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सत्यमेव जयते

Central Revenue Building, No:1, Queen's Road, Bengaluru-560 001.
टेलफोन / Telephone : 080-22866306 फैक्स / Fax : 080-22866659.

कृत का कायालय ,कनाटक एवं गोवा ढेढ ,बङ्गालुढ.
PRINCIPAL CHIEF COMMISSIONER OF INCOME TAX,
KARNATAKA & GOA REGION, BENGALURU.
क्वीन्स रोड,बङ्गालुढ.560001-

F.No. 56/Office Space/Pr. CCIT/2018-19

Dated:13.8.2018

**TENDER NOTICE FOR OFFICE ACCOMMODATION IN THE VICINITY OF
JAL BHAVAN, BANNERGHATTA ROAD , BENGALURU**

Sealed Tenders are invited for hiring of office premises for the Income Tax Department for a minimum period of **five (5) years** having an approximate carpet area of **4000-6000 Sq Ft** located within a radius of **2 - 2.5 Kms** from Jal Bhavan, Bannerghatta Road, Bangalore. The office premises should be legally free from all encumbrances well connected by public transport and should have a approach road.

Finalisation of rent, based on location and quality of construction and other amenities provided is subject to certification by the CPWD/Hiring Committee and subject to final approval and sanction by the Government of India as per the rules framed in this regard.

Interested persons can obtain the terms and conditions of the tender, proforma for requirement of technical specification and financial bid document from the office of the Principal Chief Commissioner of Income Tax, Karnataka & Goa Region, 2nd Floor, Central Revenue Building, Queens Road, Bangalore-560 001 or can be downloaded from the official website www.incometaxindia.gov.in

The tenders should be submitted in single sealed envelope marked **“Tenders for Office Accommodation”** containing two separate sealed envelopes for technical and financial bids each marked clearly as “Technical Bid” and “Financial Bid”. The last date for receipt of aforesaid tenders at the office of the Principal Chief Commissioner of Income Tax, Karnataka & Goa Region, No.1, 2nd Floor, Central Revenue Building, Queens Road, Bangalore-560 001 is 23.8.2018 by 4.00 PM. The technical tender will be opened on 23.8.2018 at 5.00 PM in the presence of all the bidders present in Kabini hall, 2nd Floor, Central Revenue Building, Queens Road, Bangalore-560 001.

(TAMIL SELVAM)

Joint Commissioner of Income Tax(Hq)(Admn)
O/o. Pr. Chief Commissioner of Income Tax,
Karnataka & Goa Region, Bengaluru

**E TENDER FOR OFFICE ACCOMMODATION IN THE
N, BANNERGHATTA ROAD, BANGALORE**

1. The interested parties should send their proposal addressed to the Office of the Principal Chief Commissioner of Income tax, Karnataka & Goa Region, No.1, 2nd Floor, Queens Road, Central Revenue Building, Bangalore-560 001 so as to reach this office on or before 23.08.2018 **by 4.00PM**. The Tender for carpet area of 4000-6000 Sq Ft for office accommodation within a range of 2 - 2.5 Kms from Jal Bhavan, Bannerghatta Road, Bangalore should be submitted in a single sealed envelope marked as ***"Tenders for Office Accommodation"*** containing two separate sealed envelopes for technical and financial bids clearly written on top as ***"Technical Bid"*** and ***"Financial Bid"***. The last date for receipt of tenders at the address specified above is **23.8.2018 by 4.00 PM**.
2. The Technical Bids shall be opened on 23.8.2018 at 5.00 PM. The bidders may remain present for the same at the above address, if they wish to do so.
3. The Physical inspection of the premises covered by the tendered bids will be carried out to verify whether the offer complies with the technical specifications or otherwise.
4. The opening of the financial bid will be done at a later date which will be intimated on the day of opening of the technical bids. The financial bids of only those offers will be opened which are short listed after assessing the suitability of the accommodation, terms and conditions offered, compliance to technical specifications, and verification of other credentials. This will be done by the Hiring Committee constituted by the Pr. Chief Commissioner of Income Tax, Karnataka & Goa Region, Bangalore. The short listed bidders will be notified about the date and time of opening of the financial bids, who may remain present for the same at the given address.
5. The rent proposed to be charged per Square Feet per month on the carpet area which should be inclusive of all service charges, taxes and duties to be paid to various authorities other than service tax should be indicated in the financial bid only.
6. The offer should be valid for a minimum period of six months from the due date of opening the tender.
7. It should be noted that no negotiations will be carried out, except with the lowest tenderer and therefore, most competitive rates should be quoted.

will be given by the Department to the owner offering the premises.

9. Tenders received after the due date and time for whatever reason, shall not be entertained and the Office of the Principal Chief Commissioner of Income Tax, Karnataka & Goa Region, Bangalore shall not be responsible for any loss or delay in delivery of tender documents.

