



OFFICE OF THE MANAGING DIRECTOR,  
ASSAM STATE TRANSPORT CORPORATION,  
PALTANBAZAR, PARIBAHAN BHAWAN, GUWAHATI- 781008

NOTICE INVITING QUOTATION

No.: - ASTC/CE/86/67/1-PT-J/435

Dated Guwahati, 24, Feb the.2021

Sealed quotation in prescribe from enclosing IPO of Rs. 10.00 (Rupees Ten) only is invited from the individual/firm/companies or any other Commercial Organisation interested to carry on their business at Assam State Transport Corporation. For leasing out the quotationers have to quote on the minimum monthly rent as per TOR which is excluding GST, electricity bill and other charges as applicable from time to time.

Name of Station: ISBT, Khanapara

Ground Floor:

1. Toilet Block (Gents & Ladies)
2. 5 Nos. of Shops

First Floor:

1. Restaurant

Second & Third Floor:

1. Proposed for Lodge/Shopping Complex etc.

Details terms and conditions may be obtained in our website [astc.assam.gov.in](http://astc.assam.gov.in) which will give a very clear picture. Quotationer have to quote separately against each items eg. For 5nos. of stalls quotationers have to visit our website and quote separately against their interested stall. One quotationer will be entertained for one stall only and will not be entertained for multiple stalls. For any queries please visit ASTC, Paltanbazar Civil Branch during office hours.

Interested parties may collect the quotation papers from the office of the undersigned during office hours of any working day from 25.02/2021 to 17.03/2021 up to 3:00 pm on payment of Rs. 1000.00 (Rupees One thousand) only in the shape of bank draft drawn in favour of "Managing Director, ASTC, Paltanbazar, Guwahati" which is non-refundable. The last date and time of receiving quotation is 18.03/2021 up to 2:00 P.M.

Managing Director  
Assam State Transport Corporation,  
ParibahanBhawan, Paltanbazar,  
Guwahati-

**Terms and reference for allotment of Toilet Block at ISBT, Khanapara for running business on Licence basis.**


1. The quotationers have to be quoted rate on fixed minimum rent/charge/ fee is ie Rs ---- (Rupees --- - ) only per Sq.ft per month excluding G.S.T, electricity charges and other taxes as Applicable Time to time.
2. The minimum rent may be calculated by using the formula (Land value per Sq.ft + Building Value per Sq.ft) x 7% divided by 12 = Rent per month per Sq.ft. excluding G.S.T, electricity charges and other taxes as applicable time to time. Building value may be considered from the SOR 2013-14 of APWD.
3. The registration fee fixed as Rs. 2,00,000.00 which is non refundable. The Registration fee have to be paid in the shape of Bank Demand draft in favour of Managing Director, ASTC, Paltan Bazar, Ghy-08. Final allotment order will be issued after completion of the project.
4. Further you will have to pay Six (6) month rent excluding GST as security deposit. This security deposit money will have to be deposited after completion of the project as well as before handing over the said allotted space.
5. The cost of internal decoration will have to be done from your end, which is non refundable or non adjustable.
6. You will have to keep the area clean at your own cost.
7. Non payment of monthly rent for 3(Three) consecutive month to ASTC will leads for cancellation of the allotment automatically. No complain/ objection whatsoever will be entertained in future in this regards.
8. The said premise should not be used for any other unlawful activities.
9. No electric power connection will be provided from ASTC. You may apply necessary electric power connection directly from the APDCL at your own cost if necessary. Necessary NOC will be issued from ASTC.
10. The terms of this allotment is initially for 29(twenty nine) years subject to the renewal with enhancement of monthly fee/charge @ 10% (ten) percent in every 3(Three) years interval. After 29 years it will be renewed on the basis of performance record like payment or rent, conduct etc.
11. **Sub-let of the allotted room/ stall is strictly prohibited.**
12. 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. If any arbitrary matter arises, it will be resolved in Guwahati High Court.
13. In case of any dispute the matter may be initially solve on mutual discussion by both the parties. In case of failure the same may be referred to the Chairman of ASTC and his discussion shall be final binding on both the parties.
14. The undersigned does not bind him to accept the highest quoted quotation and reserves the right to reject any or all quotations without assigning any reason thereof.
15. You have to enter into the agreement with ASTC authority for which 3(three) nos. of non-judicial stamp papers of Rs. 50.00 (Rupees Fifty) only each have to be submitted to the Managing Director, ASTC, H.O. for execution. Other relevant terms will be incorporated in the agreement.
16. Any confusion raised, interested parties may be contact following member during office hours.  
Sri Ranjit Barman, J.E(Civil) -9706693009 Sri Samit Dutta, A.E (Civil) -9508618578.



