

BHARAT SANCHAR NIGAM LIMITED

(A Govt. of India Enterprise)



NAME OF WORK: - Expression of interest for a) Leasing out of built up space in BSNL buildings in the state of Telangana as indicated in section VII (List 1 to 3) of this document, & b) For Development of existing terrace cum leasing out the built up space in Administrative cum training centre building, RTTC Gachibowli as indicated in Section VII List-4 of this document.

Issued to:

Signature of Officer issuing the documents:

Designation:.....

Date of issue:.....

Certified that this document consists of **38** pages

Asst.General Manager(L&B),
Chief Engineer (Civil)-Arb-L&B Section,
O/o CGMT, Telangana Telecom Circle,
804, 8th floor, BSNL Bhavan, Hill fort Road,
Adarshnagar, Hyderabad- 500 063

SECTION-I
BHARAT SANCHAR NIGAM LIMITED
(A Government of India Enterprise)

EOINO:- 01/CE(L&B)-HD/2019-20

Dated: 23-12-2019

NOTICE INVITING EXPRESSION OF INTEREST (NIEOI)

1.0) Sealed **Expression of interest for a) Leasing out of built up space in BSNL buildings in the state of Telangana as indicated in section VII (List 1 to 3) of this document, & b) For Development of the existing terrace cum leasing out the built up space in Administrative cum training centre building, RTTC Gachibowli as indicated in Section VII List-4 of this document**, is hereby invited on behalf of CGMT, Telangana Telecom Circle, Hyderabad in two bid system in the prescribed Performa by the Assistant General Manager (L & B), O/o Chief Engineer(C) (Arb-L&B), 804, 8th floor, Hill fort Road, Adarshnagar, Hyderabad – 500063, up to 1500 hrs on the date mentioned below.

2.1) The following organizations are eligible to submit their bids:

- (a) Central/ State Government departments, Central/State Government Public Sector Undertakings.
- (b) Autonomous bodies, Semi-Government bodies running with the budgetary support of the Government.
- (c) Scheduled Banks, both Government owned as well as Private except the Co-operative Banks.
- (d) International bodies, and
- (e) Reputed Private Companies with annual turnover of not less than **Rs. 25 crores** in Metro Cities & 10 Crores in State Capitals / UTs. However, at other cities, towns etc. the condition of annual turnover shall be relaxed up to 5 crores subject to deposit of 12 months' rent equivalent as performance guarantee in advance for leasing out the space in BSNL buildings. Use of the property shall not be prejudicial to the interest of BSNL and the decision of SSA Head or an equivalent officer shall be final in this regard.

Note:- The vacant spaces will not be rented out to other Telecom Service Providers for their Telecom operations.

Bid form consisting of eligibility criteria, terms and conditions, and the Performa of the EOI can be had from the aforesaid office from 11 00 hrs to 16 00 hrs on all the working days, up to penultimate day of the last date of submission of the EOI.

3.0) The bid form can also be downloaded from our website www.telangana.bsnl.co.in

4.0) Details for obtaining bid forms, receipt and opening thereof shall be as follows:-

Sl.	Stage	Date and Time
a	Last date for receipt of application for issue of bid form	24.01.2020
b	Last date for issue of bid form	25.01.2020
c	Date of pre-bid conference, if any	---- Nil ---
d	Last date and time for receipt of sealed bids	Up to 1500 Hrs 27.01.2020

e	Time and date for opening of technical & financial Bid	At 1530 hrs on 27.01.2020
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- 5.0) The Eligibility Bid will be opened in the presence of the representatives of the bidders at 15:30 hrs. on the last date of receipt of the bids.
- 6.0) Financial bid shall be opened only of those bidders who qualify in Eligibility-cum-Technical bid in the presence of the representatives of the bidders.
- 7.0) In case of the attested copies of the documents/testimonials/certificates original copies thereof should be produced on demand at the time of opening of the Bid.
- 8.0) The bid in which any of the prescribed conditions are not fulfilled is liable to be summarily rejected.
- 9.0) Canvassing in any form whether directly or indirectly, in connection with the bids is strictly prohibited and the bid submitted by the Bidder who resorts to canvassing shall be liable to rejection.
- 10.0) BSNL does not bind itself to accept the highest or any other bid, and reserves itself the right to reject any or all the bids without assigning any reasons.
- 11.0) No conditional bid including conditional rebate shall be accepted. Conditional bid will be liable to be summarily rejected.
- 12.0) The bid forms shall not be issued by post/courier. Further, Bids shall not be received by post/courier/fax.

Sd/-

Assistant General Manager (L & B)
O/o Chief Engineer(C) (Arb-L&B),
804, 8th floor, BSNL Bhavan,
Hill fort Road, Adarshnagar,
Hyderabad- 50

SECTION-II
GUIDELINES TO BIDDERS

1. DEFINITIONS

- a) The **Contract** means the documents forming the EOI document and acceptance thereof and the formal agreement executed between the competent authority on behalf of BSNL and the bidder, together with the documents referred to therein including these conditions and instructions issued from time to time by the Engineer-in-charge and all these documents taken together, shall be deemed to form one contract and shall be complementary to one another.
- b) The **Site or Area** shall mean the vacant space or any area which is to be given on rent.
- c) The **BIDDER** shall mean eligible organization bidding for the space to be taken on rent under the contract and shall include the legal personal representative or such individual or the persons representing such eligible organizations.
- d) The **BSNL** shall mean Bharat Sanchar Nigam Limited (A Government of India Enterprise) having its registered office at Bharat Sanchar Bhawan, Harish Chandra Mathur lane, Janpath, New Delhi-110001 and shall include their legal representatives, employees and permitted assigns.
- e) The **Engineer-in-Charge** or **E-in-C** means the Officer who shall be in-charge of the building and who shall sign the agreement on behalf of the Bharat Sanchar Nigam Ltd.
- f) **Department** means Bharat Sanchar Nigam Limited and shall include their legal representatives, employees and permitted assigns, who invite EOI on behalf of BSNL.
- g) The **Arbitrator** means the authority nominated by Chief General Manager (CGM) for arbitration.
- h) Where the context so requires, words imparting the singular only also include the plural and vice versa. Any reference to masculine gender shall whenever required include feminine gender and vice versa.

2. SCOPE OF TENDER

- a) BSNL intends to lease out the built space in the building on rent basis to the organizations as mentioned in para '2' of Section-I. Tentative requisite details of the vacant space are available at SECTION VII (from List 1 to List 4). The likely usage for which the said built up space may be put to use is for office purpose, IT & ITES related work, training institutes, schools etc. However, the Bidder is required to actually visit the site and its locality to gather all the requisite information for quoting his rates.
- b) Preferably, the initial leasing period will be three years with provision for extension up to 9 years with escalation in rent after every three years provided that such escalation shall be with **15% increase in rent (i.e. @ 5% per annum)** of the last rent paid at the time of such revision.
- c) The Bidder shall sign lease agreement for the built up space within 1 month of the acceptance of his bid.

3. DECLARATIONS

The bidder shall be required to furnish the declaration as per Section IV along with the bid.

4. BID / EOIDOCUMENTS

The appraisal requirements, bidding procedures and contract terms and conditions are prescribed in the EOI Documents. The Bid / EOI documents include the following:

I. Notice Inviting EOI	Section I
II. Guidelines to Bidders	Section II
III. Commercial Conditions of Contract	Section III
IV. Declaration	Section IV
V. Bid Forwarding letter	Section V
VI. Letter of authorization to attend bid opening	Section VI
VII. Details of Locations	Section VII
VIII. Proforma for Declaration for downloaded EOI document	Section VIII
IX. Standard Lease Agreement	Section IX
X. Price Schedule (Financial Bid)	Section X (A & B)

The Bidder is expected to examine all instructions, forms, terms and conditions in the EOI Documents. Failure to furnish any information required as per the EOI Documents or incomplete submission of the bids document in any respect shall be at the bidder's risk and may result in rejection of the bid.

5. MISCELLANEOUS

- a. The Bidder must use only the prescribed Proforma for the bid document issued by BSNL or downloaded from the BSNL Web site <http://www.telangana.bsnl.co.in/> and ~~<http://www.ap.bsnl.co.in/>~~ in the same form in A4 size paper.
- b. Submission of the bid by a Bidder would imply that the Bidder has carefully read and agreed to the terms and conditions contained in the bid document.
- c. No conditional bid including conditional rebate/enhancement shall be accepted. Conditional bid will be liable to be summarily rejected.
- d. The bid shall remain open for acceptance for a period of 120 (One hundred and twenty) days from the date of opening of the bids, which may be extended, if required, by mutual agreement and the Bidder shall not cancel, alter terms and conditions or withdraw the offer during this period.
- e. This bid document shall form a part of the contract agreement.
- f. Canvassing in any form whether directly or indirectly, in connection with the bid is strictly prohibited. Bid submitted by the Bidder, who is found to be canvassing, will be liable to rejection.
- g. BSNL does not bind itself to accept the highest bid. Further, BSNL also reserve to itself the right to reject any or all the bids without assigning any reason.

- h. If the date fixed for opening of bids is subsequently declared as holiday by the BSNL, the revised date will be notified. However, in absence of such notification, the bids will be opened on next working day, time and venue remaining unaltered.
- i. Any clarification issued by Bharat Sanchar Nigam Ltd. in response to queries raised by prospective bidders shall form an integral part of Bid Documents and it may amount to amendment of relevant clauses of the Bid Documents.
- j. Bidder may apply for any location(s) in the circle (out of the locations mentioned in Section VII) in the prescribed format/procedure.
- k. References, information and certificates from the respective bidder submitted in compliance of terms and conditions of the bid document should be duly signed by the authorized signatory. In case of the documents from a Government organizations / PSUs, it should be signed by the person not below the rank of Executive Engineer / Under Secretary or equivalent.

6. METHOD OF APPLICATION

- a) The bid should be signed by the authorized officer not below the rank of the officer in Under Secretary/STS grade or equivalent in case of Government organizations / PSUs and by duly authorized signatory in case of others.
- b) Over-writing should be avoided. Correction, if any, should be made up by neatly crossing out, initialing, dating and rewriting. Correction fluid/tape should not be used.
- c) The Bidder or his authorized representative shall sign and put his seal on each page of the EOI document before submission in token of acceptance of the terms and conditions of the bid.

7. SUBMISSION & OPENING OF BIDS AND VALIDITY THEREOF:

- a) The Bid shall be in two bid system.
- b) The Bid to be submitted should be in the sealed envelopes in the following manners:-
 - i. The third envelope (sealed) superscribed thereon "**EOI for leasing out built up space on rent**" should contain the following two envelopes.
 - ii. The first envelope (sealed) superscribed thereon "Eligibility details" should contain the 'DECLARATION' as prescribed in the terms & conditions of the bid document, details in the prescribed proforma & attested copies of the documents/ testimonials/certificates meeting the eligibility conditions.
 - iii. The second envelope (sealed) superscribed thereon "Financial Bid" should contain financial bid in the prescribed Proforma (SECTION X).
 - iv. Any deviation from the above manner shall render the bid liable for the rejection.
- c) The bidders should submit their bid on the prescribed time and date at the address mentioned below.
"Assistant General Manager (Lands & Buildings), O/o Chief Engineer (C) (Arb- L & B), Room 804, 8th floor, BSNL Bhavan, Hillfort Road, Adarshnagar, Hyderabad – 500063.
- d) Any bid received after the prescribed deadline of date and time shall not be opened and summarily rejected.

- e) The Eligibility-cum-Technical Bid will be opened in the presence of the representatives of the bidders at 15:30 hrs. on the last date of receipt of the bids.
- f) Financial bid shall be opened only of those bidders who qualify in Eligibility-cum-Technical bid in the presence of the representatives of the bidders on the same day.
- g) The bidder's representatives who are present at the time of opening of bid shall sign an attendance register. Authority letter to this effect shall be submitted by the bidder before they are allowed to participate in bid opening. **(A FORMAT IS GIVEN IN SECTION VI).**
- h) A maximum of two representatives for any bidder shall be authorized and permitted to attend the bid opening.
- i) The Bidder's names, modifications, bid withdrawals and such other details as the BSNL may at its discretion, consider appropriate will be announced at the time of opening.
- j) Bid shall remain valid for acceptance for a period of 120 days after the date of opening of bids. The bid in which the bidder has restricted its validity for the period shorter than the aforesaid shall be rejected by BSNL as non-responsive. In certain circumstances, BSNL may request in writing to the bidders for extending validity of their bid.
- k) The un-opened bids shall be returned to the bidder after final decision is taken on the bids.

8. CHECKLIST OF THE DOCUMENTS TO BE SUBMITTED IN BID:

a) Eligibility cum Technical Bid:

- i. Declaration in the prescribed Proforma as in Section IV.
- ii. The prescribed bid document with each page duly signed by the authorized signatory with seal in token of acceptance of its terms and conditions in accordance with clause 7 of this section.
- iii. Proof of eligibility: As mentioned at clause 2.1 of Section I.
- A. For Central and State govt. departments, PSUs, autonomous bodies, semi govt. bodies & scheduled banks, – A statement on the letter head of the department / company giving details about their organization.
- B. For international bodies - A statement on the letter head of the company giving details about their affiliation with UN or any other international organization.
- C. For reputed private companies – Certificate of incorporation, Income tax returns along with balance sheets duly authenticated by the CA for the last three years.
- iv. Certificate in case of down loaded bids as per SECTION VIII.

b) Financial Bid:-

- (I) The Bidder shall give the unit price per square feet (Sft) of plinth area per month for the location applied for, listed in the Price schedule and the unit prices indicated shall be exclusive of taxes and operational & maintenance(O&M) charges in the performa given in SECTION X (A&B). Performa mentioned in Section-X(A) shall be used for buildings mentioned in List 1 to List 3 and performa mentioned in Section-X(B) shall be used for building of List4.

9. SECURITY DEPOSIT

- i. The Successful Bidder shall furnish to BSNL a sum equal to one month rent as advance and Interest free Security Deposit of an amount equal to three (3) months rent to the BSNL, in the form of Demand Draft drawn on Scheduled Bank in favour of **Accounts officer (Cash), O/o CGMT, Telangana Telecom Circle for Telangana Circle (OR) in favour of Accounts officer (Cash), O/o CGMT, A.P Telecom Circle for A.P. Circle** (depending on the place of property) within 7 days after the receipt of the LOI along with Draft lease agreement. The Security Deposit shall be accompanied by two copies of the Agreement. This shall be followed by signing of the Agreement with BSNL, within seven days of the receipt of Security Deposit.
- ii. The proceeds of the Security Deposit shall be payable to the BSNL as compensation for any loss resulting from the Bidder's failure to discharge its obligations under the lease agreement.
- iii. The Security Deposit will be discharged by the BSNL after successful completion of the lease period.

10. EVALUATION OF BIDS:

The evaluation and comparison of bids shall be based on the rentals offered in the Price Schedules in Section X (A&B).

For buildings mentioned in List 1 to List 3 : Use Price Schedule in Section X(A)

For building mentioned in List 4 : Use Price Schedule in Section X(B)

11. BSNL'S RIGHT TO ACCEPT / REJECT ANY OR ALL BIDS

- a. BSNL reserves the right to accept or reject any bid, and to annul the bidding process and reject all bids, at any time prior to award of lease without assigning any reason whatsoever and without thereby incurring any liability to the affected bidder or bidders on the grounds of BSNL's action.
- b. BSNL reserves the right to lease out the premises of same location to different bidders.

12. ISSUE OF LETTER OF INTENT (LOI)

- i. The issue of an LOI shall constitute the intention of the BSNL to enter into an agreement with the bidder for leasing the premises.
- ii. Within 7 days of issue of the LOI, the bidder shall give its acceptance along with Security Deposit and Performance Guarantee(if applicable) in conformity with terms of bid document.

13. SIGNING OF CONTRACT

- i. The issue of LOI followed by acceptance by the bidder(s) shall constitute the award of lease to the bidder(s). Detailed lease agreement as per Section IX shall be signed within seven days from the date of receipt of Security Deposit.

14. ANNULMENT OF AWARD Failure of the successful bidder to comply with the requirement of clause 9 (i) shall constitute sufficient ground for the annulment of the award in which event the BSNL shall call for fresh bids.

SECTION III

COMMERCIAL CONDITIONS OF CONTRACT

1. TERMS & CONDITIONS

The general terms and conditions of lease are given in Standard Lease Agreement provided in Section IX.

2. LIQUIDATED DAMAGES

If the Bidder fail to perform contractual obligations including payment of monthly lease rent within the period prescribed, the BSNL shall be entitled to recover amount with interest at the rate of bank rate plus 4% for the period of delay. Quantum of liquidated damages assessed and levied by the BSNL shall be final and not challengeable by the bidder.

3. FORCE MAJEURE

- i. If, at any time, during the continuance of this contract, the performance in whole or in part by either party of any obligation under this contract is prevented or delayed by reasons of any war, or hostility, acts of the public enemy, civil commotion, sabotage, fires, floods, explosions, epidemics, quarantine restrictions, strikes, lockouts, or act of God (hereinafter referred to as events) provided notice of happenings of any such eventuality is given by either party to the other within 3 days from the date of occurrence thereof, neither party shall by reason of such event be entitled to terminate this contract nor shall either party have any claim for damages against other in respect of such non-performance or delay in performance, and deliveries under the contract shall be resumed as soon as practicable after such an event come to an end or cease to exist, and the decision of the BSNL as to whether the services have been so resumed or not shall be final and conclusive. Further that if the performance in whole or part of any obligation under this contract is prevented or delayed by reasons of any such event for a period exceeding 10 days, either party may, at its option, terminate the contract.
- ii. Provided, also that if the contract is terminated under this clause, the BSNL shall be at liberty to transfer the work and the funds from the bidder to any other Bank to be appointed by the BSNL, without any financial implications being imposed by the original bidder on BSNL arising out of such transfer.

4. TERMINATION FOR DEFAULT

The BSNL may, without prejudice to any other remedy for breach of contract, by written notice of default, sent to the bidder, terminate this contract in whole or in part,

- a) If the bidder fails to meet its contractual obligations within the time period (s) specified in the lease agreement, or any extension thereof granted by the BSNL pursuant to clause 12, Section II; and
- b) If the bidder, in either of the above circumstances, does not remedy it's failure within a period of 10 days (or such longer period as the BSNL may authorize in writing) after receipt of the default notice from the BSNL.
- c) In the event the BSNL terminates the contract in whole or in part, the BSNL may proceed,

upon such terms and in such manner as it deems appropriate.

5. TERMINATION FOR INSOLVENCY

The BSNL may at any time terminate the Contract by giving written notice to the Bidder, without compensation to the bidder, if the bidder becomes bankrupt or otherwise insolvent as declared by the competent court provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the BSNL.

6. ARBITRATION

“PROVIDED ALWAYS and it is hereby expressly agreed that if at any time there shall arise any dispute, doubt, difference or question with regard to the interpretation or in respect of the right, duties and liabilities of the parties hereto or in any way touching or arising out of these presents or otherwise in relation to premises then every such dispute, difference, doubt or question (except the decision whereof is herein expressly provided for) shall be referred for adjudication through arbitration by a sole arbitrator appointed by the Chief General Manager(CGM)/ Telecom Circle Head of BSNL etc. or if there be no CGM, the Executive Director(NB) of BSNL or if there be no ED(NB), the CMD of BSNL. It will be the term of agreement that either of the parties shall have no objection to any such appointment that the arbitrator so appointed is a BSNL employee and that he had to deal with the matters to which the agreement relates in the course of his duties as BSNL's employee. If the arbitrator so appointed is unable or unwilling to act or neglecting his work or is being transferred or resigns his appointment or vacate his office due to any reason whatsoever, another sole arbitrator shall be appointed in the manner aforesaid. The person so appointed shall be entitled to proceed with the reference from the stage at which it was left by his predecessor. The decision of the arbitrator shall be final and binding on the parties to this deal. The provisions of the Indian Arbitration Act 1996 or any statutory modification or re-enactment thereof and rules made there under for the time being in force shall apply to such arbitration and this deed shall be deemed to be submission to arbitration within the meaning of the said Act.

It is also a term of the contract that if any fees are payable to the arbitrator these shall be paid equally by both the parties.

It is also a term of the contract that the arbitrator shall be deemed to have entered on the reference on the date he issues notice to both the parties calling them to submit their statement of claims and counter statement of claims. The venue of the arbitration shall be such place as may be fixed by the arbitrator in his sole discretion. The fees, if any, of the arbitrator shall, if required to be paid before the award is made and published, be paid half and half by each of the parties. The cost of the reference and of the award (including the fees, if any, of the arbitrator) shall be in the discretion of the arbitrator who may direct to any, by whom and in what manner, such costs or any part thereof, shall be paid and fix or settle the amount of costs to be so paid.

