

**TENDER DOCUMENT FOR TRANSFER OF MANAGEMENT OF BSN SCHOOL ON  
CONCESSIONAIRE (LICENSE) AGREEMENT BASIS.**

**Tender ref no – BES/BSN/2023/1. Date - 10/07/2023**

BHEL Education Society (BES) is seeking established professional organizations for running of its BHEL Shiksha Niketan (BSN) School following CBSE curriculum on concessionaire/license agreement basis between BES and the licensee.

**1. BHEL Education Society:**

BHEL Education Society is a Registered Society, which looks after the day to day running and management of the BHEL Shiksha Niketan (BSN) School located in BHEL Township Jhansi.

**2 Overview of BSN School:**

The campus of BSN School built by BHEL TP Jhansi is spread in a sprawling area of 54,000 sq. mtr. (approx. 13.34 acres) of land in which 45100 sq. mtr. is open land and 8900 sq. mtr. is built up area. The School building is a 2-storey building which has 36 class rooms, 1 auditorium, 5 Science laboratories, 8 toilets, 1 library (approx. 6650 books) and a number of rooms as stipulated in-line with CBSE norms (refer annexure 9 for the School layout).

**3 Tender documents for BSN School:**

BES invites Sealed Bid Tender from professional bodies / organizations, who are interested in taking over the management control of BHEL Shiksha Niketan School, presently run by the BHEL Education Society (BES).

The Scope of the Tender will be – Issue of License to the successful bidder for a period of 20 years for taking possession of the land and building of the BHEL Shiksha Niketan School along with the furniture, equipment and other assets and all academic record. The license issued will be for operation of school primarily. However, the licensee may run other academic / coaching / sports activities in the premises in addition to the running of school.

The initial License period will be 20 years. The license agreement can be further extended on mutual agreement basis. However, during any extension, the maximum duration of license will be 5 years. There will be no limit on the number of such extensions of license. During every extension license fee shall be negotiated subject to a minimum increase of 5% per annum. It must be noted that BES reserves the right to not extend the license agreement and in the event of BES not wishing to renew the license, the licensee shall be required to vacate the school building and BHEL land within 6 months of expiry of license period.

Tender document can be obtained through email from the office of Secretary BES free of cost by sending a mail to [dr.atab@bhel.in](mailto:dr.atab@bhel.in) .



## NOTICE INVITING TENDER

S. No	Particulars	Details
1.	Brief Description	Transfer of management control of BHEL Shiksha Niketan School from BHEL Education Society to Outside professional body on License basis.
2.	Minimum Reserve License Fee per month	Rs. 1.5/- per sqmt for free land area and Rs. 3.0/- per sqmt for built up area, (GST as applicable)
3.	Tender Evaluation Criteria	Highest bidder which has fulfilled all the Pre-Qualification Requirements
4.	Duration of License	Initial – 20 years and extendable further
5.	Last date & time of receipt of the Tender	Upto 13:15 hrs on 27.07.2023
6.	Date & time of opening of Techno – Commercial Bid.	At 14:00 hrs on 27.07.2023
7.	Address for submitting the Tender	<b>To</b>  <b>Secretary ,</b> <b>BHEL Education Society</b> <b>Office of Manager (HR)</b> <b>HRM Administrative Building</b> <b>Khailar BHEL Jhansi</b> <b>PIN 284120</b> <b>UP</b>
8.	Earnest Money Deposit * (EMD)	<b>Rs. 1,00,000/-</b>
9.	Cost of Tender	<b>Rs. NIL</b>
10.	Validity of Offer	180 Days
11.	Security Deposit	Equal to 12 months License Fee

### 6. INSTRUCTIONS TO BIDDERS FOR SUBMITTING TENDER DOCUMENT

The last date of submitting TENDER document through mail or drop box at Estate Office BHEL Township from website is 27.07.2023 till 1600 hrs. The premises of BSN School could be visited between 10:00 Hrs. to 12:00 Hrs. on all working days (except Sunday/Public Holiday) by giving minimum 2 days prior notice to the email id [dr.aftab@bhel.in](mailto:dr.aftab@bhel.in) .

TENDER document duly completed in all respect must be submitted in the Tender Box at BSN School up to 1315 Hrs. on or before the due date of opening of Part 1 bids (Techno-Commercial Bid). The same can be submitted by registered post to the following address:

**Secretary**  
**BHEL Education Society (BES)**  
**Office of Manager (HR)**  
**HRM Administrative Building**  
**Khailar BHEL Jhansi**  
**PIN 284120 , UP**



Tender shall be opened at Secretary BES at 1400 Hrs. on the due date of opening.