(A.P Tiwari, IPS)  
Managing Director  
A.S.T. Corporation  
Guwahati, Assam

**Terms and reference for allotment of stall (S) at ISBT, Khanapara for running business on Licence basis.**

1. The quotationers have to be quoted rate on fixed minimum rent/charge/ fee is ie Rs ---- (Rupees ----) only per Sq.ft per month excluding G.S.T, electricity charges and other taxes as Applicable Time to time.
2. The minimum rent may be calculated by using the formula (Land value per Sq.ft + Building Value per Sq.ft) x 7% divided by 12 = Rent per month per Sq.ft. excluding G.S.T, electricity charges and other taxes as applicable time to time. Building value may be considered from the SOR 2013-14 of APWD.
3. The monthly charge/ fee, GST and Electricity charges shall be paid to the Divisional Superintendent ASTC, Guwahati in the 1st week of each calendar month.
4. The registration fee fixed as Rs. 51,000.00 which is non refundable. The Registration fee have to be paid in the shape of Bank Demand draft in favour of Managing Director, ASTC, Paltan Bazar, Ghy-08. Final allotment order will be issued after completion of the project.
5. Further you will have to pay Six (6) month rent excluding GST as security deposit. This security deposit money will have to be deposited after completion of the project as well as before handing over the said allotted space.
6. The cost of internal decoration will have to be done from your end, which is non refundable or non adjustable.
7. You will have to keep the area clean at your own cost.
8. Non payment of monthly rent for 3(Three) consecutive month to ASTC will leads for cancellation of the allotment automatically. No complain/ objection whatsoever will be entertained in future in this regards.
9. The said premise should not be used for any other unlawful activities.
10. No electric power connection will be provided from ASTC. You may apply necessary electric power connection directly from the APDCL at your own cost if necessary. Necessary NOC will be issued from ASTC.
11. The terms of this allotment is initially for 29 (Twenty Nine) years subject to the renewal with enhancement of monthly fee/charge @ 10% (ten) percent in every 3 (Three) years interval. After 29 years it will be renewed on the basis of performance record like payment or rent, conduct etc.
12. **Sub-let of the allotted room/ stall is strictly prohibited.**
13. 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. If any arbitrary matter arises, it will be resolved in Guwahati High Court.
14. In case of any dispute the matter may be initially solve on mutual discussion by both the parties. In case of failure the same may be referred to the Chairman of ASTC and his discussion shall be final binding on both the parties.
15. The undersigned does not bind him to accept the highest quoted quotation and reserves the right to reject any or all quotations without assigning any reason thereof.
16. You have to enter into the agreement with ASTC authority for which 3(three) nos. of non-judicial stamp papers of Rs. 50.00 (Rupees Fifty) only each have to be submitted to the Managing Director, ASTC, H.O. for execution. Other relevant terms will be incorporated in the agreement.
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(A.P Tiwari, IPS)  
Managing Director  
A.S.T. Corporation  
Guwahati, Assam

**Terms and reference for allotment of Restaurant at first floor, propose Lodge/ Shopping complex at 2<sup>nd</sup> & 3<sup>rd</sup> floor at ISBT, Khanapara for running business on Licence basis**

