

# Odisha State Financial Corporation

OMP Square, Cuttack

## **Accommodation Available**

OSFC invites "Expression of Interest" (EOI) from intending parties for letting out some portion of seized industrial premises of M/s. Konark Malleable (P)Ltd, Tarol, Jagatpur having land measuring about 42000 sft. with 2200 sft. Godown room having Asbestos sheet roofing on "as is whereis basis" for go-down/ stock yard /parking purpose as per the following Terms of References.

1. The period of rent shall be for a period of 11 months.
2. The monthly rent shall be deposited by 7<sup>th</sup> day of succeeding month in shape of DD /Bankers Cheque favouring OSFC payable at Cuttack.
3. The earnest money of Rs.5,000/- ( Rupees Five thousand) only in shape of DD/ Bankers Cheque drawn in favour of OSFC, payable at Cuttack will be deposited with the expression of interest to be a valid proposal for consideration.
4. The tenant shall deposit 3 months advance rent as Security Deposit which shall be refunded without interest consequent upon termination of rent agreement.
5. In the event of failure to deposit the required security deposit within the scheduled time (to be intimated after finalization), the amount deposited in shape of earnest money shall be forfeited without further any reference.
6. During the period of rent, the tenant shall keep the premises good in tenantable condition with reasonable wear and tear and deliver to the Land Lord (Corporation) on expiry of the rent period.
7. The tenant shall not make any additional construction/modification / alternation of the existing structure or investment in fixed assets without express written consent of Corporation.
8. In case of any court order, the lessee shall liable to vacate the premises immediately.
9. The tenant shall not claim any compensation in the event of termination of the rental agreement before the agreed period.
10. The rent agreement can be terminated by either of the parties by giving one month advance notice.
11. The tenant shall be liable to pay compensation in the event of causing any loss or damage to the rented assets during his custody. The amount of compensation payable on account of the loss /damage to the rented assets as assessed by Corporation shall be final and binding on the tenant.
12. The tenant shall be liable to keep the assets under safe custody to avoid theft, pilferage during the period of rent to facilitate handing over the assets after expiry of rent period.

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13. The tenant shall allow the designated official of the Corporation to inspect the rented out assets as and when required .
14. The tenant shall not carry on or permit to be carried on any offensive trade/business on the let out premises during the period of rent.
15. The Land Lord may renew or extend tenure of rent at the request of the tenant for a further suitable period with rent, terms and conditions as might be negotiated when minimum 3 months still remain for the expiry of the rent agreement.
16. The tenant shall not claim any right, title or interest on the movable, properties, machineries and equipments of the Land Lord in the said premises.
17. The tenant shall ensure to make timely payment towards the utility services like electricity & water charges etc.
18. The tenant shall not transfer, create any lien or sub-let the rented premises during rent period.
19. The rent agreement will be terminated in the event of breach of any condition of the rent agreement.
20. The possession of the seized assets shall be handed over to the tenant after execution of rent agreement and payment of required security deposit.

Interested parties shall contact the Branch Manager, OSFC, Cuttack Branch at Madhupatna, Cuttack (Phone-0671-2342035) for further detail including inspection of the premises. The expression of interest shall be submitted in the H.O. of ,OSFC, O.M.P. Square, on dt. 02.07.2018 at 3.30 p.m. for negotiation for "Expression of interest for accommodation" and enclosing following documents.

1. Registration Certificate of the organization.
2. Copies of updated clearance certificate in respect of I.T./ Vat / Service Tax,
3. Pan Card Number.
4. Present activities of the concern and reasons for taking lease of the unit.
5. Experience in the field.
6. Present Address of communication with Mobile Number, E-mail I.D.
7. Offer amount for payment of monthly rental.
8. Voter ID / Adhar Card.

The In-house committee of Corporation will take up the selection of the tenant through the process of negotiation. The Expression of interest for accommodation received at the time of negotiation on above schedule of time and date at H.O. of OSFC, OMP Square, Cuttack in presence of bidder for further negotiation by the Negotiation Committee.