Only those bidders who meet the Pre-Qualification Requirements (PQR) will be eligible for opening of Price Bids. The date and time of opening the Price Bids will be intimated to the qualified bidders.

### **Pre - Qualification Requirements**

1. The bidder must have valid Society Registration under Society Registration Act/India Trust Act or other relevant statute for running of education institute/school.
2. The bidder must have experience of running CBSE or CISCE or State Education Board affiliated school for a minimum period of 10 years. Also minimum 3 batches of Class XII (12<sup>th</sup>) must have passed out from the school for academic year 2022-23 .

### **Procedure for submitting Tender:**

The Tender should be submitted in one sealed cover superscribing **BES/BSN/2023/1.**  
**Date 27 .07.2023** containing two separate sealed envelopes as per following:

1. **Envelope No. 1:** should be super scribed “**Part 1 Techno-Commercial Bid**” containing all pages of Tender documents duly signed and Stamped on each page in the format as Annexure 1, 2, 3, 4, 5, 6, 7, & 8. Blank Price Bid and EMD details must be enclosed along with the Techno Commercial Bid.
2. **Envelope No. 2:** This will be super scribed “**Part 2 Price Bid**” and shall contain the filled-up Price Bid only.
3. On the given date and time, only the Envelope 1 will be opened. The Envelope 2 will be kept sealed and opened only when the bidder has fulfilled the Pre-Qualification Requirements (PQR). The date and time of opening of Price Bids will be intimated to the qualified bidders. On the due date of opening of Price Bids, the same shall be opened in the presence of bidders present. However, it is not mandatory for bidders to be present during the opening of bids.
4. Tender offers received late or incomplete are liable to be rejected. BES will not be responsible for any loss due to late receipt or non-receipt of any offer by post. BES reserves the right to accept or reject any or all the offers without assigning any reason thereof.
5. The offer must be kept valid for a period of 180 days from the date of opening of 1<sup>st</sup> bid (Envelope 1).

**Part -1: SCOPE OF WORK**

BES shall transfer the management of the BSN school to the successful professional agency. Upon signing of the management transfer agreement and award of license for a period of 20 years, the professional agency shall be responsible for the following

1. Operation of the school on day to day basis.
2. Giving admission to students in various classes.
3. Recruitment of staff for academic / non - academic works.
4. Collection of tuition fees / other dues from students.
5. Payment of salaries and other statutory benefits to staff.
6. Maintaining affiliation with the concerned board (CBSE) or seeking new affiliation with any other board.
7. Taking over the academic record maintained in the school and ensuring that academic records are kept safely and maintained as per affiliated Board / Government's guidelines.

**ADDITIONAL SCOPE**

1. The professional agency may offer its facilities to the immediate neighborhood and develop independent strategy to meet this goal. For example, the school may offer its sports facilities to neighborhood students on membership basis, run an evening school, offer its ICT content in the evening, or create a local sports club, etc. However, in all cases prior permission from BES shall be taken by the licensee and BHEL Estate and Security must be kept informed. BES and BHEL Estate / Security may deny permission for any activity, if it results in disruption of Township Security or causes discomfort to BHEL employees or Township residents
2. Similarly, the professional agency may run special classes, sports coaching classes, coaching classes, vocational classes beyond school timings, within the license's premises, directly or as franchisee of other agencies. However, the professional agency shall have to obtain necessary licenses and meet all legal and statutory requirements in this regard.
3. Based on needs of the area, individual school can also have sections for good quality crèches, nursery and play schools, finishing schools, etc. Such facilities can be run by the same or another specialized managing partner.

## Part 2: Details of school with existing infrastructure & facilities

Schools 1: Place: School Building (BHEL Shiksha Niketan) located at BHEL Township Khailar Jhansi (UP)

S.No.	Particular	Details	Remarks
1.	Total Land Area (Sq. Mtr.)	54000	
2.	Total Built-Up Area (Sq. Mtr.)	8900	

Note: 1. The professional management agency may visit the schools to gather first-hand information on existing infrastructure.

