, Dindigul District Cooperative Milk Producers Union, Dindigul unit.
- 27) The lessee should become an associated member of the Union before executing the agreement.
- 28) Any dispute in executing the agreement will be under the Jurisdiction of Deputy Registrar (Dairying) of the Area.
- 29) Tenderer should have registered GST NO, also should pay GST for the products sold at this area

- 30) There should not be any alteration of additional shed, except the building and amenities already provided at the site
- 31) If any additional shed or construction is needed it should be done with prior permission of General Manager, Dindigul District Cooperative Milk Producers Union, Dindigul and rupees 50/- per sq.feet will be charged in added to the tender value.
- 32) With regard to the first floor, The monthly rent for Rs.20000/- is tentative. The highest bidder will be selected and awarded for 2 years from 2022 to 2024. Pertaining to the adjacent area in the Ground Floor the rent fixed for the place is 3200/- as tentative. The highest bidder will be selected and awarded for 2 years from 2022 to 2024.
- 33) Tender should pay EMD amount of 10,000
- 34) Tenderer must pay a the leasee amount, Security Deposit totaling 3 months' rent and agreement copy within 7 days of receiving the work order. The amount will be refunded once the lease period is over.
- 35) Only the empty floor along with the electric installation & water connection in the first floor will be given for leasee.
- 36) The Leasee should not sub lease the building allotted to him. If it is found that the leasee has submitted the accommodation severe action will be initiated legally and contract will be terminated.
- 37) If any sub letting found the possession will be taken by the union immediately and the contract will be terminated.



DD 160 DINDIGUL DISTRICT CO-OPERATIVE MILK PRODUCERS UNION LTD.,

Head Office: No.9, East Govindapuram, Dindigul-624 001.

GSTIN:33AAAJD0311R1Z1
PAN:AAAJD0311R
TAN:MRID00526B

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**TENDER FOR HIRING OF KODAIKANAL BUILDING LOCATED IN
D.NO.7/282, POET THIYAGARAJAR ROAD ABOUT 1250 SQ FT IN I FLOOR &
ADJACENT AREA ABOUT 20 x 5 Sq IN GROUND FLOOR ON LEASE FOR 2
YEARS**

COMMERCIAL BID

S.NO	LOCATION	AREA (Sq. feet)	Rent Rate Quoted (including GST & other charges payable)
1.	D.No.7/382, Poet Thiyagarajar Road , Kodaikanal I floor	1250 Sq.ft	
2.	D.No.7/382, Poet Thiyagarajar Road, Kodaikanal, Adjacent area in Ground Floor	20 X 5 (ft)	

NOTE:

1. Tenderer should pay EMD amount of Rs.10,000
2. Space should be used only for hotel /restaurant/show room or other legal utility purpose.
3. The rate should be quoted for the above both in figures and in words without correction. If any corrections are made, the same should be attested by the successful Tenderer or his authorized signatory.
4. If any discrepancy is found between the prices quoted in words and in figures, the lower of the two shall be considered.
5. After quoting the rate if the Tenderer goes back, the EMD remitted by the Tenderer shall be forfeited fully.

Signature of the Tenderer.



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PARTICULARS OF THE TENDERER

Name o the Tenderer	
Whether Sole Trader/Partnership/Private Limited Co. of public Limited Co.	
Residential Address	
Address of the Registered Office	
Address of the Branch/Office	
Names and addresses of the Proprietors/Partners/Directors.	
Year of Establishment	
Registration No.& Date	
Registered under (give details under which Act the Company is registered)	
ISO Registration (if any)	

List of large companies/Public Sector Undertakings/Local Bodies / Companies to which the manpower has been supplied.	
Annual Turnover in the last 3 years	
ESI Registration details	
EPF Registration details	
Names of the Bankers	
GST NUMBER AND PAN NUMBER	

Note: For providing the above information, if required, separate sheet may be enclosed.

DATE:
SEAL:

SIGNATURE:
NAME:
DESIGNATION:
ADDRESS:
Email ID: