

OFFICE OF THE EXECUTIVE ENGINEER:: CENTRAL DIVISION
A.P. HOUSING BOARD, 6TH FLOOR, GRUHAKALPA, M.J.ROAD, HYDERABAD

Notification No.707/E1/O.A/EE(CD)/2011

Dated: -08- 2011

A.P Housing Board invites applications for allotment of the following areas of office accommodation/shops/garages on monthly rental basis through Sealed Tender cum Open Auction initially for a period of Five years from the date of entering into an Agreement, with annual enhancement of 10% on the existing rent.

The details of the Vacant spaces to be allotted through Sealed Tender cum Open Auction are as follows:

Sl. No	Name of Vacant space	Name of the Building & Locality	Area in Sft	Upset rent per total area per month	EMD
1	2	3	4	5	6
1	14 th floor, North wing	Gaganvihar, M.J Road, Hyderabad	300 Sft	7,800/-	11,700/-
2	4 th floor, Middle wing	Chandravihar, M.J Road, Hyderabad	1228 Sft	29,800/-	44,700/-
3	6 th floor, Right wing	Chandravihar, M.J Road, Hyderabad	2577 Sft	62,400/-	93,600/-
4	Ground floor, M4 Block	Manoranjan Complex, M.J Road, Hyderabad	700 Sft	18,100/-	27,200/-
5	3 rd floor, M7 Block	Manoranjan Complex, M.J Road, Hyderabad	2355 Sft	60,700/-	91,100/-
6	Garage No.10	Behind Annexure –I & II, Manoranjan Complex, M.J Road, Hyderabad	175.50 Sft	2,600/-	3,900/-
7	Garage No.11	Behind Annexure –I & II, Manoranjan Complex, M.J Road, Hyderabad	167.94 Sft	2,500/-	3,800/-
8	Garage No.17	Behind Annexure –I & II, Manoranjan Complex, M.J Road, Hyderabad	184.50 Sft	2,800/-	4200/-

For further details, the Executive Engineer (Hg), Central Division, 6th Floor, Gruhakalpa Building, M.J Road, Hyderabad (Mobile No.9849908847), Dy. Executive Engineer Maintenance, Sub-Division (Mobile No.9849908983) or Asst. Estate Officer (Mobile No.9849906434) may be contacted.

TERMS & CONDITIONS OF SEALED TENDER-CUM-OPEN AUCTION

1. The allotment is purely on temporary basis on monthly rent for a period of '5' years with 10% enhancement every year on the existing rent from the date of Agreement.
2. Applications for allotment of above Vacant spaces along with EMD(as shown in the column No.6) in shape of DD drawn in favour of Director, EDS,c/o Executive Engineer, Central Division, APHB payable at Hyderabad duly writing details of office space on backside of DD, will be received upto 3.00 PM on 29-08-2011. The EMD is 2.5% on the total amount of 5 years upset rent.
3. Tender form will be issued after receipt of application on the same day i.e, on ...-2011 and the applicants have to drop the filledin tender forms in the tender box by 3.30 PM on the same day.
4.
 - i) Open Auction will be conducted first at 3.30 P.M. on the same day.
 - ii) Sealed Tenders will be opened after closing of Auction.
5. The Highest Bidder, whose bid is highest either in Auction or sealed Tenders will be declared as the Successful Bidder.