10. The premises offered should consist of the following minimum amenities/facilities:

- (a) Lifts of reputed make having minimum capacity of 6/8 persons, if premises offered is in the upper floors.
- (b) Suitable power supply for the entire office premises during office hours.
- (c) Adequate cross ventilation and ventilation.
- (d) Sufficient car parking space for minimum 8 four wheelers and 25 two wheelers in the office premises.
- (e) All internal and external walls should be painted with good quality paint.
- (f) Provision for adequate water supply.
- (g) There should be adequate open space for installation of two generators of 40 KVA and 10 KVA and provision for connecting them to the power supply lines.

11. The premises offered should have construction approvals/clearances from all Central/State Government Departments as may be necessary by the local authorities.

12. Finalisation of rent based on location and quality of construction and age of the building is subject to certification by the CPWD/Hiring Committee, subject to final approval and sanction by the Government of India as per rules framed in this regard.

13. Renewal of lease agreement is also subject to certification by the CPWD/ Hiring Committee and also subject to final approval and sanction by Government of India as per rules framed in this regard.

14. All the details and documents mentioned in the tender form must be submitted. Tenders with incomplete details/documents is liable to be rejected. However, the Hiring Committee may give an opportunity to the bidder to furnish the balance details/documents within a specified time. The Hiring Committee may also call for any additional



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if required. The tenderer, before submitting the tender, correctness and authenticity of the details and documents attached to the tender. Details/documents would render the tender form invalid.

15. The minimum period of lease should be for a duration of five years.
16. The Pr. Chief Commissioner of Income Tax, Karnataka & Goa Region, Bangalore reserves the right to amend these terms and conditions as he deems necessary.
17. Participation in the tender process does not entail any commitment from the Pr. Chief Commissioner of Income Tax, Karnataka & Goa Region, Bangalore and that the Pr. Chief Commissioner of Income Tax, Karnataka & Goa Region, Bangalore reserves the right to reject any/all offers including that of the lowest tenderer without assigning any reasons.

Sd/-

(TAMIL SELVAM)

Joint Commissioner of Income Tax(Hq)(Admn)
O/o. Pr. Chief Commissioner of Income Tax,
Karnataka & Goa Region, Bengaluru

To,

The Pr. Chief Commissioner of Income Tax,
Karnataka and Goa Region,
No.1, 2nd Floor, Central Revenue Building,
Queens Road, Bangalore-560 001.

Sir,

I/We intend to offer my/our premises located at(address)
for hiring by the Office of the Pr. Chief Commissioner of Income Tax, Karnataka and Goa
Region, Bangalore as specified in your advertisement.....and as per the
terms and conditions specified below in the tender notice I/We Am/Are submitting
herewith the technical bid in a sealed envelope as follows:

1	Name of the Party, Address and Contact Nos.	
2	Address/Location of the premises offered for rent.	
3	Name and address of the Authorised person	
4	Carpet Area offered (Floor-wise)	
5	Age of the building	
6	Surrounding Landmarks	
7	Specify is Public transport is available	
8	Whether well connected by municipal roads-width of the approach road connecting the building	
9	Distance from Jal Bhavan, Bannerghatta Road, Bengaluru	
10	Independent parking space a) No. of 4 wheelers and 2 wheelers that can be parked b) Whether covered or open parking	
11	Availability of Electrical Service	

	Installation of A	
	Installation of A	
13	Make and Capacity of lift (No of Persons)	
14	Water Source a) Availability of Municipal Connection b) Availability of Ground Water	
15	Ventilation a) Availability of Cross Ventilation b) No. of windows in each floor	
16	Toilets (Number on each floor with capacity)	
17	Particulars of Registration documents	
18	Municipal Tax Receipts	
19	Entries and Exits available	
20	Fire safety measures and other security aspects	
21	Maximum time required for completing the internal wall partitions and other finishing works as per user requirements	

I have gone through the various terms and conditions mentioned in the tender documents and I agree to abide by them.
 I*.....Son/Daughter
 of*.....solemnly declare to the best of my knowledge and belief, the information given above and in the enclosures accompanying it, is correct, complete and truly stated.

Yours faithfully,

Signature:.....

Place: Name:.....

Designation:.....

Date:.....

*Name in full and in Block letters.



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FORM FOR FINANCIAL BID

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1. _____ :
2. Address _____ :
(With Telephone No. and Fax No.)
3. PAN _____ :
4. Name & Address of the Proprietor/ _____ :
Partners/Directors
(With Mobile Nos)

Sl No	Name and Address of the Premises	Total Carpet Area*offered (in square feet)	Monthly Rent per Sq Ft (Exclusive of service tax)	Monthly rent quoted for the total carpet area (including all amenities)

* "Carpet area" means area of the premises less toilets, passage, walls/columns, staircases, verandah, lobby, balcony, kitchen etc., even though the same is given for Bank's purpose.

Signature of the Authorised Signatory with date

Signature:.....

Name in Full:.....

Designation:.....