1. The quotationers have to be quoted rate on fixed minimum rent/charge/ fee is ie Rs ---- (Rupees ----) only per Sq.ft per month excluding G.S.T, electricity charges and other taxes as Applicable Time to time.
2. The minimum rent may be calculated by using the formula (Land value per Sq.ft + Building Value per Sq.ft) x 7% divided by 12 = Rent per month per Sq.ft. i.e For Ground Floor land value is considered as X, 1<sup>st</sup> Floor as X/2 and 2<sup>nd</sup> Floor as X/3 excluding G.S.T, electricity charges and other taxes as applicable time to time. Building value may be considered from the SOR 2013-14 of APWD.
3. The monthly charge/ fee, GST and Electricity charges shall be paid to the Divisional Superintendent ASTC, Guwahati in the 1st week of each calendar month.
4. The registration fee fixed as Rs. 2,00,000.00 which is non refundable. The Registration fee have to be paid in the shape of Bank Demand draft in favour of Managing Director, ASTC, Paltan Bazar, Ghy-08. Final allotment order will be issued after completion of the project.
5. Further you will have to pay Six (6) month rent excluding GST as security deposit. This security deposit money will have to be deposited after completion of the project as well as before handing over the said allotted space.
6. The cost of internal decoration will have to be done from your end, which is non refundable or non adjustable.
7. You will have to keep the area clean at your own cost.
8. Non payment of monthly rent for 3(Three) consecutive month to ASTC will leads for cancellation of the allotment automatically. No complain/ objection whatsoever will be entertained in future in this regards.
9. The said premise should not be used for any other unlawful activities.
10. No electric power connection will be provided from ASTC. You may apply necessary electric power connection directly from the APDCL at your own cost if necessary. Necessary NOC will be issued from ASTC.
11. The terms of this allotment is initially for 29 (Twenty Nine) years subject to the renewal with enhancement of monthly fee/charge @ 10% (ten) percent in every 3 (Three) years interval. After 29 years it will be renewed on the basis of performance record like payment or rent, conduct etc.
12. **Sub-let of the allotted room/ stall is strictly prohibited.**
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14. In case of any dispute the matter may be initially solve on mutual discussion by both the parties. In case of failure the same may be referred to the Chairman of ASTC and his discussion shall be final binding on both the parties.
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16. You have to enter into the agreement with ASTC authority for which 3(three) nos. of non-judicial stamp papers of Rs. 50.00 (Rupees Fifty) only each have to be submitted to the Managing Director, ASTC, H.O. for execution. Other relevant terms will be incorporated in the agreement.
17. Any confusion raised, interested parties may be contact following member during office hours.

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(A.P Tiwari, IPS)  
Managing Director  
A.S.T. Corporation  
Guwahati, Assam