6. The quoted bid amount is valid only for one year from the date of Agreement and thereafter the rent shall be enhanced at 10% on the existing rent every year.
7. The **successful highest bidder shall pay 1% auction charges on the highest bid of rent for the '5' years lease period**, within '3' days from the date of auction, failing which the auction will be cancelled and the EMD will be forfeited and the premises will be put to re-auction.
8. The highest bidder shall execute Rental Agreement on Rs.100/- Non-Judicial Stamp paper within 15 days from the date of receipt of auction confirmation cum allotment letter and also furnish surety on Rs.100/- Non-Judicial Stamp paper obtained from any Income Tax Assessor.
9. The successful Bidder shall pay Four months rent as Security Deposit and shall produce post dated cheques equivalent to an amount of rent for the lease period of five years along with Bank Guarantee to an amount equivalent '8' months rent having validity upto end of lease period, within fifteen days from the date of receipt of auction confirmation cum allotment letter, failing which the allotment will be cancelled and the EMD will be forfeited to the Board Funds and the said premises will be put to re-auction.
10. One month's rent should be paid in advance at the time of executing the rental deed and thereafter the rent should be paid on or before the 15th of every month. The lessee shall be liable to pay interest @ 12% per annum on over due rent as may be revised from time to time.
11. Water Charges @ Rs.0.50 per sft per month subject to revision from time to time, in case A.P. Housing Board provides.
12. Service Tax @ 10.30% on the rent is payable by the Tenant along with monthly rent.
13. Electrical consumption charges as per consumption, in case A.P. Housing Board provides.
14. The E.M.D of unsuccessful Tenderers will be returned immediately after auction is completed.
15. Bid amount in the sealed tender shall be over and above the upset rent fixed. Tender received with less than the upset rent leads to forfeiture of the EMD. The bidders in open auction have to offer an amount higher than the upset rent fixed and each increment shall be a minimum of Rs.1000/- in case of office accommodation and Rs.100/- in case of shops and garages.
16. The highest bidder do not have any legal right to claim the right of occupancy of the premises till the auction is confirmed by the Vice Chairman & Housing Commissioner and till the Agreement is executed.
17. The Highest Bidder should not sub-let or part the premises with others.
18. The premises shall not be used for antisocial and illegal activities, storing explosive inflammable material like petroleum products and liquor etc. Before starting Business, nature of Business to be informed to the Housing Board and take necessary approval for running Business, otherwise allotment will be cancelled automatically.
19. The Premises will be handed over in "as is where is condition", and no other amenities will be provided. The highest bidder shall make his own arrangements at his cost to make the premises suitable to their proposed business by obtaining prior approval from APHB.
20. The successful bidder has to make his own arrangements for required electricity and Water, and the necessary Bills and other charges, if any shall be borne by the allottee and paid promptly to the concerned Departments and copy of the paid receipts to be furnished along with monthly rent. In case the accommodation is fitted with electricity and water tap installations, the Successful bidder have to pay all charges for replacement or repair of any fittings relating to water supply drainage and electricity fittings etc.
21. The Premises should be handed over back to APHB immediately after expiry of lease period of five years.
22. Rent is chargeable from the date of Agreement and lease period also from the date of agreement irrespective of date of taking possession.

23. For violation of any of the terms and conditions of the Rental Deed the allotment of the premises to the allottee is liable to be cancelled and action will be taken for eviction.

24. Vice Chairman & Housing Commissioner is final authority either to accept or to reject, any or all the bids and have the right to reserve or to cancel the auction without assigning any reasons thereof. In case of any dispute or difference of opinion or interpretation of the terms & conditions, the decision of the Vice Chairman & Housing Commissioner shall be final and binding on the highest bidder.

Vice-Chairman
& Housing Commissioner

- (b) The successful Bidder shall pay Four months rent as Security Deposit and shall produce post dated cheques equivalent to an amount of rent for the remaining lease period along with Bank Guarantee within '15' days from the date receipt of allotment letter to an amount equivalent one year rent having validity upto end of lease period.
1. One month's rent should be paid in advance at the time of executing the rental deed on Non-Judicial Stamp Paper worth of Rs.100/- and there after the rent should be paid on or before the 15th of every month.
 2. The quoted bid amount is valid only for one year from the date of Agreement and thereafter the rent shall be enhanced at 10% on the existing rent every year.
 3. The first and subsequent lease periods will end by 31st March of every year irrespective of date of taking possession which means, the first lease period will be less than '12' months duration depending upon the date of possession.
 4. Rent is chargeable from the date of Agreement and lease period also from the date of agreement irrespective of date of taking possession.
 5. For violation of any of the terms and conditions of the Rental Deed the allotment of the premises to the allottee is liable to be cancelled and action will be taken for eviction.
 6. The Vice Chairman and Housing Commissioner, reserves all rights to reject any application received, cancel the allotment at any time without prior notice and assigning any reason. In case of any dispute or difference of opinion or interpretation of terms and conditions, the decision of Vice Chairman and Housing Commissioner, shall be final and binding on the highest bidder.

Vice-Chairman & Housing
Commissioner.