SECTION IV
DECLARATION

To
The Assistant General Manager (L & B)
O/o Chief Engineer(C) (Arb-L&B),
804, 8th floor, BSNL Bhavan, Hill fort Road,
Adarshnagar, Hyderabad- 500 063

Sub : Submission of EOI for leasing out built up space in the Building at _____

Dear Sir,

I/We have read and examined the EOI document, terms and Conditions thereof and other documents and Rules referred to in the EOI document and all other contents in the EOI document for leasing out the built up space.

*I/We hereby submit our bid for as per the stated scope of work within the specified time schedule.
I/We hereby submit all the documents mentioned in the EOI document.*

I/We agree to keep the offer open for One Twenty (120) days from the date of opening of bids and not to make any modifications in its terms and conditions. If, I/We withdraw my/our offer before the said period or before issue of letter of intent (LoI), whichever is earlier, or makes any modifications in my/our offer BSNL shall without prejudice to any other right or remedy, be at liberty to cancel the bid. Further, if I/We fail to occupy the space allotted to us within one month and fail to sign the lease agreement within prescribed time, I/We hereby agree that the said BSNL shall without prejudice to any other right or remedy, be at liberty to cancel the bid.

Signature of the Bidder

Place:

Date:

Seal of the Bidder

SECTION - V
BID FORWARDING LETTER

EOI No. _____

Date _____

To,
The Assistant General Manager (L & B)
O/o Chief Engineer(C) (Arb-L&B),
804, 8th floor, BSNL Bhavan, Hill fort Road,
Adarshnagar, Hyderabad- 500 063

Dear Sir,

1. Having examined the conditions of EOI document and specifications including addenda Nos..... the receipt of which is hereby duly acknowledged, we, undersigned, offer our bid to take BSNL premises on lease in conformity with the said conditions of contract.

2. We undertake, if our Bid is accepted, to occupy the space immediately as per terms of the Bid Document.

3. We agree to abide by this Bid for a period of 120 days from the date of opening of bids and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

4. Until a formal Letter of Intent of Contract is prepared and executed, this Bid together with your written acceptance thereof in your notification of award shall constitute a binding contract between us.

5. Bid submitted by us is properly sealed and prepared so as to prevent any subsequent alteration and replacement.

6. We understand that you are not bound to accept the highest or any bid, you may receive.

Dated this day of 2019

Name and Signature -----

In the capacity of -----

Duly authorised to sign the bid for and on behalf of

witness

Address

Signature

SECTION VI

LETTER OF AUTHORISATION FOR ATTENDING BID OPENING

(To reach before bid opening)

To,

The Assistant General Manager (L & B)
O/o Chief Engineer(C) (Arb-L&B),
804, 8th floor, BSNL Bhavan, Hill fort Road,
Adarshnagar, Hyderabad- 500 063

Subject: Authorisation for attending bid opening on _____(date)
in the EOI of _____

Following persons are hereby authorised to attend the bid opening for the EOI mentioned above on behalf of _____(Bidder) in order of preference given below.

Order of Preference	Name	Specimen Signatures
---------------------	------	---------------------

I.

II.

Alternate representative

Signatures of bidder

Or

Officer authorized to sign the bid

Documents on behalf of the bidder.

Note : 1. Maximum of two representatives will be permitted to attend bid opening. In cases where it is restricted to one, first preference will be allowed. Alternate representative will be permitted when regular representatives are not able to attend.

2. Permission for entry to the hall where bids are opened may be refused in case authorization as prescribed above is not received.

Signature of the Bidder

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SECTION-VII

List 1

The list of the sites along with tentative vacant spaces in Hyderabad Telecom District Area under Telangana telecom Circles:

S.No	Name of premises	City	Floor	Approximate Plinth area in Sft	Remarks
1	TE Building ,Lingampally.	Hyderabad	SF	3600	
2	TE Building , Charminar	Hyderabad	Fourth floor	8,000	
3	TE Building , Chandrayanagutta	Hyderabad		3000	
4	TE Building , Nacharam	Hyderabad	GF&FF	14,000	
5	TE Building, Gowliguda	Hyderabad	FF	3200	
6	TE building , Tirumalgherry,	Secunderabad	SF	3409	
7	SDOT Office, Saroornagar	Hyderabad	SF	1600	
8	Area Manger Office, Saroornagar	Hyderabad	FF to TF	10,000	
9	Godown space, Cherlapally	Hyderabad	-	10,000	
10	TEC Building, Cherlapally	Hyderabad	GF to TF	16,424	
11	TE building at Ameerpet	Hyderabad	GF & FF	5,500 + 3,500	
12	TE building at Erragadda	Hyderabad	FF	35,000	
13	Staff Quarters at Trimulgherry (Suitable for Guest Houses)	Hyderabad	GF/FF/ SF	20,000	

Note : The bidders are advised to inspect the building & premises in consultation with AGM (L& B), before quoting.

SECTION-VII

List 2

The list of the ATM Rooms having vacant space is furnished below:

S.No	Name of premises	City	Approximate area for rent in SFT	Remarks
1	TE Building , Erragadda	Hyderabad	100	
2	TE Building, KPHBColony	Hyderabad	100	
3	TE Building , Nacharam	Hyderabad	100	
4	Repeater Station , Kachiguda	Hyderabad	100	
5	Asman Mahal, S/Q, Khairtabad.	Hyderabad	100	
6	TE Building, Saroornagar	Hyderabad	100	
7	TE Building , Padmaraonagar	Hyderabad	100	
8	TE Building, Gowliguda	Hyderabad	100	
9	RTTC, Gacchibowli.	Hyderabad	100	
10	TE Building , Madhapur	Hyderabad	100	
11	TE Building, Kushaiguda	Hyderabad	100	
12	TE Quarters, KS Lane, Koti	Hyderabad	100	
13	Telephone Bhavan, Stone building, Saifabad.	Hyderabad	100	

Note : The bidders are advised to inspect the building & premises in consultation with AGM (L&B), before quoting.

SECTION-VII

List 3

In addition, built up space in other BSNL buildings in the State of Telangana, shall also be considered for leasing out on rent, subject to availability of vacant space. List of buildings is as given here under. Interested bidders may indicate their requirement in section X of this document. However, BSNL reserves the right to lease out the premises, subject to its availability for leasing out.

List of other BSNL Buildings in the State of Telangana

SI No	Location	Revenue District (combined district)	Type of Building
1	2	3	4
1	ADILABAD	ADILABAD	Admin
2	ADILABAD	ADILABAD	Exchange
3	ADILABAD	ADILABAD	Exchange
4	ASIFABAD	ADILABAD	Exchange
5	BHAINSA	ADILABAD	Exchange
6	CHENNUR	ADILABAD	Exchange
7	HAZIPUR	ADILABAD	Exchange
8	INDERVELLY	ADILABAD	Exchange
9	KHANAPUR	ADILABAD	Exchange
10	LUXETIPET	ADILABAD	Admin
11	LUXETIPET	ADILABAD	Exchange
12	MANCHERIAL	ADILABAD	Exchange
13	NIRMAL	ADILABAD	Exchange
14	SIRPUR KAGAZNAGAR	ADILABAD	Admin
15	SIRPUR KAGAZNAGAR	ADILABAD	Exchange
16	SIRPUR TOWN	ADILABAD	Exchange
17	UTNOOR	ADILABAD	Exchange
18	ADARSH NAGAR	HYDERABAD	Admin
19	ADARSH NAGAR	HYDERABAD	Exchange
20	AMEERPET	HYDERABAD	Admin
21	AMEERPET	HYDERABAD	Exchange
22	ANAJPUR	HYDERABAD	Exchange
23	AZIZNAGAR	HYDERABAD	Exchange
24	BADANGI PET	HYDERABAD	Exchange
25	BANJARA HILLS	HYDERABAD	Exchange
26	BANJARA HILLS	HYDERABAD	Exchange
27	BASHEERABAD	HYDERABAD	Exchange
28	BASUPALLY	HYDERABAD	Exchange
29	BHEL (NALLAGA NDLA)	HYDERABAD	Admin
30	BHEL (NALLAGA NDLA)	HYDERABAD	Exchange

31	BOWEN PALLY	HYDERABAD	Exchange
32	BOWEN PALLY	HYDERABAD	Others
33	CANTON MENT	HYDERABAD	Store
34	CENTRAL UNIVERCITY	HYDERABAD	Exchange
35	CHANDRAYANGUTTA	HYDERABAD	Others
36	CHANDRAYANGUTTA	HYDERABAD	Exchange
37	CHAR MINAR	HYDERABAD	Others
38	CHAR MINAR	HYDERABAD	Exchange
39	CHERLAPALLY	HYDERABAD	Store
40	CHEVELLA	HYDERABAD	Exchange
41	CHIKKAD PALLY	HYDERABAD	Exchange
42	DANDUMY LARAM	HYDERABAD	Exchange
43	DHAROOR	HYDERABAD	Exchange
44	DOORSANCHAR BHAVAN	HYDERABAD	Admin
45	DUNDIGAL	HYDERABAD	Exchange
46	ENNARAM	HYDERABAD	Exchange
47	ERRAGADDA	HYDERABAD	Exchange
48	GACHIBOWLI	HYDERABAD	Training Centre
49	GHATKESAR	HYDERABAD	Exchange
50	GOLCONDA	HYDERABAD	Others
51	GOLCONDA	HYDERABAD	Others
52	GOLCONDA	HYDERABAD	Exchange
53	GOWLI GUDA	HYDERABAD	Exchange
54	I.S. SADAN	HYDERABAD	Others
55	IBRAHIM PATNAM	HYDERABAD	Exchange
56	JAGGANNAGUDA	HYDERABAD	Exchange
57	JEEDI METLA	HYDERABAD	Exchange
58	JUBILE HILLS	HYDERABAD	Admin
59	JUBILE HILLS	HYDERABAD	Exchange
60	K.P.IE.	HYDERABAD	Exchange
61	KANDASWAMYLANE	HYDERABAD	Exchange
62	KAVADI GUDA	HYDERABAD	Admin
63	KAVADI GUDA	HYDERABAD	Exchange
64	KEESARA	HYDERABAD	Exchange
65	KHAIRATABAD (ASMANMAHAL)	HYDERABAD	Others
66	KHANAPUR	HYDERABAD	Exchange
67	KOMPALLY	HYDERABAD	Exchange
68	KONDAPUR	HYDERABAD	Exchange
69	KOTI	HYDERABAD	Others
70	KOTI	HYDERABAD	Others
71	KPHB KUKATPALLY	HYDERABAD	Exchange
72	KULKA CHERIA	HYDERABAD	Exchange
73	KUSHAI GUDA	HYDERABAD	Exchange
74	L.B.NAGAR	HYDERABAD	Admin

