



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

NOTICE INVITING QUOTATION

No.: - ASTC/67/11/Pt-II/2020/437

Dated Guwahati, 24th Feb, 2021

Scaled 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: ASTC, Badarpur Station

Space Available:

1. 1st floor (Back side) & 2nd floor of existing ASTC Complex.
2. Construction of (G+4) RCC building with basement parking.

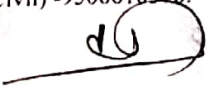
Details terms and conditions may be obtained in our website astc.assam.gov.in which will give a very clear picture.

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,
9 Paribahan Bhawan, Paltanbazar,
Guwahati-8

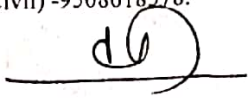
Terms and reference for allotment of 1st Floor(Back Part) & 2nd Floor at Badarpur Station ASTC Complex, for running business on rent basis.

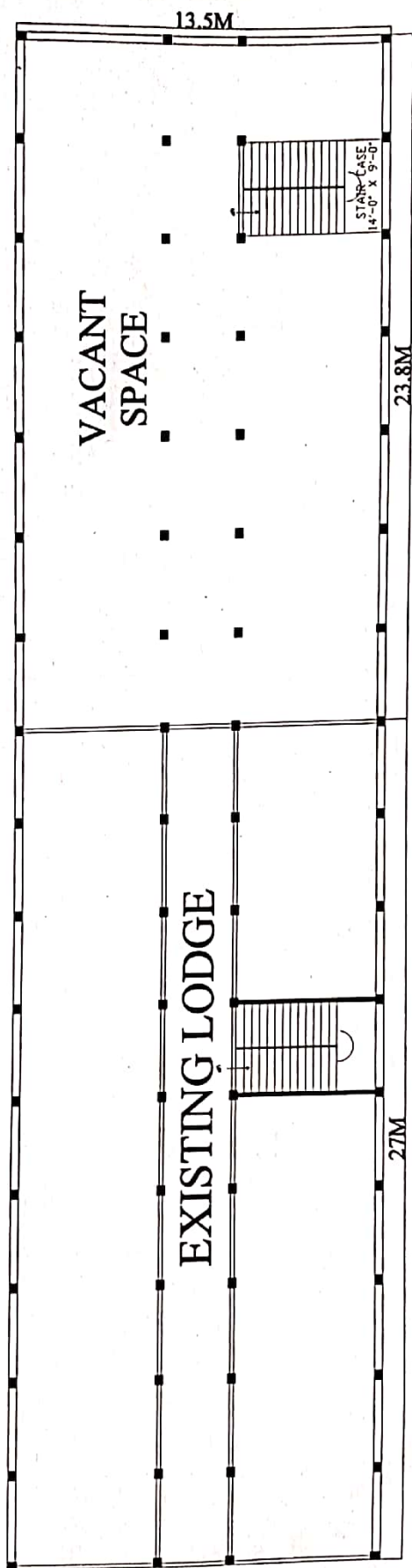
1. The quotationers have to be quoted rate on fixed minimum rent/charge/ fee is ie Rs ---- (Rupees ----) only per Sq.ft per month excluding G.S.T, electricity charges and other taxes as Applicable Time to time.
2. The minimum rent may be calculated by using the formula (Land value per Sq.ft + Building 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, 1st Floor as X/2 and 2nd 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. Maximum limit of Construction Cost if fixed at Rs 1,32,04,600.00 (approx).At any cost this amount should not be exceeded. Construction cost will be adjusted @ 50% only with the monthly rent fixed excluding the electric charge, GST and other charges. Construction Cost will be finalised during issue of allotment order.
6. 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.
7. The cost of internal decoration will have to be done from your end, which is non refundable or non adjustable.
8. You will have to keep the area clean at your own cost.
9. 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 regard.
10. The said premise should not be used for any other unlawful activities.
11. 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.
12. 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 ever 3 (Three) years interval. After 29 years it will be renewed on the basis of performance record like payment or rent, conduct etc.
13. **Sub-let of the allotted room/ stall is strictly prohibited.**
14. 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.
15. 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.
16. 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.
17. 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.
18. 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

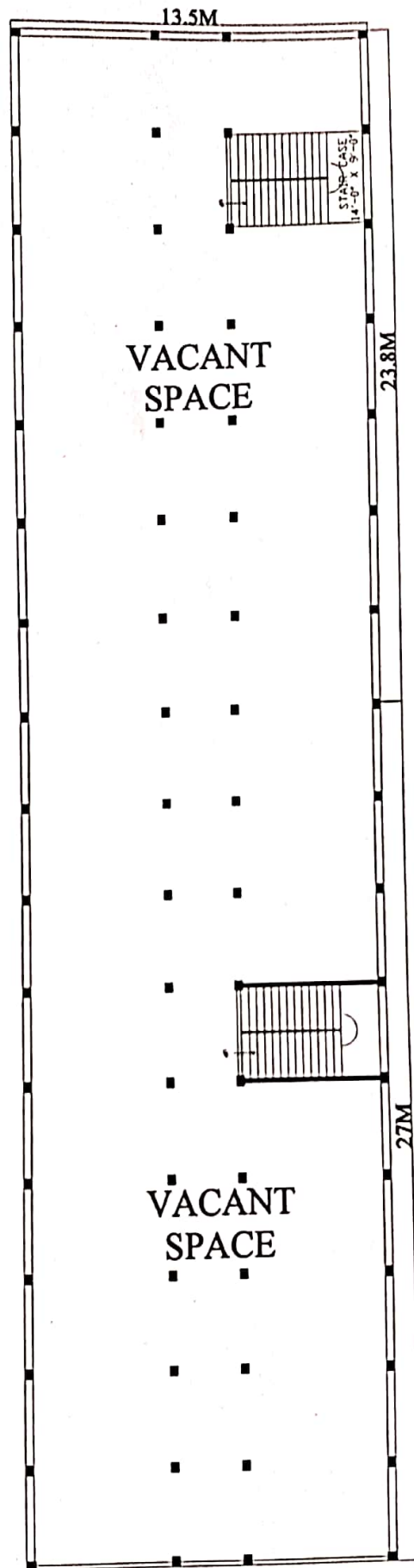
Terms and reference for allotment of land for Construction of (G+2) RCC Building with basement parking at Badarpur Station ASTC Complex, for running business on rent basis.

