


Terms and Conditions for allotment of Ground floor, 1st floor, 2nd floor, 3rd floor and Basement Parking of ASTC, Mangaldoi Station.

1. The quotationers to be quoted on registration fee (minimum registration fees is Rs.37,80,712.00) both in figure and words. The registration fees is not refundable. Bidding documents may be collected from the office of the Managing Director, ASTC, Paltanbazar, Guwahati during office hours upto 4.00 p.m of 03/12/2019 at the cost of Rs. 1000(Rupees One thousand) only by depositing draft of any Scheduled bank duly pledged to the Managing Director, ASTC, Paltanbazar, Guwahati which is not refundable. The last date for receiving quotation is 04/12/2019 upto 2.00 pm. Quotations will be opened on the date & time fixed by the authority which will be intimated to all concern through proper channel. Quotationers or their authorised representative may be present at the time of opening of quotations if desires. In absence of any representative the authority has the right to open the quotations as deem fit. Quotationer should mention "Quotation for allotment of Ground floor, 1st floor, 2nd floor, 3rd floor and Basement Parking of ASTC Station, Mangaldoi" on the top of the envelop submitted by them. Unsealed quotations will be treated as non-responsive.
2. Cost of construction for Ground floor, 1st floor, 2nd floor, 3rd floor and Basement Parking is Rs. 2,64,64,982.00(Rupees Two Corers Sixty Four Lakhs Sixty Four Thousand Nine Hundred Eighty Two) Only . At any cost this amount should not be exceeded.
3. Construction of the Ground floor, 1st floor, 2nd floor, 3rd floor and Basement Parking will be constructed by the successful bidder itself after observing all specifications as per APWD norms.
4. Successful bidder may engage ASTC empanelled contractor for construction. Construction will be supervised by Technical staff of ASTC and the concerned technical person of ASTC will have to certify the completion work as well as safety standards of the building.
5. Ground floor, 1st floor, 2nd floor, 3rd floor and Basement Parking of ASTC station Mangaldoi will be handed over to the successful bidder only after total completion of the Ground floor, 1st floor, 2nd floor, 3rd floor and Basement Parking . At any circumstances successful bidder cannot claim to handover partial completed building.
6. Total monthly rent of Ground floor, 1st floor, 2nd floor, 3rd floor and Basement Parking will be Rs. 3,60,000.00 as calculated. Construction cost will be adjusted @ Rs. 1,80,000.00 per month from the monthly rent fixed.
7. The quotationer will have to deposit an Earnest money of **Rs.25000.00 (RupeesTwenty-five thousand) only**, along with the quotation in the shape of Bank draft in any schedule bank payable at Guwahati in favour of Managing Director, ASTC Guwahati and will be

- adjusted towards security deposit against successful quotationer as quoted by him/her/them.
8. For allotment of the said space, the quoted amount will be the monthly rent excluding GST and other taxes as admissible.
 9. The terms of this allotment is initially for 21 years, subject to the renewal, with enhancement of monthly fee @ 10% in every 3 (three) interval.
 10. You will have to vacate the said space if required by ASTC's own use, within 1(one) month time notice from ASTC authority subject to refund of construction cost.
 11. You will have to enter into an agreement with ASTC authority for which a non-judicial stamp paper of Rs. 50 (Rupees Fifty) only which must be submitted to the Managing Director, ASTC, Paltanbazar, Guwahati for execution. The terms and conditions herein above and other relevant terms will be incorporated in the said agreement which will be binding for both of the parties.
 12. The successful quotationer will have to deposit **3(three) months of monthly rent as security money** in the shape of bank draft in any schedule bank payable at Guwahati in favour of Managing Director, ASTC Guwahati. The security deposit will be refunded within three months from the date of termination of the agreement.
 13. The quotationers have to quote type of the business to be started by him/her/them.
 14. Non-payment of monthly rent for 3(three) consecutive months to ASTC will leads for cancellation of the allotment automatically. No complain/objections whatsoever will be entertained in future in this regards.
 15. You have to install sub electric consumption meter at your own cost and risk. You will have to pay electric consumption charges to ASTC monthly as per meter reading regularly.
 16. For breach of any terms & conditions of this allotment and agreement, ASTC shall have the right to terminate this allotment/agreement at any time without any prior notice.
 17. The said premise should not be used for any other unlawful activities.
 18. MD deserves the right to accept or reject any quotation without assigning any reason. Decision of MD is final in all aspect.



Managing Director
ASTC, Ghy-08
8-25/11/15