## Part 3: Details of students

S NO	Class	No of Students
1	VI	20
2	VII	07
3	VIII	26
4	IX	30
5	X	46
6	XI	29
7	XII	42
	<b>TOTAL</b>	<b>200</b>

\*Will not be available in 2023-24 academic year

## Part 4: Students current fee structure

CLASSES	MONTHLY FEES (Rs)
IV- V	1360/-
VI-VIII	1530/-
IX-X	1860/-
XI-XII	2200/-

## Annexure-2

### **TERMS & CONDITIONS FOR TENDER AND LICENSE FOR USE OF SCHOOL PREMISES IN BHEL TOWNSHIP FOR RUNNING SCHOOL ON CONCESSIONAIRE/LICENSE AGREEMENT BASIS.**

1. Earnest Money Deposit (EMD) of Rs 1,00,000/- must be submitted by the bidder along with the Techno Commercial Bid. The EMD may be deposited in form of Cheque/DD in favour of BHEL Education Society or EFT through the following :-
  - a. Bank Name:- State Bank of India (SBI) BHEL Jhansi Branch (03807)
  - b. A/c No. :- 32985136262
  - c. IFSCCode:- SBIN0003807
  - d. A/c Holder Name:- BHEL Education Society.

The amount may be deposited through RTGS / NEFT / EFT only. **Cash payment is not acceptable.** Proof of fund transfer must be enclosed along with the Tender document. Alternatively, bidder may submit a Demand Draft for the EMD amount. The Demand Draft shall be in the name of "BHEL Education Society". Bid shall be considered for evaluation only after receipt of EMD amount.

2. EMD of the successful bidder will be retained and adjusted in the Security Deposit payable by the licensee. The EMD of the unsuccessful bidders will be returned after issue of license.
2. School Premises will be used for running school in BHEL Township on concessionaire (License) agreement basis on **as is where is basis**. However, before bidding, the bidder can undertake visit/inspection of the school premises.
3. Tender evaluation will be done on H1 basis i.e the bidder who has fulfilled Pre-Qualification Requirements of tender and quoted the highest Monthly License fee will be awarded the License at the end of the tender process. The EMD of the unsuccessful bidders will be returned after the award of License to the H1 bidder.
4. The professional agency may however run special classes, sports coaching classes, coaching classes, vocational classes beyond school timings, out of the licensed premises, directly or as franchisee of other agencies. However, the professional agency shall have to obtain necessary licenses and meet all legal and statutory requirements in this regard.
5. The concessionaire/license agreement will be for initially for 20 years and can be terminated at any time at the instance of either party by giving six months' notice. However, termination will be effective from closing of academic session following the completion of six months' notice period. The concessionaire/license agreement can be extended further on mutual consent of both the parties for up to a period of 5 years at once. There is no limit on the number of such extensions of license each for a period not exceeding 5 years in any one instance. However the request for renewal should be made in the start of the last academic year (i.e) the professional agency

shall make a written proposal for renewal one academic year prior to the expiry of the 20 years tenure initially and 5 years subsequently.

6. During every extension license fee shall be negotiated subject to a minimum increase of 5% per annum.
7. The professional agency shall obtain prior permission of the BES and BHEL Estate Department before carrying out any construction of structure of permanent nature/shed in the licensed premises. For such construction of additional building (having covered roof) BES reserves the right to impose additional license fee effective from the date of completion of structure.

No depreciation cost will be paid/adjusted by BES against the constructed building/structure at any point of time. No such claim will be entertained by BES.

8. The Reserve Monthly license fee is as per NIT details at page no. 2 . GST if applicable will be payable extra by the licensee.
9. Initial lump sum interest free security deposit: Initial lump sum interest free security deposit (One time payment) will be made by the successful bidder and shall be equal to 1 year's license fee as finalized after tender process. The SD should be deposited within 15 days of issue of LOI/WO and before the execution of License Agreement.

The SD amount is refundable only after the vacant possession of Land and building is handed over to BES.