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. 1st Floor as X/2 and 2nd 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. Maximum limit of Construction Cost if fixed at Rs 3,18,49,900.00 (approx).At any cost this amount should not be exceeded. Construction cost will be adjusted @ 50% only with the monthly rent fixed excluding the electric charge, GST and other charges. Construction Cost will be finalised during issue of allotment order.
6. 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.
7. The cost of internal decoration will have to be done from your end, which is non refundable or non adjustable.
8. You will have to keep the area clean at your own cost.
9. 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 regard.
10. The said premise should not be used for any other unlawful activities.
11. 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.
12. 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 ever 3 (Three) years interval. After 29 years it will be renewed on the basis of performance record like payment or rent, conduct etc.
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14. 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.
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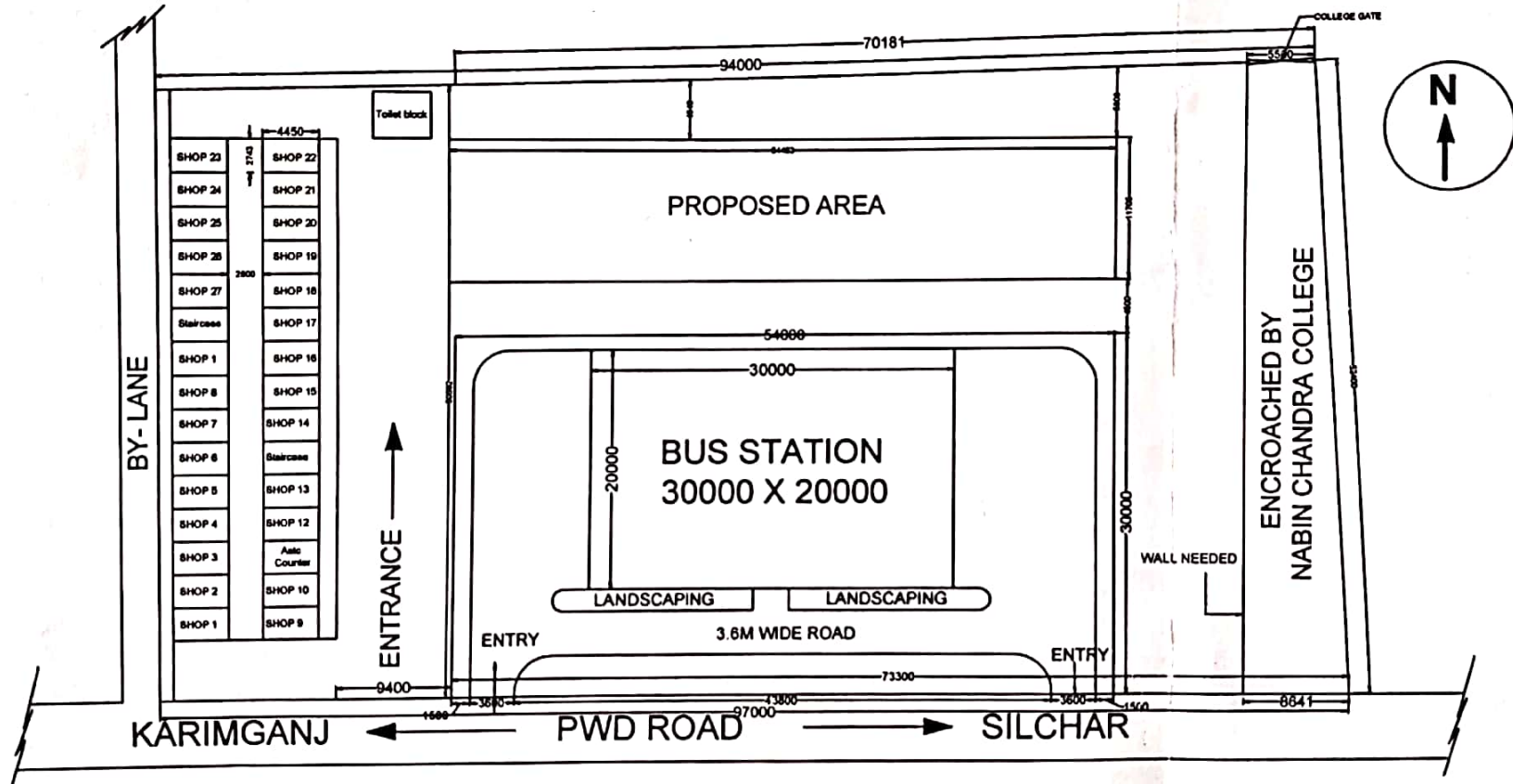

(A.P Tiwari, IPS)
Managing Director
• A.S.T. Corporation
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FIRST FLOOR PLAN
ASTC BADARPUR STATION



SECOND FLOOR PLAN
 ASTC BADARPUR STATION



SITE PLAN OF ASTC STATION, BADARPUR

ALL DIMENSIONS ARE IN MM

SCALE= 1:100