75	L.B.NAGAR	HYDERABAD	Others
76	L.B.NAGAR	HYDERABAD	Exchange
77	LINGAM PALLY	HYDERABAD	Admin
78	LINGAM PALLY	HYDERABAD	Exchange
79	M.PATELGUDA	HYDERABAD	Exchange
80	MADHAPUR	HYDERABAD	Exchange
81	MADIREDDYPALLY	HYDERABAD	Exchange
82	MAHARAJ PET	HYDERABAD	Exchange
83	MAHENDRA HILLS	HYDERABAD	Temporary Shed
84	MAHESWA RAM	HYDERABAD	Exchange
85	MALAKPET	HYDERABAD	Exchange
86	MAL-V-NAGAR	HYDERABAD	Exchange
87	MAMIDI PALLY	HYDERABAD	Exchange
88	MANKHAL	HYDERABAD	Exchange
89	MANNE GUDA	HYDERABAD	Exchange
90	MAREDPALLY	HYDERABAD	Exchange
91	MARPALLY	HYDERABAD	Exchange
92	MEDCHAL	HYDERABAD	Exchange
93	MEERKHANPET	HYDERABAD	Exchange
94	MIYAPUR	HYDERABAD	Exchange
95	MOHAMMADABAD	HYDERABAD	Exchange
96	MOINABAD	HYDERABAD	Exchange
97	MOMINPET	HYDERABAD	Exchange
98	MUSHEERABAD	HYDERABAD	Exchange
99	NACHARAM	HYDERABAD	Exchange
100	NARSINGI	HYDERABAD	Exchange
101	OSMANIA UNIVERSITY	HYDERABAD	Exchange
102	PADMARAONAGAR	HYDERABAD	Exchange
103	PALGUTTA	HYDERABAD	Exchange
104	PARGI	HYDERABAD	Exchange
105	PONNALA	HYDERABAD	Exchange
106	RACHALLOOR	HYDERABAD	Exchange
107	RAJENDRA NAGAR	HYDERABAD	Admin
108	SAIFABAD	HYDERABAD	Others
109	SAIFABAD	HYDERABAD	Staff Quarter
110	SAIFABAD	HYDERABAD	Exchange
111	SAINIKPURI	HYDERABAD	Exchange
112	SARDARNAGAR (MW POWER HOUSE)	HYDERABAD	Exchange
113	SAROOR NAGAR	HYDERABAD	Admin
114	SAROOR NAGAR	HYDERABAD	Others
115	SAROOR NAGAR	HYDERABAD	Store
116	SAROOR NAGAR	HYDERABAD	Exchange
117	SECUNDERABAD	HYDERABAD	Admin
118	SECUNDERABAD	HYDERABAD	Others
119	SECUNDERABAD	HYDERABAD	Admin
120	SECUNDERABAD	HYDERABAD	Staff Quarter

121	SECUNDERABAD	HYDERABAD	Exchange
122	SHAMIRPET	HYDERABAD	Exchange
123	SHAMIRPET	HYDERABAD	Exchange
124	SHAMSHA BAD	HYDERABAD	Exchange
125	SHANKAR PALLY	HYDERABAD	Exchange
126	TANDUR	HYDERABAD	Exchange
127	TANDUR	HYDERABAD	Others
128	TARNAKA	HYDERABAD	Exchange
129	TOLICHOWKI	HYDERABAD	Admin
130	TOLICHOWKI	HYDERABAD	Exchange
131	TRIMUL GHERRY	HYDERABAD	Admin
132	TRIMUL GHERRY	HYDERABAD	Exchange
133	TURKYAM ZAL	HYDERABAD	Exchange
134	UPPAL	HYDERABAD	Exchange
135	VANASTHA LIPURAM	HYDERABAD	Exchange
136	VANASTHA LIPURAM	HYDERABAD	Exchange
137	VENKATAPURAM	HYDERABAD	Exchange
138	VIKARABAD	HYDERABAD	Exchange
139	YACHARAM	HYDERABAD	Exchange
140	YALAL	HYDERABAD	Exchange
141	BEJANKI	KARIM NAGAR	Exchange
142	CHOPPADANDI	KARIM NAGAR	Exchange
143	DHARMAPURI	KARIM NAGAR	Others
144	DHARMAPURI	KARIM NAGAR	Exchange
145	ELLENTHAKUNTA	KARIM NAGAR	Others
146	GODAVARIKHANI	KARIM NAGAR	Exchange
147	GOPALRAOPET	KARIM NAGAR	Exchange
148	HUSNABAD	KARIM NAGAR	Exchange
149	HUZURABAD	KARIM NAGAR	Exchange
150	IBRAHIMPATNAM	KARIM NAGAR	Exchange
151	JAGITIAL	KARIM NAGAR	Exchange
152	JAMMIKUNTA	KARIM NAGAR	Others
153	JAMMIKUNTA	KARIM NAGAR	Exchange
154	JYOTHINAGAR	KARIM NAGAR	Exchange
155	KORUTLA	KARIM NAGAR	Exchange
156	LAXMANAPALLI	KARIM NAGAR	Exchange
157	MADDIKUNTA	KARIM NAGAR	Exchange
158	MAHADEVPUR	KARIM NAGAR	Exchange
159	MALLIAL	KARIM NAGAR	Exchange
160	MANTHANI	KARIM NAGAR	Exchange
161	METPALLI	KARIM NAGAR	Exchange
162	MUSTABAD	KARIM NAGAR	Exchange
163	NACHUPALLI	KARIM NAGAR	Exchange
164	RAIKAL	KARIM NAGAR	Exchange
165	RAMAVARAM	KARIM NAGAR	Exchange
166	SIRCILLA	KARIM NAGAR	Exchange

167	SULTHANABAD	KARIM NAGAR	Others
168	VEMULAWADA	KARIM NAGAR	Exchange
169	ASWARAOPEETA	KHAMMAM	Exchange
170	BHADRACHALAM	KHAMMAM	Exchange
171	KHAMMAM	KHAMMAM	Admin
172	KHAMMAM	KHAMMAM	Exchange
173	KHAMMAM	KHAMMAM	Exchange
174	KOTHAGUDEM	KHAMMAM	Exchange
175	KUNAVARAM	KHAMMAM	Exchange
176	KUSUMANCHI	KHAMMAM	Exchange
177	MADHIRA	KHAMMAM	Exchange
178	MANUGURU	KHAMMAM	Exchange
179	MULKALAPALLY	KHAMMAM	Exchange
180	NAGULAVANCHA	KHAMMAM	Exchange
181	NELAKONDAPALLY	KHAMMAM	Exchange
182	PALVANCHA	KHAMMAM	Exchange
183	PEDAGOPATHY	KHAMMAM	Exchange
184	SATHUPALLY	KHAMMAM	Exchange
185	SATYANARAYANA	KHAMMAM	Exchange
186	VENKATAPURAM	KHAMMAM	Exchange
187	YELLANDU	KHAMMAM	Exchange
188	ACHAMPET	MAHABUBNAGAR	Exchange
189	ALAMPUR	MAHABUBNAGAR	Exchange
190	ALAMPUR	MAHABUBNAGAR	Exchange
191	AMANGAL	MAHABUBNAGAR	Exchange
192	AMARACHINTA	MAHABUBNAGAR	Exchange
193	ATMAKUR	MAHABUBNAGAR	Exchange
194	BEECHPALLY	MAHABUBNAGAR	Exchange
195	BOOTHPUR	MAHABUBNAGAR	Store
196	BOOTHPUR	MAHABUBNAGAR	Exchange
197	DHANWADA	MAHABUBNAGAR	Exchange
198	GADWAL	MAHABUBNAGAR	Exchange
199	IEEJA	MAHABUBNAGAR	Exchange
200	JADCHERLA	MAHABUBNAGAR	Exchange
201	JADCHERLA	MAHABUBNAGAR	Exchange
202	KADTHAL	MAHABUBNAGAR	Exchange
203	KALWAKURTHY	MAHABUBNAGAR	Exchange
204	KODANGAL	MAHABUBNAGAR	Exchange
205	KOSGI	MAHABUBNAGAR	Exchange
206	KOTHAKOTA	MAHABUBNAGAR	Exchange
207	KOTHUR	MAHABUBNAGAR	Exchange
208	MADANAPURAM	MAHABUBNAGAR	Exchange
209	MAHABUBNAGAR	MAHABUBNAGAR	Admin
210	MAHABUBNAGAR	MAHABUBNAGAR	Exchange
211	MAKTHAL	MAHABUBNAGAR	Exchange
212	MALDAKAL	MAHABUBNAGAR	Exchange

213	MARIKAL	MAHABUBNAGAR	Exchange
214	NAGARKURNOOL	MAHABUBNAGAR	Exchange
215	NANDIGOAN	MAHABUBNAGAR	Exchange
216	NARAYANPET	MAHABUBNAGAR	Exchange
217	PAIPADU	MAHABUBNAGAR	Admin
218	PALEM	MAHABUBNAGAR	Exchange
219	PEBBAIR	MAHABUBNAGAR	Exchange
220	RAJAPUR	MAHABUBNAGAR	Exchange
221	RAJOLI	MAHABUBNAGAR	Exchange
222	SHADNAGAR	MAHABUBNAGAR	Exchange
223	UNDAVALLY	MAHABUBNAGAR	Exchange
224	VARNA	MAHABUBNAGAR	Exchange
225	WANAPARTHY	MAHABUBNAGAR	Exchange
226	ALLADURG	MEDAK	Exchange
227	BOLLARAM	MEDAK	Exchange
228	CHIRAGPALLY	MEDAK	Exchange
229	DIGWAL	MEDAK	Exchange
230	DUBBAK	MEDAK	Exchange
231	GAJWEL	MEDAK	Exchange
232	GUMMADIDALA	MEDAK	Exchange
233	HADNOOR	MEDAK	Exchange
234	ISMAILKHANPET	MEDAK	Exchange
235	JOGIPET	MEDAK	Exchange
236	KOHIR	MEDAK	Exchange
237	KOTHAPALLY	MEDAK	Exchange
238	MEDAK	MEDAK	Exchange
239	MOGUDAMPALLY	MEDAK	Exchange
240	NARAYANKHED	MEDAK	Exchange
241	NARSAPUR	MEDAK	Exchange
242	PAPANNAPET	MEDAK	Exchange
243	PATANCHERU	MEDAK	Exchange
244	SANGAREDDY	MEDAK	Admin
245	SANGAREDDY	MEDAK	Exchange
246	SIDDIPET	MEDAK	Exchange
247	ADVIDEVULAPALLY	NALGONDA	Exchange
248	ALAIR	NALGONDA	Exchange
249	BHONGIRI	NALGONDA	Exchange
250	CHANDUR	NALGONDA	Exchange
251	CHINTA PALLY	NALGONDA	Exchange
252	CHOW TUPPAL	NALGONDA	Exchange
253	DEVARA KONDA	NALGONDA	Exchange
254	DINDI	NALGONDA	Exchange
255	HALIA	NALGONDA	Exchange
256	HILL COLONY	NALGONDA	Exchange
257	HUZUR NAGAR	NALGONDA	Exchange
258	KATTANGUR	NALGONDA	Exchange