10. Alternatively Bank Guarantee from any Nationalized/Scheduled Bank can also be submitted with validity up to the license period with further claim period of six months. Upon extension of license period or imposition of additional license fee during the license period, the Bank Guarantee will have to be renewed on the basis of additional license fee (finalized during negotiations). In case of breach of agreement by the Party, Security Deposit will be forfeited/Bank Guarantee will be encashed.
11. Electricity shall be provided at rates applicable from time to time as per State Power Corporation and as per rules of BHEL Estate. However, the concessionaire/licensee will be required to deposit ad-hoc electricity charges Rs. 15000/- at the time of possession.
12. The licensee/concessionaire will pay water charges as per rate of Municipal Corporation of Jhansi/BHEL Estate Administration. However, the concessionaire/licensee will be required to deposit an ad-hoc water charges of Rs. 5000/- at the time of possession.
13. The Concessionaire/licensee will deposit monthly license fee/ concession fee along with water, electricity charges by 24<sup>th</sup> of every month. In case of default, penal interest @ PLR +6% shall be charged.
14. Other service charges for various infrastructural facilities and services: The other service charges for the various civic amenities like roads and sewerage etc. will be recovered on the actual basis as notified by BHEL Estate Administration.
15. It shall be the responsibility of the licensee/concessionaire to implement and observe all statutory laws governing functioning of the school and its employees. All statutory Taxes/Duties/Fee etc. as applicable will be borne by successful Party. The licensee/concessionaire shall be responsible to meet all obligations under RTE

Act/Centre/State Govt. and get reimbursement of cost incurred if any, towards its obligation under RTE from State Govt.

16. The licensee/concessionaire shall not carry on any Trade, Business or any other activity except to use the school premises for running special classes, sports coaching classes, coaching classes, vocational classes beyond school timings.
17. The licensee/concessionaire shall not assign its rights to use school premises to any person under any circumstance by any mode of assignment. In case of violation, licensee/concessioner will be barred from using the school premises from the date of such notice and Concessioner/license agreement shall be deemed as terminated. In such case concessionaire/licensee will remove its furniture etc. immediately. Right to use school premises to be given to concessionaire/licensee is non-inheritable and shall come to an end automatically on change of constitution of the concessionaire/licensee due to any reason.
18. The successful Party shall submit **Indemnity Bond** for rightful/safe use and avoid loss to the building. The licensee/concessionaire shall be barred from using school premises on expiry of agreed period or early determination. For unauthorized occupation of school premises, the concessionaire/licensee shall be liable to pay special concession/license fee equivalent to four times of agreed concession/license fee. Simultaneously, appropriate action will also be initiated against the licensee/concessionaire to avail the remedies available under law.
19. BES or BHEL will not be held responsible in case of any mishapening/loss within the licensed premises or area/activity of control of licensee. It is the sole responsibility of licensee to settle any loss/damage/claims arising due to above.
20. In case of any loss/damage to the property of BHEL, the same will be made good by the licensee/concessionaire or the amount of loss/damage will be recovered from the Security Deposit/by encashing Bank Guarantee. The amount of Bank Guarantee shall again be got recouped to the extent of such encashment/loss/damage.
21. During License period, licensee/concessionaire shall be responsible for upkeep and maintenance of building, gardens, playground, painting and whitewashing and no structural changes, except where necessary for appropriate use of school premises will be made. Wherever structural modifications are necessary, prior explicit and specific approval of BES in writing must be obtained by the licensee.
22. The licensee will be free to employ qualified Teachers as per norms of Board affiliated to. They may also employ any staff working presently at school at the licensee's Terms & Conditions. BES will have no role in recruitment of staff after transfer of management to the licensee.
23. The licensee will be free to give admissions to students as per their norms. Students presently studying at the school may also be granted admission at the licensee's Terms & Conditions. BES will have no role in admission or fee structure of students after transfer of management to the licensee.
24. Housing accommodation to school staff may be provided in BHEL Township on request by licensee as per BHEL's policy in the matter. Rates of license fee, water, electricity cleaning and other misc. charges will be payable as per BHEL's notified rates.



