

Karnataka State Industrial & Infrastructure Development Corporation Limited

KHANIJA BHAVAN', 4th Floor, East Wing
No.49, Race Course Road, Bangalore – 560 001, Karnataka

Ph.: 080-22269188 Fax: 080-22255740 E-mail: ksiidcz3@ksiidc.com

EXPRESSION OF INTEREST (EOI)

PRIME COMMERCIAL SHOP IN MYSORE AVAILABLE FOR RENT/LEASE

Karnataka State Industrial & Infrastructure Development Corporation Limited (KSIIDC) invites **Expression of Interest (Eoi)** from interested parties for **Purchase of Lease Hold Rights or Allotment on monthly rental basis** of Shop No.1/a in Mezzanine Floor (12'X27') and Shop Nos.4&5 in Basement (12'X11' each) of "SUNDAR ARCADES", No.2911, Bangalore-Nilgiri Road, Lashkar Mohalla (Opposite to KSRTC Central Bus-stand) Mysore Details are hosted on the website: www.ksiidc.ocm.

The Shops will be kept open for Inspection on **17th September 2018** from 11 AM to 4 PM and the last date for submitting the offer specifying the rent / Lease in sealed cover shall be **27th September 2018** (3 P.M.).

For further details and clarifications, please contact the undersigned during office working hours.

Sd/-
Dy. General Manager (R)



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General Terms & Conditions

1. Shops are available on **Rent / Lease** on AS IS WHERE IS BASIS.
2. The Shop are available on **Rent / Lease** up to March 11, 2047
3. The interested parties / bidders shall apply for individual shop or all the shops and specify the "**Rent**" per month or **Lease amount**. In case of Rent, the rate of annual enhancement shall also be specified.
4. The Electricity charges, Water Charges, Common Area maintenance charges and other local taxes / statutory charges (other than property tax), if any, shall be borne by the tenant / sub-lessee
5. In case of purchase of lease hold rights, the Sub-Lessee shall pay the annual property tax as applicable from time to time till the expiry of Lease period.
6. Successful tenant shall keep the Shop in good condition and shall hand over the premises in good condition immediately after expiry of tenancy. The premises shall be used only for running a shop / commercial establishment. The activities of the shop shall be any activities that are permitted by law and no illegal activity of any kind should be carried out in the premises.

7. The highest two offers will be retained for confirmation by the Competent Authority.
8. The Rent Agreement will be for a period of 11 months commencing from the date of agreement with a provision for subsequent renewals depending upon the nature of business carried out in the shop.
9. The Shops will be kept open for Inspection on **17th September 2018** between 11 AM to 4 PM. The last date for submitting offer specifying the rent / Lease in sealed cover shall be **27th September 2018** (3 P.M.) to above mentioned address and interse bidding will be held on the same day at 4 PM in the Office of KSIIDC, Bangalore.
1. The Bids/Offeres must be accompanied by earnest money deposit (EMD)/bid security amount of Rs.50,000/- per shop (for 3 shops EMD amount will be Rs.1,50,000/-) which will refunded after completion of process.
10. The tenant should not sub-let or underlet the schedule premises to any other person without written consent from KSIIDC.
11. The Tenant shall deposit 10 months' rent (as finalized by KSIIDC) as advance with KSIIDC which will not carry any interest. Similarly, the / Sub-lessee shall also deposit Rs.3 lacs as interest free security deposit. The selected parties shall keep the schedule Shop in good and tenantable conditions without any damages. If any damages caused by the lessee the mutual amount can be deducted from the Tenant/Sub-lease out of security deposit amount.
12. The tenancy agreement shall be terminable by Three-month prior written notice on either side.
13. The KSIIDC has a liberty to inspect the Shop on all reasonable hours with prior intimation to the tenant.
14. The tenant shall paint the premises at the time of vacating of the Shop at their own cost, if they fail to do, the mutual amount shall be deducted from the security deposit.
15. Physical possession of the shop will be handed over to the tenant / sub-lessee only after receipt of entire amount and execution of agreement.
16. Acceptance or otherwise of the offer amount submitted will be subject to confirmation of Competent Authority, applicable / jurisdictional court, wherever necessary.
17. Rule of Caveat Emptor shall be applicable.

18. Conditional tenders will be rejected.
19. KSIIDC reserves the right to accept fully/partly or reject any offer or to alter / modify any terms and conditions of the tenancy, without assigning any reasons.
20. For clarifications, if any, you may contact the undersigned during working hours.

Sd/-
Dy. General Manager (R)