PROJECT: TRANSIT BUS STATION AT KHANAPARA, GUWAHATI

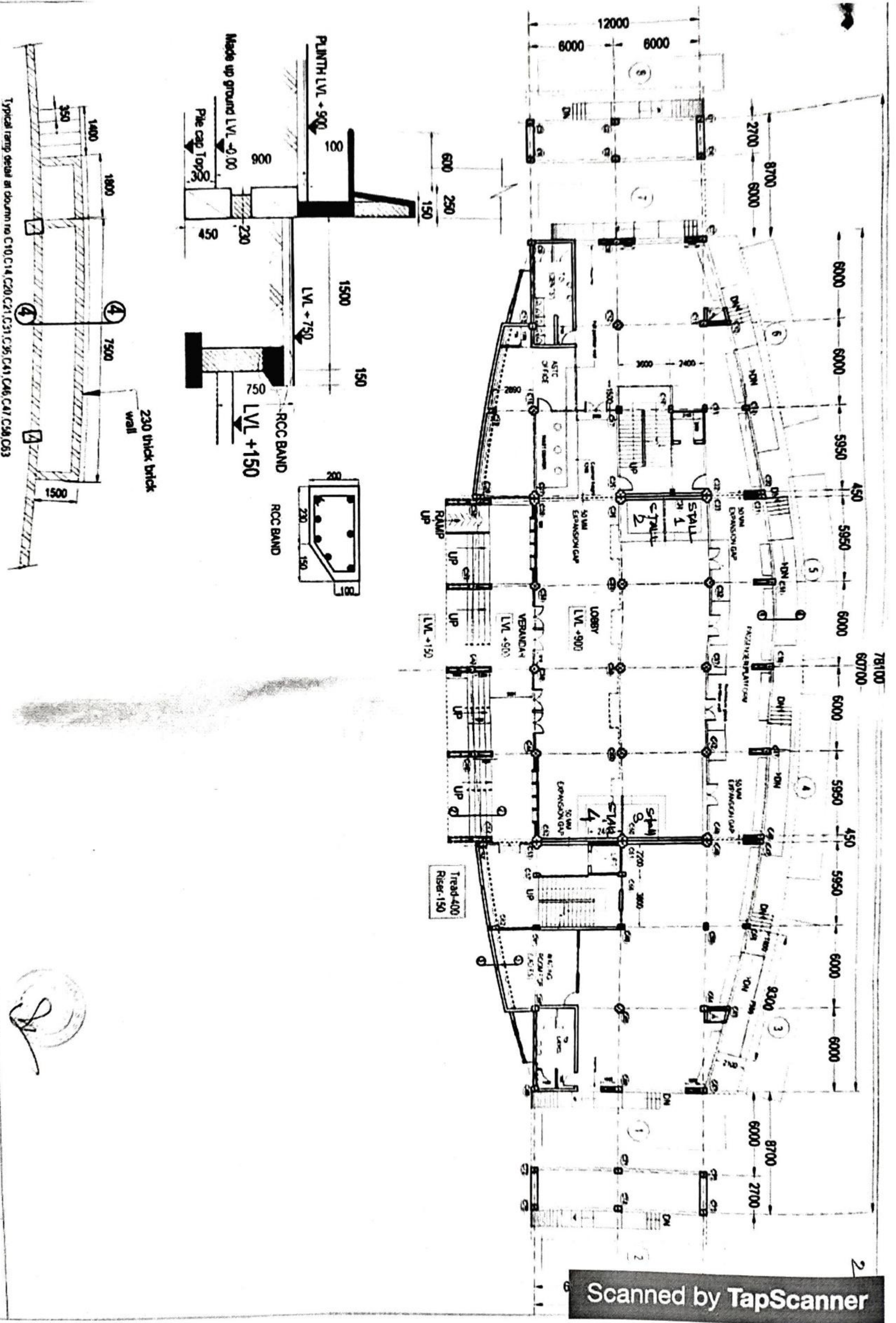
GROUND FLOOR PLAN  
AREA:- 1345 SQ.M

CONSULTANT

DESIGNERS PLENUM  
SARADAYA PATH, GSP RAIN, SHANAI  
GUWAHATI, ASSAM

DWG NO. 2017/MS/ST/04/02

DATE: 14.09.2018



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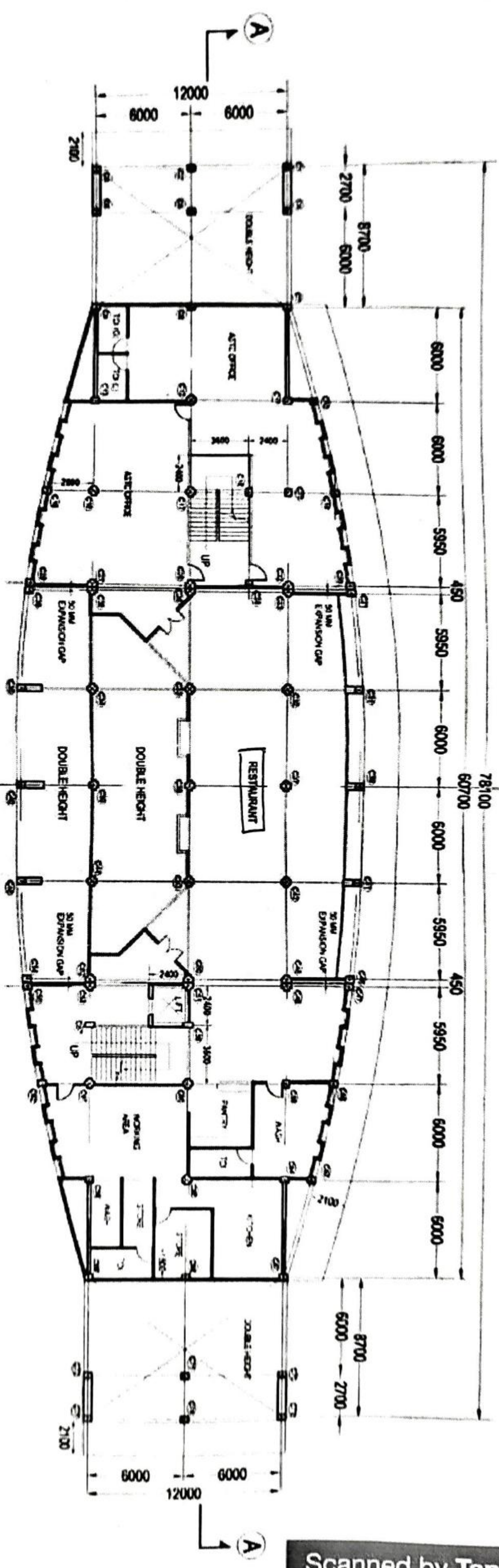
PROJECT: TRANSIT BUS STATION AT KHANAPARA, GUWAHATI