25. Legal possession of school premises shall remain with BES and during license/concession period BES's authorized representative may upon inspection, point out the defect, if any, to the concessionaire/licensee and licensee shall be required to rectify the defects pointed out. Further concessionaire/licensee shall have no right, title, or interest in School premises or land attached thereto.
26. Bidder has to produce a self-certification on antecedents of bidder. Since verification of antecedents from Police is many a times a cumbersome process, an affidavit from the concerned before the allotment is mandatory. The details of allottee will be forwarded to the Police for verification and in case the affirmation of the allottee is found false at a later stage, immediate action would be taken for eviction and allotment would be terminated.
27. That licensee/concessionaire shall execute concessionaire (license) Agreement with BES and shall get same registered with Appropriate Authorities. The concessionaire/licensee shall bear whatsoever charges in this regard including registration fee & duty.
28. That licensee/concessionaire may rename the school after finalization of license agreement. However, new name of the school will be finalized only with the consent of BES. Use of BHEL monogram, symbol or any copyright / trademark of BHEL or images / photographs of its employees / products / facilities must not be made without the explicit written approval of BHEL /BES.
29. Except where otherwise provided in the agreement all matters, questions, disputes or differences whatsoever, which shall at any time arise between the parties hereto, touching the construction, meaning, operation or effect of the contract, or out of the matters relating to the contract or breach thereof, or the respective rights or liabilities of the parties, whether during or after completion of works or whether before or after termination shall after written notice by either Party to the contract be referred to the arbitration. The Arbitration & Conciliation Act, 1996 or any statutory modification or enactment thereof and the rules made there under shall govern the Arbitration proceedings. The Head of the Unit BHEL TP Jhansi shall nominate the Sole Arbitrator for adjudication of the disputes.
30. If the arbitrator to whom matter is referred, vacates his/her office by any reason whatsoever then the next arbitrator so appointed by the authority referred above may start the proceeding from where his predecessor left or at any such stage he may deem fit. It is agreed by and between the parties that in case a reference is made to the Arbitrator or the Arbitral Tribunal for the purpose of resolving the deputed/differences arising out the contract by and between the parties hereto, the Arbitrator or the Arbitral Tribunal shall not award interest on the awarded amount more than the SBI PLR/Base Rate as applicable on the date of award of contract.
31. Jurisdiction: Notwithstanding any other court or court having jurisdiction to decide the question (s) forming the subject matter of the reference if the same had the subject matter of a suit, any and all actions and proceedings arising out of or relating to the contract (including any arbitration in terms thereof) shall lie only in the court of competent civil jurisdiction in this behalf at Jhansi (where this contract has been signed on behalf of the owner) and only the said courts shall have jurisdiction to



entertain and try such action(s) and / or proceeding(s) to the exclusion of all other courts.

32. The responsibility of maintenance of school buildings, procuring necessary consumables /essential commodities Civil, water supply distribution, Horticulture, Electrical, Sanitation and Maintenance of building/rooms shall lie with the licensee/concessionaire. The licensee/concessionaire shall seek approval of the BES for any sale / disposal / modification of movable assets viz old furniture, consumables etc. of the school.
33. Selected School management is responsible for implementing / communicating the instructions from Government authorities on day to day basis. The school management shall be responsible for ensuring hygiene and safety of the people inside the school campus.

**Annexure – 3**

**Details and Credentials of professional Agency:**

<b>Sl. No.</b>	<b>Particulars</b>	<b>Details</b>
1.	Name and Address of the Professional Agency	
2.	Name and Designation of authorized signatory	
3.	Mobile number, email id for communication	
4.	PAN CARD No.	

**Details of Society Registration and Experience in the academic field**

<b>Sl. No.</b>	<b>Credential / Particulars</b>	<b>Documentary Evidence</b>
1.	Valid registration under Society Registration Act/India Trust Act or other relevant statute for running of education institute/school.	Valid Registration Certificate.
2.	Experience of running school – please indicate the name of school, address, no of students, board affiliated to and no of years of operation and number of batches of Class XII (12 <sup>th</sup> ) passed out from school till academic year 2022-23.	License/Permission letter from concern Board

***BES may also seek any other specific documentary evidence during evaluation of offer and verify the documents submitted.***

**DECLARATION**

This is to certify that the data/information submitted in the application and its enclosures are true to the best of my knowledge. I understand that BES reserves the right to verify any/all credentials as submitted against this Tender. In case any information/document is found to be incorrect at any stage then BES will reserve the right to reject the bid hereby submitted.

Name of the applicant

Signature

Date:

Place:



**AFFIDAVIT**

**(On Non-judicial Stamp Paper duly attested by notary)**

I \_\_\_\_\_ S/O Sh. \_\_\_\_\_ in the capacity of  
\_\_\_\_\_ M/s. \_\_\_\_\_ do hereby declare as under: -

- a) That no other Firm/Sister concern/associate belonging to the same group is participating/submitting in this offer.
- b) That the bidder, their associates, sister concern etc. have not been blacklisted by any Institutional agency/Govt. Department/Public Sector Undertaking in the last two years.
- c) It is certified that I, the undersigned do not have direct relationship\* with any of the employees working in BHEL in case of concealment of any fact, if detected later on, we may be blacklisted.
- d) It is declared that no criminal case / hearing in any court of law is pending against me or the President / Chairman and Principal Secretary of the Society.