259	KETHEPALLY	NALGONDA	Exchange
260	KODAD	NALGONDA	Exchange
261	MARRI GUDA	NALGONDA	Exchange
262	MIRYALGUDA	NALGONDA	Exchange
263	MOTHKUR	NALGONDA	Exchange
264	NAGI REDDIPALLI	NALGONDA	Exchange
265	NAKREKAL	NALGONDA	Exchange
266	NALGONDA	NALGONDA	Exchange
267	NAMPALLY	NALGONDA	Exchange
268	NARKETPALLY	NALGONDA	Exchange
269	NERADU CHERLA	NALGONDA	Exchange
270	NGD-BSNL BHAVAN	NALGONDA	Admin
271	NIDAMA NURU	NALGONDA	Exchange
272	PRAKASAM BAZAR	NALGONDA	Exchange
273	RAJAPET	NALGONDA	Exchange
274	RAMANNA PET	NALGONDA	Exchange
275	SURYAPET	NALGONDA	Admin
276	SURYAPET	NALGONDA	Exchange
277	TIRUMALAGIRI	NALGONDA	Exchange
278	TUNGATURTHY	NALGONDA	Exchange
279	VALIGONDA	NALGONDA	Exchange
280	YELLANKI	NALGONDA	Exchange
281	ALLOOR	NIZAMABAD	Exchange
282	ANANTHAGIRI	NIZAMABAD	Exchange
283	ANDHRA NAGAR	NIZAMABAD	Exchange
284	ARMOOR	NIZAMABAD	Exchange
285	BANSWADA	NIZAMABAD	Exchange
286	BHAVANIPET	NIZAMABAD	Exchange
287	BHEEMGAL	NIZAMABAD	Exchange
288	BHIKNOOR	NIZAMABAD	Exchange
289	BODHAN	NIZAMABAD	Exchange
290	BUSSAPUR	NIZAMABAD	Exchange
291	DHARMARAM	NIZAMABAD	Exchange
292	DHARPALLI	NIZAMABAD	Exchange
293	DOMAKONDA	NIZAMABAD	Exchange
294	DONKESWAR	NIZAMABAD	Exchange
295	HAMSAKOLLUR	NIZAMABAD	Exchange
296	INDALWAI	NIZAMABAD	Exchange
297	JUKKAL	NIZAMABAD	Exchange
298	KAMAREDDY	NIZAMABAD	Exchange
299	KISSANAGAR	NIZAMABAD	Exchange
300	KOTAGIRI	NIZAMABAD	Exchange
301	MADNOOR	NIZAMABAD	Exchange
302	MAKLOOR	NIZAMABAD	Exchange
303	MORTHAD	NIZAMABAD	Exchange
304	NANDIPET	NIZAMABAD	Exchange

305	NAVIPET	NIZAMABAD	Exchange
306	NIZAMABAD	NIZAMABAD	Store
307	NIZAMABAD	NIZAMABAD	Exchange
308	PIPRI	NIZAMABAD	Exchange
309	PITLAM	NIZAMABAD	Exchange
310	TADWAI	NIZAMABAD	Exchange
311	VANNEL-B	NIZAMABAD	Exchange
312	VARNI	NIZAMABAD	Exchange
313	VELPUR	NIZAMABAD	Exchange
314	YELLAREDDY	NIZAMABAD	Exchange
315	AMANGAL	WARANGAL	Exchange
316	BALASA MUDRAM	WARANGAL	Exchange
317	BHUPALA PALLI	WARANGAL	Exchange
318	CHERIAL	WARANGAL	Exchange
319	DORNAKAL	WARANGAL	Exchange
320	DORNAKAL	WARANGAL	Exchange
321	GEESUKONDA	WARANGAL	Exchange
322	HANUMA KONDA	WARANGAL	Exchange
323	HANUMA KONDA	WARANGAL	Exchange
324	JAKARAM	WARANGAL	Exchange
325	JANAGAON	WARANGAL	Exchange
326	JANAGAON	WARANGAL	Exchange
327	K.SAMUDRAM	WARANGAL	Exchange
328	KAMALAPUR	WARANGAL	Exchange
329	KAZIPET	WARANGAL	Exchange
330	KHANAPUR	WARANGAL	Exchange
331	MADIKONDA	WARANGAL	Exchange
332	MANNEGUEDEM	WARANGAL	Exchange
333	NARMETTA	WARANGAL	Exchange
334	NARSAMPET	WARANGAL	Exchange
335	PARKAL	WARANGAL	Exchange
336	PARVATHIAGIRI	WARANGAL	Exchange
337	RAGHUNATHAPALLY	WARANGAL	Exchange
338	SANGAM	WARANGAL	Exchange
339	THIMMAPUR	WARANGAL	Exchange
340	THORRUR	WARANGAL	Exchange
341	THOTLAWADA	WARANGAL	Admin
342	UPPARAGUEDEM	WARANGAL	Exchange
343	WARANGAL	WARANGAL	Admin
344	WARANGAL	WARANGAL	Others

345	WARANGAL	WARANGAL	Exchange
346	WARANGAL (POCHAMMA MAIDAN)	WARANGAL	Exchange

Note : The bidders are advised to inspect the building & premises before quoting in consultation with AGM L & B)

SECTION-VII

LIST 4

Development of existing terrace cum leasing out of the built-up space in Administrative cum Training Centre, RTTC Gachibowli

Para-1

The Administrative cum training centre building of RTTC Gachibowli ,Hyderabad was constructed in the year 1997. The building is constructed as a partly load bearing with stone masonry walls & partly RCC framed structure. The load bearing portion of the structure (constructed in Course rubble masonry) is designed for ultimate provision of G+1 floors (existing floor to floor height is about 4.0 mtrs each) with the existing construction being limited to G+1 floors in some portion & Ground floor only in the balance portion. The RCC Framed structure portion is designed for ultimate provision of G+6 floors with the existing construction being limited to G+1 floors (existing floor to floor height is about 5.10 mtrs in each floor). Thus there is scope for further vertical construction in both load bearing structure as well as RCC structure. The floor plan of the existing construction & the proposed vertical extension is as given in below (Drawings enclosed for reference)

At present the Administrative & Training activities of RTTC are running in the Ground floor of the building. Some portion of Ground floor & First floor has been leased out for running of Delhi Public School.

It is now proposed to explore offers of vertical extension construction as per design scheme on Development cum Lease basis. In this connection, competitive offers are invited from interested organizations fulfilling eligibility conditions as mentioned in para '2' of Section-I of this bid document for developing minimum 74,110 Sft (25210 + 2*24450) of plinth area on development cum leasehold terms on the existing terrace, without any liability of investment of capital to BSNL.

BSNL will permit vertical extension on the existing foot print of the building by interested organizations so that additional built-up area is developed on the **existing terrace space on development cum lease hold basis as given above**. The plinth area has to be developed as per the broad specification matching with the existing construction as detailed in Para 2. The Special conditions of this agreement are as listed at Para 3. The **net premium per Sft of plinth area offered by the interested organization may be quoted in Financial bid given at Section X(B) of this bid document**.

The typical floor-wise plinth area is as shown in Table-I. The bidder shall mandatorily develop the first floor vertical extension of load bearing structure along with two floors (second and third floors) in RCC structure portion. Net Premium as monthly rent shall be payable on the developed plinth area. The plinth area on which rent is payable is assessed as follows:

TABLE-1

LOAD BEARING STRUCTURE		
Details of existing construction	Floor height of Ground floor	4.0 mtrs
	Floor height of part First floor	4.0 mtrs
Details of proposed construction	Floor height of proposed V/E construction.	4.00 mtrs
	Plinth area in part First floor	25,210 Sft
	Specifications of construction	As given in Para 2 of Section VII List-4 of this bid.
RCC FRAMED STRUCTURE		
Details of existing construction	Floor to floor height of Ground floor	5.10 Mtrs
	Floor to floor height of First floor	5.10 Mtrs
Details of proposed construction	Floor to floor height of proposed V/E construction of 2 nd and 3 rd floors.	3.75 Mtrs
	Plinth area in 2 nd floor and 3 rd Floor	24,450 Sft
	Specifications of construction	As given in Para 2 of Section VII List-4 of this bid.

Considering the development of plinth area of 74,110 Sft , an open land for parking to an extent of 1000 square yards will be allocated to the developer on payment of rate as quoted in the financial bid at Section X(B) . The tentative location of the proposed parking area is indicated in the layout drawing provided with the bid document for reference. The developer has to level the land and construct parking lot at his own cost.

Para 2

The broad specification of the existing construction is as given in Table-II below: The specification of the proposed construction should generally be as per CPWD specifications & match the existing specification or may be better.

