



**OFFICE OF THE VICE CHAIRMAN & HOUSING COMMISSIONER ,
A.P.HOUSING BOARD, PRASADAMPADU, VIJAYAWADA.**

Notification No. Rentals/Shops/P.Palli/KDP/2018

The A.P. Housing Board invites applications for allotment of the following shops on monthly rental basis through Sealed Tender Cum Open Auction initially for a period of five years from the date of entering into an Agreement, with annual enhancement of 10% on the existing rent.

The details of the Vacant Shops to be allotted through Sealed Tender Cum Open Auction are as follows:

For further details, the Executive Engineer (Hg), A.P.Housing Board, Nellore Division, Kallurupalli, Nellore (Mobile No), Deputy Executive Engineer, Sub Division (Mobile No.) or Assistant Estate Officer (Mobile No), may be contacted.

Sl. No	Vacant Shops details at Putlampalli Singapore Town Shop, Kadapa	Area in Sft	Upset rent proposed	EMD
1	SHOP NO:01&16	207.28 Sft	3500	5250
2	SHOP NO:02 to 05 & 12 to 15	201.00 Sft	3400	5100
3	SHOP NO:06&11	403.23 Sft	6900	10350
4	SHOP NO:07&10	327.23 Sft	5600	8400
5	SHOP NO:08&09	336.45 Sft	5700	8550

TERMS & CONDITIONS OF SEALED TENDER – CUM – OPEN AUCTION.

1. The allotment is purely on temporary basis on monthly rent for a period of 5 years with 10% enhancement every year on the existing rent from the date of Agreement.
2. Applications for allotment of above Vacant Shops along with EMD in shape of DD drawn in favour of the Executive Engineer (Hg), APHB, Nellore as shown in the

column No.05 will be received up to **3.00 P.M. on 11.04.2018**. The EMD is 2.5% on the total amount of 5 years upset rent.

3. Tender form will be issued after receipt of application on the same day i.e., on **11.04.2018** and the applicants have to drop the filled in tender forms in the tender box by 3.30 PM on the same day.
4.
 - i. Open Auction will be conducted first at 3.30 PM on the same day.
 - ii. Sealer Tenders will be opened after closing of Auction.
5. The Highest Bidder, whose bid is highest either in Auction or sealed Tenders will be declared as the Successful Bidder.
6. The quoted bid amount is valid only for one year from the date of Agreement and thereafter the rent shall be enhanced at 10% on the existing rent every year.
7. The Successful highest bidder shall pay 1% auction charges on the highest bid of rent for the '5' years lease period, within '3' days from the date of auction, failing which the auction will be cancelled and the EMD will be forfeited and the premises will be put to re-auction.
8. The highest bidder shall execute Rental Agreement on Rs.100/- Non-Judicial Stamp paper within 15 days from the date of receipt of auction confirmation cum allotment letter and also furnish surety on Rs.100/- Non – Judicial Stamp Paper obtained from any Income Tax Assessor.
9. The successful bidder shall pay four months rent as Security Deposit and shall produce post dated cheques equivalent to an amount of rent for the lease period of five years along with bank Guarantee to an amount equivalent one year rent having validity upto end of lease period, within fifteen days from the date of receipt of auction confirmation cum allotment letter, failing which the allotment will be cancelled and the EMD will be forfeited to the Board Funds and the said premises will be put to re-auction.
10. One month's rent should be paid in advance at the time of executing the rental deed and thereafter the rent should be paid on or before the 15th of every month. The lessee shall be liable to pay interest @ 12% per annum on overdue rent as may be revised from time to time.
11. Water Charges @ Rs.0.50 per sft per month subject to revision from time to time , in case A.P. Housing Board provides.

12. GST @ 12% on the rent is payable by the Tenant along with the monthly rent.
13. The tenant shall pay Electrical consumption charges as per consumption, and to submit a copy of the receipt to the office.
14. The EMD of unsuccessful Tenderers will be immediately after auction is completed.
15. Bid amount in the sealed tender shall be over and above the upset rent fixed. Tender received with less than the upset rent leads to forfeiture of the EMD. The bidders in open auction have to offer an amount higher than the upset rent fixed and each increment shall be a minimum of Rs.100.00
16. The highest bidder do not have any legal right to claim the right of occupancy of the premises till the auction is confirmed by the Vice Chairman & Housing Commissioner and till the Agreement is executed.
17. The Highest Bidder should not sub-let or part the premises with others.
18. The premises shall not be used for storing inflammable material like petroleum products and liquor etc.,. Before starting Business, nature of Business to be informed to the Housing Board and take necessary approval for running Business, otherwise allotment will be cancelled automatically.
19. The premises will be handed over **“as is where is condition”** and no other amenities will be provided. The highest bidder shall make his own arrangements at his cost to make the premises suitable to their proposed business by obtaining prior approval from APHB.
20. The successful bidder has to make his own arrangements for required electricity and water, and the necessary Bills and other charges, if any shall be borne by the allottee and paid promptly to the concerned Departments and copy of the paid receipts to be furnished along with monthly rent. In case the accommodation is fitted with electricity and water tap installations, the Successful Bidder have to pay all charges for replacement or repair of any fittings relating to water supply drainage and electricity fittings etc.,
21. The premises should be handed over back to APHB immediately after expiry of lease period of five years.
22. Rent is chargeable from the date of Agreement and lease period also from the date of Agreement irrespective of date of taking possession.
23. For violation of any of the terms and conditions of the Rental Deed the allotment of the premises to the allottee is liable to be cancelled and action will be taken for eviction.

24. The Vice Chairman & Housing Commissioner is final authority either to accept or to reject, any or all the bids and have the right to reserve or to cancel the auction without assigning any reasons thereof. In case of any dispute or difference of opinion or interpretation of the terms & conditions, the decision of the Vice Chairman & Housing Commissioner shall be final and binding on the highest bidder.

Vice Chairman & Housing Commissioner