The above statement is true and is submitted against the Tender No. \_\_\_\_\_ dated \_\_\_\_\_ of BES for use of BSN school premises in BHEL Township, Jhansi for running school on concessionaire/license agreement basis.

Date:

Authorized Signatory,

Name \_\_\_\_\_

Designation \_\_\_\_\_

Address \_\_\_\_\_

Contact No. \_\_\_\_\_

E-mail ID \_\_\_\_\_

(Stamp of Organization)

\*Direct relationship: Mother/Father/Spouse/children as per law.



To

Secretary, BES  
BSN School  
BHEL Township,  
Jhansi  
U.P. -284120

Sir,

I/We hereby submit Offer for agreeing to take over operation of the school BHEL Shiksha Niketan located in BHEL Township, Jhansi for running school on Concessionaire/license Agreement basis as per Tender no. **BES/BSN/2023/1. Date 27.07.2023** separately signed and accepted by me/us.

The following documents are enclosed

1. EMD
2. Supporting Documents

Dated the \_\_\_\_\_ day of \_\_\_\_\_.

I/We agree that in the event that I/we back out after award of license, the EMD deposited by me/ us will be forfeited by BES and I will have no claim to it. Further BES may also decide to bar me / us from any future Tenders.

Authorized Signature of Party

With the seal of the Firm

Address: \_\_\_\_\_



DECLARATION

We will submit Indemnity Bond for rightful/safe use and avoid loss to the building.

That the Concessionaire/license Agreement, to be entered into by and between the parties hereto, shall be got registered with Appropriate Authorities as per terms and conditions set forth by BES and whatsoever charges in this regard including registration fee & Stamp Duty will be borne & paid by us.

Authorized Signature,

Name \_\_\_\_\_

Designation \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Contact No. \_\_\_\_\_

E-mail ID \_\_\_\_\_

(Stamp of Organization)





**BLANK PRICE BID**

<b><u>Brief Description of work</u></b>	<b><u>Quoted Rate of License Fee per month IN FIGURES (Rs)</u></b>	<b><u>Quoted Rate of License Fee per month IN WORDS (Rs)</u></b>
Transfer of management control of BHEL Shiksha Niketan School from BHEL Education Society to Outside professional body on License basis.		

**GST will be payable extra as applicable by the licensee**

**IMPORTANT NOTES:**

1. This Blank Price Bid must be submitted along with Techno Commercial Bid. No prices should be quoted in this page. Bidder must sign the Blank Price Bid at the bottom to indicate that they have fully understood the Tender Terms & Conditions
2. No cutting overwriting should be done in this Price Bid.
3. Electricity, Water, Sanitation and other amenities charges will be as per actual at the rates notified by BHEL Jhansi Estate Department.
4. Security Deposit will be equal to 12 months License Fee.
5. Initially License period will be for 20 years.
6. License fees will be revised with 5% increase at every 5 years. After 20 years if license is extended based on mutual agreement basis, the license fee will be negotiated subject to a minimum increase @ 5% per annum.
7. The price bids will be evaluated on the basis of the highest monthly license fee quoted i.e H1 basis. The bidder quoting the highest monthly license fee will be awarded the license.



## PRICE BID

**(To be filled and submitted separately in a sealed envelope)**

<b><u>Brief Description of work</u></b>	<b><u>Quoted Rate of License Fee per month IN FIGURES (Rs)</u></b>	<b><u>Quoted Rate of License Fee per month IN WORDS (Rs)</u></b>
Transfer of management control of BHEL Shiksha Niketan School from BHEL Education Society to Outside professional body on License basis.		

**GST will be payable extra as applicable by the licensee**

### **IMPORTANT NOTES:**

1. This Price Bid must be submitted separately in a Sealed Envelope super scribed as Part -2 Price Bid. Prices quoted in this Price Bid will be considered the final offer. Bidder must fill the values carefully and sign the Price Bid at the bottom.
2. No cutting overwriting should be done in this Price Bid.
3. Electricity, Water, Sanitation and other amenities charges will be as per actual at the rates notified by BHEL Jhansi Estate Department.
4. Security Deposit will be equal to 12 months License Fee.
5. Initially License period will be for 20 years.
6. License fees will be revised with 5% increase at every 5 years. After 20 years if license is extended based on mutual agreement basis, the license fee will be negotiated subject to a minimum increase @ 5% per annum.
7. The price bids will be evaluated on the basis of the highest monthly license fee quoted i.e H1 basis. The bidder quoting the highest monthly license fee will be awarded the license.