Table-II

LOAD BEARING STRUCTURE			RCC FRAMED STRUCTURE		
S. No	Item	Specification	S.No	Item	Specification
1	RCC	Min M 25 grade concrete	1	RCC	Min M 25 grade concrete
2	Steel	As per CPWD spec	2	Steel	As per CPWD spec
3	Masonry	CR Masonry	3	Masonry	Fly ash cement bricks
4	Flooring	Vitrified/Kota	4	Flooring	Vitrified/Kota
5	Flooring(Stair case)	Granite slab for treads/risers	5	Flooring(Stair case)	Granite slab for treads/risers
6	Doors	Laminated Flush doors with vision panels	6	Doors	Laminated Flush doors with vision panels
7	Windows	UPVC/Aluminium	7	Windows	UPVC/Aluminium
8	Electrical Fixtures & fittings	As per CPWD specifications	8	Electrical Fixtures & fittings	As per CPWD specifications

Para-3

Special conditions of development cum lease agreement only

- 1.The developer cum lessee shall ensure that no disturbance is caused to the existing operational activities in the existing structure due to construction works.
- 2.All cost of construction shall be borne by the Developer cum Lessee. BSNL will not incur any costs whatsoever either during approval stage, construction stage or during lease period. Only property tax payment on the developed area shall be borne by BSNL.
- 3.The developer cum lessee shall adhere to the norms of National Building Code & other relevant codes for designing the Civil, MEP, FPS components in a holistic manner considering the existing structure.
- 4.The cost of internal fit-outs shall be borne by the developer cum lessee.
- 5.The minimum specification of construction shall be such that features of the existing structure are replicated to maintain uniformity. The developer cum lessee shall adhere to the general specification for the construction as mentioned in CPWD Specifications 2009.
- 6.The developer cum lessee shall appoint architectural and structural engineers at his own cost for preparation of drawings & for obtaining the approvals of statutory bodies and for working drawings. The working drawings shall be duly got approved by BSNL before execution.

7. The developer cum lessee shall obtain all approvals from the statutory bodies in the name of BSNL.

8. The grade of concrete for structural members shall be M25 (minimum). The brands of all other construction materials shall be as approved by BSNL.

9. All water-proofing treatments (for toilet and terrace) shall be carried out by the developer cum lessee

10. All safety requirements as per codal norms shall be ensured by the bidder during the execution phase of the agreement.

11. The Developer cum Lessee shall install two number of passenger lifts in the lift wells shown in the drawings. The lifts shall be of approved brand. The Developer cum Lessee shall enter into AMC with the OEM at his own cost for up-keep and maintenance of the lifts. At the end of the lease period, the lifts shall become the property of the BSNL.

12. The construction shall be undertaken under the supervision of BSNL engineers & the decision of BSNL in respect of the specification & quality of construction shall be final & binding.

13. The lessee cum developer shall take over the premises on "As-is-where-is" basis and undertake requisite works at their own cost. At the end of lease period, the developed area shall be handed over in good usable condition with all permanent fixtures. It shall be the responsibility of the lessee to take all statutory permissions for the works & to bear all the related expenses & charges for seeking the permissions. The Lessee shall ensure that the security of the BSNL compound is not compromised.

14. Any modifications in the occupied area, if required, may be done by the lessee in consultation with and with approval of BSNL and the same should be reinstated at the time of vacation, if so desired by BSNL. It may be ensured that there is **no alteration to the structural members of the building** affecting the safety of the structure. It shall be the responsibility of Lessee to arrange Structural safety clearances and Fire safety clearances for the premises to the satisfaction of the concerned BSNL unit. **All permanent civil nature of works in the premises like additional floor space, flooring, false ceiling, electro-mechanical items like lift, electrical fittings, LT/MV panels, all electrical infrastructure above false ceiling level (excluding LED fittings, fans & air-conditioning units, if any) shall become the property of BSNL on expiry of lease or on unilateral termination of lease agreement by the lessee, whichever is earlier.** An inventory of all these items shall be made and handed over to the PGM RTTC at the time of commencement of business operations, for subsequent verification at the time of vacation of property by Lessee.

15. The developer cum lessee shall submit a performance security in the form of a Bank Guarantee within 15 days of the issue of approval letter for the EOI. The Bank Guarantee shall be for an amount equivalent to 3 month's rent and shall be valid for a period of 24 months or till successful completion of the construction work whichever is later. If desired by BSNL in writing, the Bank Guarantee shall be extended for requisite period as conveyed by BSNL.

16. The Developer cum lessee shall deposit interest free Security Deposit equivalent to 3 (Three) month's rent before commencing operations in the developed premises. The Developer cum Lessee shall also give advance rent (including GST) before taking possession and subsequently before 10th of each corresponding month positively failing which BSNL shall be entitled to recover amount with interest at the rate of bank rate plus 4% for the delay.

17. The lock-in period for the premises shall be Ten(10) Years. There-after the space can be vacated during lease period (if lease period is extended later beyond 10 years) only with mutual agreement after giving at least three months notice by either party.

18. Routine maintenance of the building is to be carried out by the Developer cum lessee during the agreement period.

19. Cost for providing other separate/additional connections for Electricity, Generator set, water and drainage up to outside main pipe line, if required for business purposes, shall be borne by Developer cum lessee from his own funds.

20. All the salvageable/unserviceable dismantled materials shall be handed over to the PGM RTTC at the site/godown indicated for the purpose under acquittance & for further processing.

21. Indemnity. DEVELOPER CUM LESSEE shall indemnify, defend and hold harmless LESSOR (solely with respect to LESSOR's position as the owner of the Premises and the landlord under this Lease) from and against any and all claims arising from DEVELOPER CUM LESSEE's use of the Premises, or from the conduct of DEVELOPER CUM LESSEE's business or from any activity, work or things done, permitted or suffered by DEVELOPER CUM LESSEE in or about the Premises or elsewhere, and shall further indemnify, defend and hold harmless LESSOR (solely with respect to LESSOR's position as the owner of the Premises and the landlord under this Lease) from and against any and all claims arising from any breach or default in the performance of any obligation on DEVELOPER CUM LESSEE's part to be performed under the terms of this Lease or arising from any negligence of DEVELOPER CUM LESSEE, or any of DEVELOPER CUM LESSEE's agents, contractors or employees, and from and against all costs, attorneys' fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon; provided, however, DEVELOPER CUM LESSEE shall not indemnify, defend or hold harmless LESSOR from and against any claim, liability, expense, lawsuit, cost, loss or other damage, including reasonable attorneys' fees, which arise from or are caused by or in anyway connected to the negligence or willful misconduct of LESSOR, its employees, agents, contractors, guests or invitees. Further, LESSOR shall indemnify, defend and hold harmless DEVELOPER CUM LESSEE (solely with respect to DEVELOPER CUM LESSEE's position as the tenant under this Lease) from and against any and all claims arising from LESSOR's use of or entry onto the Premises, and shall further indemnify, defend and hold harmless DEVELOPER CUM LESSEE (solely with respect to DEVELOPER CUM LESSEE's position as the tenant under this Lease) from and against any and all claims arising from any breach or default in the performance of any obligation on LESSOR's part to be performed under the terms of this Lease or arising from any gross negligence or willful misconduct of LESSOR, or any of LESSOR's agents, contractors or employees and from and against all costs, attorneys' fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon; provided, however, LESSOR shall not indemnify, defend or hold harmless DEVELOPER CUM LESSEE from and against any claim, liability, expense, lawsuit, cost, loss or other damage, including reasonable attorneys' fees, which arise from or are caused by or in any way connected to the negligence or willful misconduct of DEVELOPER CUM LESSEE, its employees, tenants, agents, guests or invitees.

22. M/s Fourth Partner Energy Private Limited, a "Power Producer" has installed, & is operating a solar photovoltaic power plant of 169.65 KWp capacity on the terrace of RTTC Gachibowli. Hence the successful bidder has to bear the full financial implications on account of the stoppage of generation, disassembling, shifting, assembling and re-erection of the system on the new terrace as per the terms of the Power purchase agreement without any liability to BSNL.

23. The successful bidder shall keep the premises neat & clean & shall clear the construction debris & dust out of the premises on a regular basis.

24. Development period for this project is **Eighteen (18) Months** which includes time required for statutory approvals, approvals of BSNL for working drawings, construction period).

25. The lease period of developed plinth area will be for **Ten (10) Years** wef date of occupancy certificate issued for the developed area by the statutory authority.

26. The rent for the developed area shall be paid at the quoted rate from the date of commencement of lease period or Development Period, whichever is earlier.

27. Architectural floor plans indicating the area available for vertical extension are enclosed for reference.

28. Any use of the space for any purpose other than for the purpose specified under this Agreement shall be considered as a material breach and default on the part of the Developer cum Lessee.

29. In the event of the encashment of the Performance Bank Guarantee by Lessor, pursuant to any act of the Lessee having a material adverse effect on the execution of the Project or due to the violation of any of the provisions of this Agreement, the Lessee, as the case may be shall within 15 (fifteen) days of the Encashment, replenish the same, or furnish fresh Performance Bank Guarantee failing which Lessor shall be entitled to terminate this Agreement in accordance with the provisions of Agreement.

30. The Developer cum Lessee shall at its own cost:

- a. design, develop, finance, construct, implement, operate, and maintain all facilities developed as a part of the Project either through itself or through its contractors in accordance with the provisions of this Agreement, service obligations specified, good industry practices and applicable laws;
- b. obtain all applicable permits in conformity with the applicable laws and be in compliance with thereof at all times during the Development cum Lease Period;
- c. make efforts to maintain harmony and good professional relations with the other lessees & BSNL staff employed in connection with the performance of the Lessee's obligations under this Agreement;
- d. take all reasonable precautions for the prevention of accidents on or about the Project, Project Assets and provide all reasonable assistance and emergency medical aid to accident victims;
- e. be responsible for safety, soundness and durability of the Project Asset including all structures forming part thereof and their compliance with the Specifications and Standards;
- f. ensure that the Project Site & Project Assets remain free from all encroachments, encumbrances. Developer cum Lessee shall take all steps necessary to remove encroachments, if any;
- g. make timely payment to Government Agencies, if required, for provision of such services as are not provided in the normal course or are available only on payment;
- h. remove promptly according to Good Industry Practice, from the Project Site, all surplus construction machinery and materials, waste materials (including, without limitation, hazardous materials and waste water), rubbish and other debris (including without limitation accident debris) and keep the Project Site in a neat and clean condition and in conformity with the Applicable Laws and Applicable Permits
- i. provide waste management as per laws in force
- j. operate and maintain the Project Assets at its cost in accordance with the prudent utility practices and the terms and conditions of this Agreement, with the objective of providing adequate service standards to the users and ensuring that at the end of the Lease Period,
- k. ensure Payment of all taxes including GST, Levies or Cess, User Charges (Electricity, water supply), and other statutory or other dues incurred during the Lease Period, without any pending liabilities.
- l. ensure compliance with all labour, statutory requirements, environment, mining, and health and safety laws as applicable to the Project in the State of Telangana and India.