# FIRST FLOOR PLAN

CONSULTANT: DESIGNERS PLENUM

DRG. NO. 2017/10ASTCA-03

DATE: 03.11.201



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JECT :

TRANSIT BUS STATION AT KHANAPARA, GUWAHATI

# SECOND FLOOR PLAN

AREA:- 850 SQ.M

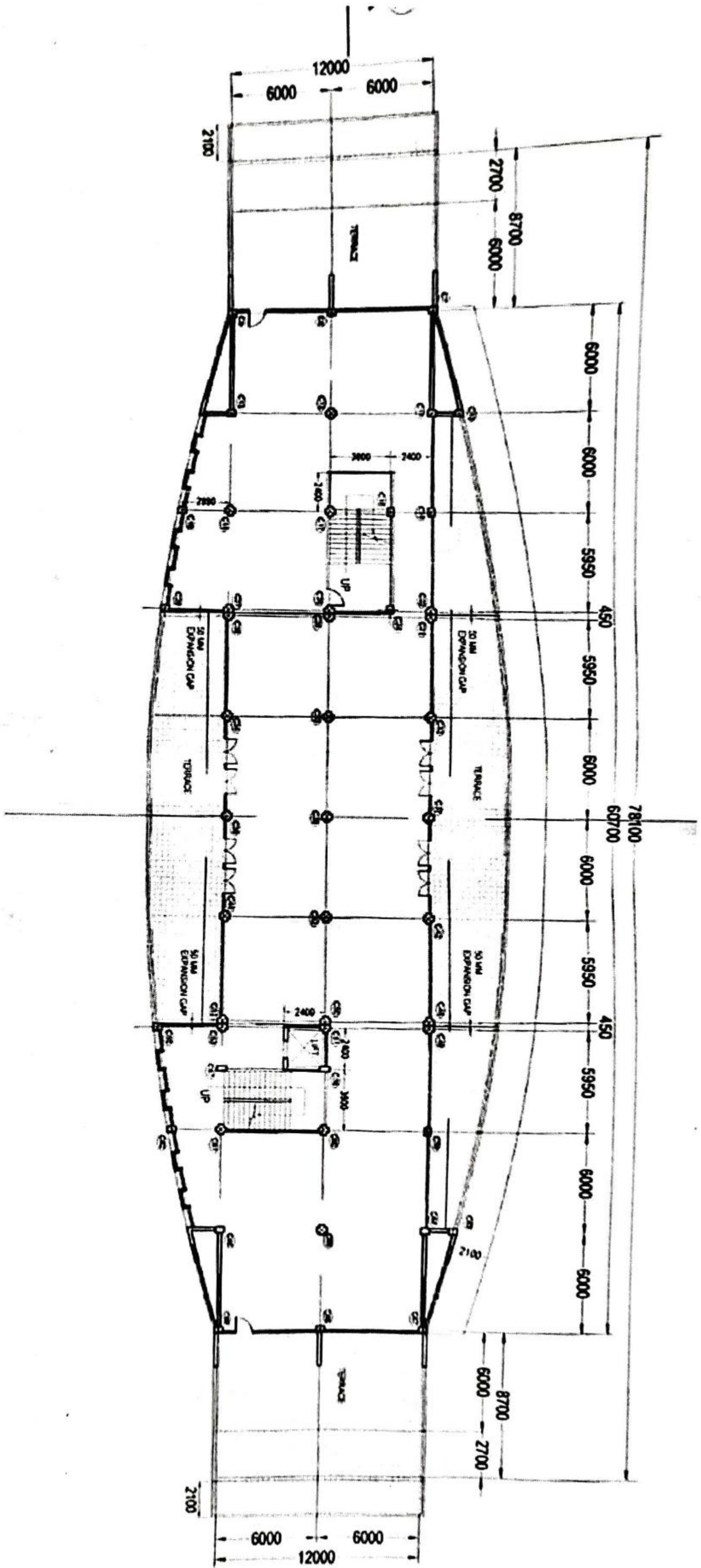
CONSULTANT:

