



Urban Development & Housing Department
Jharkhand Real Estate Regulatory Authority

**Office-JUIDCO Ltd., 3rd Floor, RRDA Building (Pragati Sadan),
Kutchery Chowk, Ranchi, Jharkhand, Pin Code-834001**

Office Accommodation Required

Ref. No.-6152

Date-25.09.2017

Offers are invited for hiring suitable office accommodation having on Rental/lease basis a floor area of about 2000 to 2500 sqft. in Ranchi for the Office of Jharkhand Real Estate Regulatory Authority under the Urban Development and Housing Department, Government of Jharkhand.

The accommodation should be at a convenient location with all requisite amenities like electricity, fire safety system, power back up, water, separate toilets for ladies and gents along with sufficient parking space for the officials and visitors. Interested parties may either download the detailed term and conditions of the tender from the website-rera.jharkhand.gov.in or collect the same personally from the office of the Jharkhand Real Estate Regulatory Authority on any working day from **10:30 AM to 06:00 PM.**

The complete offers in accordance with the term and condition should reach the specified address within **15 days** from the date of publication of this notice.

Sd/-
(Gajanand Ram)
Officer on Special Duty,
Jharkhand Real Estate Regulatory Authority,
Ranchi

Terms and Conditions

Terms and Conditions of the tender inviting bids for hiring of accommodation for the establishment of office of the Jharkhand Real Estate Regulatory Authority under the Urban Development and Housing Department, Government of Jharkhand, Ranchi on lease rental basis.

1. The Office of Jharkhand Real Estate Regulatory Authority under the Urban Development and Housing Department, Government of Jharkhand, Ranchi is a public office and the office space is required in Ranchi preferably at prime location on rental lease basis on the following terms conditions and stipulations :-

1.1 The accommodation should have a total rental floor area of approximately 2000 to 2500 sqft. preferably on a single floor in multistory building or in separate premises with the following features/amenities:

1.1.1 Electricity connection with adequate electrical fixtures and power back up with provision for installation for independent meter/sub-meter.

1.1.2 Water supply.

1.1.3 Separate toilets for ladies and gents.

1.1.4 Sufficient parking space for the employees and visitors.

1.1.5 Adequate security arrangements.

1.1.6 Fire safety system

1.2 The building should preferably be located in Harmu Bypass, Ashok Nagar Road, Doranda or Kutchery Chowk, Ranchi.

1.3 In case the bidder is willing to offer furnished accommodation, he/she should separately quote for that. The requirements regarding furnishing etc. may be provided by the competent authority separately on request of the applicant.

1.4 The interested parties should submit their proposal in sealed covers superscribing "Quotation for Accommodation" to the OSD, Jharkhand Real Estate Regulatory Authority, JUIDCO Ltd., 3rd Floor, RRDA Building (Pragati Sadan), Kutchery Chowk, Ranchi, Jharkhand, Pin Code-834001 on or before 11.10.2017.

1.5 The proposals should be submitted in two envelopes. The first envelope should contain the "Technical Bid" consisting of technical parameters like design types etc., and the second envelope should be super-scribed as "Financial Bid" containing the commercial aspects such as the rent proposed to be charged and other financial terms and conditions. Both the

envelopes should be placed in one envelop super-scribed as offer for “Office Accommodation – Jharkhand Real Estate Regulatory Authority, Urban Development and Housing Department, Govt. of Jharkhand, Ranchi.”

1.6 The Technical bid should be submitted in the following format :

Sl.	Subject	Particulars
1	Ownership of the land and the building thereon	
2	Detailed location and address of the offered accommodation	
3	Chargeable total rental floor area (in sqft.)	
4	Total area of the floor on which accommodation is proposed	
5	Availability of number of lifts with capacity	
6	Total floors in case of multistoried building	
7	Lay-out sketch/plan of the accommodation offered	
8	State clearly if the office use is legally permissible or not	
9	Clearances/NOC from all the relevant Central/State/Municipal Authorities and fire department for use as office premises conforming to the applicable laws	
10	Status of fire fighting arrangements	
11	Facilities and amenities available (in details)	
12	Parking facilities (on/off street to be described separately)	
13	Furnishing status with details	
14	Arrangement for security in place	

1.7 The financial bid will inter-alia include:

1.7.1 The expected amount of rent as Rupees per sqft. (in terms of total rental floor area). The rent offered should be inclusive of all taxes viz. property tax or any other tax required to be paid by the property owner.

1.7.2 Period for which the property is being offered for lease.

1.7.3 Expected increase in rent after 3 years.

1.8 Other Condition:

1.8.1 The Jharkhand Real Estate Regulatory Authority reserves the right to reject all or any bid without assigning any reason thereof.

1.9 Procedure for selection:

1.9.1 The Competent Authority will open the technical bids and evaluate the offers on the basis of suitability of the space offered and the offers found suitable will be shortlisted.

1.9.2 The financial bids of only those parties will be opened whose technical bids are shortlisted.

Sd/-

Officer on Special Duty,
Jharkhand Real Estate Regulatory Authority,
Ranchi