31. In the case the Lessee is unable to meet the conditions specified above, the Lessor, at its discretion and upon merit of request given by the Lessee, after due consideration of the prevailing circumstances, may extend the Development Period specified in the Development cum Lease Agreement upto three (3) months or beyond as per the discretion of the Lessor.

32. Any changes/ deviations shall be taken-up only after written approval of the Lessor.

33. Lessor shall undertake periodic inspection of the Project jointly with the Lessee to determine the condition of the Project including its compliance or otherwise with the statutory laws, safety norms and this Agreement.

34. The developer shall maintain the external colour scheme of the building. While carrying out external painting of the newly developed floors, he shall provide one or more fresh coat(s) of paint to all external surfaces of the ground and first floor also at no cost to BSNL.

35. The Lessee shall, at its cost and expense, purchase and maintain during the Development Period insurance to cover against:

- i. loss, damage or destruction of the Assets of BSNL at replacement value
- ii. the Lessee's general liability arising out of the Service, including damages caused:
- iii. liability to third parties; and
- iv. Any other insurance that may be necessary to protect the BSNL and its employees, including all Force Majeure Events including natural calamities that are insurable and not otherwise covered in items (i) to (iii).

36. The Lessee shall pay the premium payable on such insurance policy (ies) so as to keep the policy in force and valid throughout the Development Period and furnish copies of the same to Lessor. The validity of the insurance policy(ies) shall be extended in the event of extension of development period for any reason. Each insurance policy shall provide that the same shall not be cancelled or terminated unless 10 Days clear notice of cancellation is provided to Lessor in writing.

SECTION VIII

(DECLARATION TO BE GIVEN BY THE BIDDERS WHO HAVE DOWNLOADED THE EOI DOCUMENT FROM THEWEB)

It is to certify that

1. I / We have submitted the bid in the Proforma as downloaded **directly from the website**.
2. I / We have submitted EOI documents **which are same / identical** as available in the website.
3. I / We have **not made any modification / corrections / additions etc.** in the EOI documents downloaded from web by me / us.
4. I / We have checked **no page is missing** and all pages are available & that all pages of EOI document submitted by us are **clear and legible**.
5. I / We have **signed (with stamp) all the pages** of the EOI document before submitting the same.
6. I / We have sealed the EOI documents properly before submitting the same.
7. I / We have read carefully and understood the important instructions to the all bidders who have downloaded the tenders from the web.
8. In case at any stage later, it is found there is difference in our downloaded EOI documents from the original, BSNL shall have the absolute right to take any action as deemed fit without any prior intimation to me / us.
9. In case at any stage later, it is found that there is difference in our downloaded EOI documents from the original, the lease agreement will be cancelled. The department will not pay any damages to me / us on this account.
10. In case at any stage later, it is found that there is difference in our downloaded EOI documents from the original, I / We may also be debarred for further participation in the EOI in the concerned BSNL Circle.

Dated.....
(BIDDER)

(SIGN WITH SEAL)

ADDRESS:
PHONE NOS.:
Mobile No:.....
E-MAIL

SECTION IX

STANDARD LEASE AGREEMENT (SLA) FOR RENTING OUT SPACE

AN AGREEMENT MADE THIS DAY OFTwo thousand and Nineteen

BETWEEN

Bharat Sanchar Nigam Limited, a Government Company incorporated under Companies Act 1956 and having its registered office at Bharat Sanchar Bhawan, Harish Chandra Mathur Lane New Delhi 110001 and also having inter alia one of its field Unit/office at O/o GMTD, ----- SSA, ----- District (hereinafter referred as 'B.S.N.L' or 'Lessor' which expression shall include its successors, assigns, administrators, liquidators and receivers ,wherever the context of meaning shall so require or permit)of the ONE PART

AND

.....Address.....
.....herein after Called 'The Lessee's (which expression shall include its successors assigns, administrators, liquidators and receivers ,wherever the context of meaning shall so require or permit) of the OTHER PART.

WHEREBY IT IS AGREED AND DECLARED AS FOLOWS:-

Whereas BSNL /Lessor has invited the EOI No.-----dt--- -----for----- . Based upon the evaluation of EOI Lessee has been short listed for----- on the terms & conditions as agreed herein in this agreement.

NOTE: Where the context so requires, words imparting the singular only also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

1. In consideration of the rent hereinafter reserved and of the other conditions herein contained, the Lessor agrees to let out and Lessee agrees to take on lease the premises known as together with all fixtures and fittings standing and being thereon building related services (external & internal called "THE SAID PREMISES") more particularly described in SCHEDULE A.

2. The lease shall commence/shall be deemed to have been commenced on the.....

Day ofTwo thousand and.....and shall, subject to the terms hereof, continue for a term of three year(s) with an option to extend the period of lease for a further term as set out in Clause 18 hereof.

3. The lessee shall, subject to the terms hereof pay gross rent in monthly arrears for the said premises at the rate of Rs.....per month which shall be deemed to be exclusive of maintenance and all the taxes payable to municipal or other local/state/other bodies. The rent along with operation & maintenance charge as stipulated in para 4 is payable in advance before 10th of every month failing which the amount with interest at the rate of bank rate (presently *** %) plus 4% for the period of delay shall be recovered by BSNL (Lessor). In the event of the tenancy hereby created, being terminated as provided by these presents, the Lessee shall pay only a proportionate part of the rent for the fraction of the current month up to the date of such termination. The monthly rent is hereby agreed to remain fixed during the period of lease of three years subject to provisions in clause 9.

4. The operation and maintenance charges at the rate of Rs.....* per sq.ft. per month with applicable taxes will be charged over and above the monthly rent and it will be proportionately enhanced with respect to enhancement of the rent. The operation and maintenance of the following items (*) are covered under the said charges:

- i. Air conditioning & mechanical ventilation
- ii. Electrical fixtures, fittings, installations, compound lights and pumps.
- iii. Lifts.
- iv. Sub station.
- v. Diesel generators.
- vi. Building management systems.
- vii. Fire fighting systems.
- viii. Water treatment plant.
- ix. Sewarage treatment plant.
- x. Deployment of security for entire campus and common area.
- xi. House keeping for entire campus in common area.
- xii. Any other amenities.

*(Give details. Strike out / add the facilities as per actual site conditions)

Security arrangement of the premises under possession of the Lessee shall be the responsibility of Lessee. Lessor (BSNL) shall not be responsible for any loss of installation, equipment etc. The rate of maintenance charges as stated in para 4 above are exclusive of electricity, water charges etc.

Rented premises shall not display any publicity material of competing telecom companies. Further, BSNL shall reserve the right for utilizing the premises for publicity/other purposes.

5. That the Lessee shall pay to the Lessor a sum of Rs.....(Rupees) as advance rent of one month and a sum of Rs..... (Rupees) (three months rent) as Security Deposit on signing of this agreement, free of interest, which will be refunded at the time of the premises having been handed back properly to the Lessor with the fittings and fixtures etc. in good condition, all alterations made with due permission of Lessor are restored, all dues having been cleared. Otherwise the same shall be adjusted against the said security deposit.

5A. That the Lessor shall have right to adjust from security deposit, the mutually agreed sum, which has to be incurred by him on account of Major damages to the building/premises. The major damages, levy, shall be ascertained jointly by lessor & lessee. The lessee shall not be liable to pay normal wear and tear.

6. The said premises shall be deemed to include the fixtures and fittings existing thereon as shown in Schedule 'B' and the lessee shall upon the expiration of the term hereby created or any renewal thereof and subject to clause 14 hereof yield up the said premises including fixtures and fittings in as good a condition as received.

7. The Lessee shall be entitled to use the said premises for the purpose for law full business of Lessee and is not detrimental to the interest of the lessor.

8. The Lessee shall not sublet assign or otherwise part with the whole or any part or parts of the said premises during the period of tenancy nor will allow at the time of vacating the premises and will handover peacefully vacant possession to the Lessor or his authorised agent.

9. That the Municipal Tax or other local tax levied by local authority and water charges are borne by the LESSEE proportionately including any future revision with retrospective effect for the area of occupation. Any other tax or any hike imposed by the appropriate authority is to be borne by the LESSEE. GST at the prescribed rates is to be borne by the LESSEE. It is made absolutely clear, in

this deed that it shall be the sole responsibility of the lessee to pay all such charges as stated in paras 9 & 10 to Govt. and /or other Govt. authorities. It is agreed that in case the lesser is required to pay or forced to pay such taxes, charges, the lessor may pay the same and deduct the same from the security deposit, in such events, short fall in any security deposit during the currency of agreement shall be payable by Lessee with the following monthly rent payable, so as to secure deposit of Rs _____ keeps deposited with Lessor throughout the lease period. The lease is subject to the local authority bye laws. The Lessee shall comply with municipal and other charges. If the Govt/local authority objects to lease out the BSNL premises, then the bidder has to vacate the same and BSNL shall not be liable to pay any compensation for the same.

10. That the LESSEE shall pay all charges in respect of electric power, light used in the said premises in accordance with the sub-meters installed therein during the currency of this agreement including proportionate fixed charges against bills raised by the appropriate authorities beginning from the date of taking over the demised possession of the said premises. The cost of sub-meter including its installations shall be borne by the Lessee.

11. That at the time of occupation, the lessee shall see that all fittings and fixtures are in perfect order and shall be responsible to restore this in the same condition in which they have been taken over except natural wear and tear.

12. That the Lessee shall allow the Lessor or his authorized agent to enter the said premises at the reasonable hours or when necessary for inspection/repair etc.

13. The responsibility for registration/documentation of this indenture would be that of the lessee and all expenses in that regard would be borne by the lessee / tenant. The registration of this agreement should be got done by the lessee within a period of months (time period as per local laws, rules and regulations to be mentioned) from the date it is signed. One copy of the registered document would be supplied by the lessee to the lessor within 15 days of the registration thereof.

14. That the LESSEE shall be entitled to erect and fix up partitions, cubicles and other fixtures and fitting and meters into or upon the said premises or any part thereof after getting approval of the same from the Lessor provided that same shall in all events confirm the building bye laws of the authority concerned for time being. However, at the expiry of this lease or extension. If any, the lessee will hand over vacant possession of the said premises in its normal original condition after removing at its own cost all and fixture installed by the lessee. The Lessee shall not make any structural changes, addition/alterations in the premises.