DESIGNERS PLENUM

SARBOJAYA PATH, OPP RAJIV BHAWAN,  
GUWAHATI- 781005

DRG. NO 2017/10A/STCA-04

DATE:- 03



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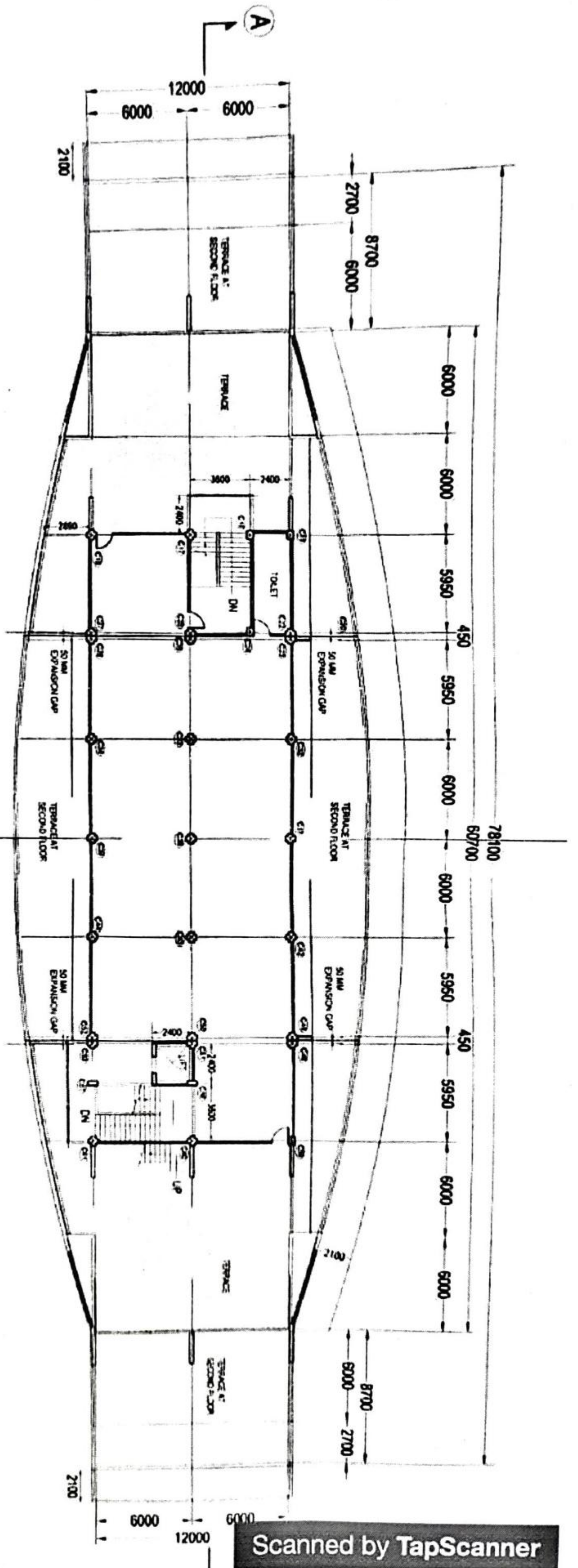
PROJECT : TRANSIT BUS STATION AT KHANAPARA, GUWAHATI

THIRD FLOOR PLAN  
AREA:- 480 SQ.M

CONSULTANT:

DESIGNERS PLENUM  
SARBOJAYA PATH OPP RAILWAY STATION  
GUWAHATI-781005

DRG NO 20/7/19/ASTCA-06



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