15. That day to day repairs arising out of the normal wear and tear or resulting from any modifications by the Lessee shall be done by the Lessee at his own cost but any major structural repairs will have to be done by the Lessor at his own cost. Lessor shall have power to remove any the fixture/fittings or modification done by the Lessee if it is felt that such changes as done under clause 14 will damage the structure of the building.

16. The Lessor shall not be liable for loss of profit or loss of goodwill arising from the occupation of the said premises by the Lessee and the Lessee shall make no claim in respect thereof.

17. The Lessee agrees with the Lessor to abide by the terms and conditions of the lease deed and shall peacefully hold and enjoy the said premises during the said terms and any renewal thereof without any interruption or disturbance to the lessor by him or any person claiming by or through or under them.

18. If the Lessee shall be desirous of extending the lease of the said premises after the expiration of the term hereby granted, it will give a notice in writing to the lessor not less than one month before the expiration of the term hereby granted to the Lessor. Thereupon the lessor may renew the lease for a further period of three years in accordance with the covenants, agreements and conditions as

in the present agreement including the present covenant for renewal provided that such revision shall be with 15% increase in rent (i.e. @ 5% per annum) of the last rent paid at the time of such revision.. However, it is agreed condition that if no such mutual agreement is reached the Lessee shall vacate the premises on the expiry of the time of lease deed. Only two such extensions of maximum duration of 3 years each may be considered and the Lessee shall have to vacate the premises after a total period of 9 years

19. The Lessor shall be entitled to terminate the lease at any time giving to the lessee a three month advance notice in writing of its intention to do so.

20. That in case of default of non-payment of the lease amount for the maximum period of three (3) months, then this agreement shall stand automatically terminated and the lessee shall have to vacate the premises immediately. No claim whatsoever will be entertained.

21. The lessor has right to recover any amount due to Lessee from the Security Deposit available with Lessor and the decision of the Lessor will be final and binding on the Lessee.

22. Any notice to be made or given to the Lessor under these presents or in connection with the said premises shall be considered as duly given if sent by the lessee through the post by registered letter/speed post addressed to the officer who signs this agreement on behalf of Lessor and a copy to the Head of BSNL Field Unit/circle concerned and any notice given to the lessee shall be considered as duly given if sent by the lessor through the post by registered letter/speed post addressed to the lessee at their last known place of abode. Any demand or notice sent by the registered post in either case shall be assumed to have been delivered in the usual course of Post.

23. That in case of any dispute with regard to this LEASE AGREEMENT, the same shall be subject to the jurisdiction of Courts at ----- (i.e. Place/ circle where agreement is signed) and Indian Law shall be applicable. However during the pendency of the dispute, "the LESSEE shall not stop payment of rent and other CHARGES if it is in possession of the demise premises and other terms shall also continue to apply."

24. "PROVIDED ALWAYS and it is hereby expressly agreed that if at any time there shall arise any dispute, doubt, difference or question with regard to the interpretation or in respect of the right, duties and liabilities of the parties hereto or in any way touching or arising out of these presents or otherwise in relation to premises then every such dispute, difference, doubt or question (except the decision whereof is herein expressly provided for) shall be referred for adjudication through arbitration by a sole arbitrator appointed by the Chief General Manager(CGM)/ Telecom Circle Head of BSNL etc. or if there be no CGM, the Executive Director(NB) of BSNL or if there be no ED(NB), the CMD of BSNL. It will be the term of agreement that either of the parties shall have no objection to any such appointment that the arbitrator so appointed is a BSNL employee and that he had to deal with the matters to which the agreement relates in the course of his duties as BSNL's employee. If the arbitrator so appointed is unable or unwilling to act or neglecting his work or is being transferred or resigns his appointment or vacate his office due to any reason whatsoever, another sole arbitrator shall be appointed in the manner aforesaid. The person so appointed shall be entitled to proceed with the reference from the stage at which it was left by his predecessor. The provisions of the Indian Arbitration Act 1996 or any statutory modification or re-enactment thereof and rules made there under for the time being in force shall apply to such arbitration and this deed shall be deemed to be submission to arbitration within the meaning of the said Act.

It is also a term of the contract that if any fees are payable to the arbitrator these shall be paid equally by both the parties.

It is also a term of the contract that the arbitrator shall be deemed to have entered on the reference on the date he issues notice to both the parties calling them to submit their statement of claims and counter statement of claims. The venue of the arbitration shall be such place as may be fixed by the arbitrator in his sole discretion. The fees, if any, of the arbitrator shall, if required to be paid before

the award is made and published, be paid half and half by each of the parties. The cost of the reference and of the award (including the fees, if any, of the arbitrator) shall be in the discretion of the arbitrator who may direct to any, by whom and in what manner, such costs or any part thereof, shall be paid and fix or settle the amount of costs to be so paid.

25. In the event of Lessor committing any breach of terms & conditions herein contained and Lessee has not rectified the said breach within days, after the same has been brought to their notice by the Lessor, the Lessor shall be at liberty to terminate the agreement by giving one month's notice in writing terminating the lease & upon expiring of such notice Lesse shall stand terminated.

26. Upon the termination or earlier determination of this agreement in the event the Lessee failing to remove the employees/representative, his belonging, furniture & fixtures etc & hand over the vacant and peaceful possession thereof to the Lessor, it is agreed that Lessee shall pay to all Lessor mesne profit of Rs. _____ per day in addition to the monthly rent payable, without prejudice to other rightful remedy, from the date of such default. Until such time of the Lessee have removed their articles, belonging, fixture, effects, employee etc. from said premises and handed over peaceful possession of these to the Licensor. The said mesne profit in case not paid regularly will be adjusted/deducted from the security deposit lodged with the Lessor. The payment of mesne profit however does not absolve the lessee to their obligations to vacant the premises on the expiry or termination of this agreement.

27. That the Lessee shall abide by all laws, byelaws, rules & regulations of government or local authority. The Lessee shall not use the premises for the things/ business which is prohibited by any law of land. The Lessee shall not or attempt to do so or cause or suffer to be done anything which may or is likely to jeopardize or prejudice to the interest of the Lessor. In event of default being committed, the Lessee undertakes to exclusively own such liability & responsibility & shall keep the lessor fully holding & indemnified in respect of such liability

28. That the Lessor and their agents, employees shall be entitled to visit & inspect the said premises or any part thereof, at all reasonable times for the purpose of either viewing the conditions of said demised premises or otherwise. The Lessee shall not hinder or obstruct any such visitor from visiting the said premises or any part thereof.

29. This lease agreement has been executed in duplicate. One counter part of the lease agreement to be retained by the Lessee and the other by the Lessor.

THE SCHEDULE 'A' REFERRED TO ABOVE

The premises include Sqm of open land and a super built up area of about.....sqm on.....floor of the building known asin the city ofsituated on plot/and bearing Survey Nos..... with boundaries of the compound described herein below:

North :	South :
East :	West :

along with all rights and privileges of land lord regarding use of corridors, stairs, parking spaces etc. Parking of No. Of vehicles shall be allowed in the compound.

THE SCHEDULE 'B' REFERRED TO ABOVE

Details of fixtures and fittings:

- 1. _____ 2 _____
- 3. _____ 4 _____

IN WITNESS WHEREOF THE OFFICIAL SEAL OF
.....has been affixed in the manner hereinafter mentioned and the lease agreement
has been signed for and on behalf of the Lessee on the day and year first above written
by.....

(Signature)

For and on behalf of Lessee

In the presence of witnesses

- 1.
- 2.

And by the lessor in presence of witness

(Signature)

- 1.
- 2.

(In case the Lessee is a Company
Firm or Society Address.....
For and on behalf of
Having authority to sign on behalf of the
Lessee.....
Vide resolution date.....
Of.....)

Note:- Portions which are not applicable may be scored off at the time of filling up of
the Standard Lease Agreement (SLA) format.

SECTION X(A)
PRICE SCHEDULE
FINANCIAL BID (For buildings in Section VII List 1 to List 3)

To

The Assistant General Manager (Lands & Buildings), O/o Chief Engineer@ (Arb- L & B),
 804, 8th floor, BSNL Bhavan, Hillfort Road, Adarshnagar, Hyderabad – 500063

Sir,

With reference to the EOI no. _____ dated _____, we, _____ I/We offer the following price to take the said premises of BSNL on lease basis in accordance with the terms and conditions mentioned therein, as under:

S.No.	Name of premises	City	Floor	Plinth area in sft	Monthly Lease rent per square feet of plinth area excluding applicable taxes ,GST (In Rupees)	Total Monthly Rent (In Rupees)	Likely Usage of the rented space
1	2	3	4	5	6	7=(5*6)	8

Yours Faithfully

Signature of the Authorized Signatory of the Bidder with seal

- i. Amount to be mentioned clearly in Indian form of international numerals.
- ii. No corrections/alterations are permitted while mentioning the amount.
- iii. Amount to be written in both figures and words. If there is any difference between figures and words, the rate in words will prevail.

SECTION X(B)
PRICE SCHEDULE
FINANCIAL BID (For building in Section VII List 4)

To

The Assistant General Manager (Lands & Buildings),

*O/o Chief Engineer@ (Arb- L & B),
804, 8th floor, BSNL Bhavan, Hillfort Road,
Adarshnagar, Hyderabad – 500063*

Sir,

With reference to the EOI no. _____ dated _____, I/We offer the following price to take the said premises of BSNL on lease basis in accordance with the terms and conditions mentioned therein, as under:

S. No.	Name of premises	City	Floor	Plinth area in Sft	Monthly Lease rent (net premium)per square feet of plinth area excluding applicable taxes, GST (In Rupees)	Total Monthly Lease Rent (net premium) (In Rupees)	Likely Usage of the rented space
1	2	3	4	5	6	7=(5*6)	8
I. For first ,second and third floors							
1	Admn. cum Training Centre, RTTC Gachibowli	Hyderabad	First	25210			
2	-Do-	-Do-	Second	24450			
3	-Do-	-Do-	Third	24450			
Total							
II. For open land for parking							
7	Parking lot open land	-Do-	Parking area	1000 Sqr yards			Quote rate per sqr yard of parking area

Yours Faithfully

Signature of the Authorized Signatory of the Bidder with seal

- iii. Amount to be mentioned clearly in Indian form of international numerals.
- iv. No corrections/alterations are permitted while mentioning the amount.
- v. Amount to be written in both figures and words. If there is any difference between figures and words, the rate in words will prevail.
- vi. **For purpose of evaluation of lowest bid, the amount quoted as rent for first, second and third floors only will be considered and the amount quoted for parking will not be considered.**