



SHRI SHIRDI SAIBABA SANSTHAN TRUST

(Regd. No. 646/92)

Dilshuknagar, Hyderabad– 500 060,
Telangana State, India.

Phone : 91-40-24066566, Fax : 91-40-24166566

Email : saisansthan_dsnr@yahoo.co.in

Website : www.saisansthan.in&www.shrisainivas.com

NOTICE INVITING TENDERS
FOR MAINTENANCE OF
SHRI SAINIVAS MEGA RESIDENCY
(PREVIOUSLY MEGA DHARMASHALA) AT SHIRDI

Shri Shirdi Saibaba Sansthan Trust, Dilshuknagar, Hyderabad invites tenders (Third Call) in sealed covers from the interested parties in two bid system, i.e., Technical Bid for eligibility criteria to participate in auction and Open Auction among the technically qualified bidders from Specialized agencies or firms in Hotel Industry for Maintenance of Shri Sainivas Mega Residency (previously Mega Dharmasala), at Shirdi, Maharashtra State owned by Shri Shirdi Saibaba Sansthan Trust, Dilshuknagar, Hyderabad. For detailed Terms and Conditions of Tender, can visit our official web site www.saisansthan.in or www.shrisainivas.com. The brief details of the Tender are as follows :-

1.	APPLICATION FEES : (Non-Refundable)	Rs.5,000/-
2.	E.M .D.	Rs. 1,00,000/-
3.	SECURITY DEPOSIT	Three (03) Months Premium
4.	PREMIUM	As per the auction. Auction starts at Rs.12.00 Lakhs and will be multiple in 10,000/-
5.	ISSUE OF APPLICATION FORMS	16.08.2018 Thursday to 24.08.2018 Friday between 9.00 am to 6.00 pm at PRO Office, Shri Shirdi Saibaba Sansthan Trust, Dilshuknagar, Hyderabad. The application form can also be downloaded from the official web site of the Trust, for which the application fees has to be paid in separate D.D. in favor of Shri Shiri Saibaba Sansthan Trust payable at Hyderabad along with tender form.
6.	LAST DATE AND TIME TO SUBMIT BIDS	25.08.2018 Saturday at 4.00 pm
7.	AUCTION DATE AND TIME	25.08.2018 Saturday at 5.00 pm.
8.	PLACE OF AUCTION	Shri Shirdi Saibaba Sansthan Trust, Dilshuknagar, Hyderabad.

- for Shri Shirdi Saibaba Sansthan Trust

• **FACILITIES PROVIDED IN SHRI SAINIVAS MEGA RESIDENCY:**

SHRI SHIRIDI SAI BABA SANSTHAN TRUST, DILSUKHNAGAR, HYDERABAD has constructed and operating Shri Sainivas Mega Residency (previously Mega Dharmashala) at Shirdi for the convenience of the devotees who will visit on pilgrimage to Shirdi for the darshan of Lord Shri Saibaba. The facilities in the complex will have about 156 Suits / Rooms of different categories with 1,35,000 sft of built up area in Stilt+ 3 floors spread out in 3 acres along with ample parking space. The Trust also has provided Modern and well-furnished Kitchen and restaurant to cater to the needs of the pilgrims. The Trust has provided the following facilities in the Building:

• **FACILITIES PROVIDED IN THE BUILDING:**

- Spacious Reception hall with waiting facility
- Convenient Back Office with all required amenities
- 200 pax capacity Meditation / Board Hall in IVth Floor
- Spacious stilt floor for back end operations
- Three convenient entries in to the building as per Vastu
- The entire building and premises are fully fire and earthquake protected
- Sewerage Treatment Plant
- 150 KL water sump and 100 KL overhead water tank
- Water Softener System
- Cable connected TV System
- 25 KLPD Solar based hot water system
- Gas Fired Boiler
- Four Passenger Elevators with eight (08) & four (04) members capacity
- One big well for water supply
- Two power transformers and three standby power generators for 24 hrs. un-interrupted power supply
- Fully equipped modern kitchen and fully air conditioned restaurant
- Entire building covered with CCTV Surveillances with recording facility

- Every room connected with separate telephone connection
- Daikin Air conditioners in all A/c Rooms
- Roca and Jaquar brand plumbing fittings in Rest Rooms
- Separate Gas Chamber for kitchen and water boiler system
- Sophisticated Laundry system
- Separate rest room for drivers and attendants
- Ambience garden with water fountains
- Attractive Wel-come Arch with security rooms
- Glorious electrical fittings for facade lighting
- **PLACE OF PROPERTY:**

Shri Sainivas Mega Residency, Shirdi, Rahata (T), Ahmednagar District, Maharashtra owned and operated by Shri Shirdi Saibaba Sansthan Trust, Dilsukhnagar, Hyderabad, constructed as per the approved plan of Shirdi Nagar Palika, Shirdi.
- **ELIGIBILITY :**
 - a. The bidder should be a registered agency or firm having a minimum of five years experience in Hotel Management with Rs. 1.00 crore turnover for one year.
 - b. The **LESSEE** should submit all the certified copies from ROC and last Three years IT return copies of the agency or firm along with tender form.
 - c. The **LESSEE** should submit all the relevant documents, like registration document, details of the Directors of the agency or firm, acceptance letter from the all the members of the agency or firm to participate in the Sansthan Trust Tenders and other related documents.
 - d. **To conduct auction among the bidders a minimum of two (02) technically qualified bidders Participation is mandatory.**
 - e. The **LESSEE** should submit at least five (05) years of Hotel Industry experience certificates of the agency or firm along with the tender form.
 - f. The blood relatives of Hon'ble Trust Board Members, ex-employees or present employees of Shri Shirdi Saibaba Sansthan Trust, Dilsukhnagar or

Shri Sainivas Mega Residency at Shirdi working directly or in-directly are not eligible to participate in the Tender process.

TERMS AND CONDITIONS:

1. DELIGATION OF POWERS TO TRUST :

Shri Shirdi Saibaba Sansthan Trust shall reserves the right to cancel or postpone or abend the process of Tenders or assigning the agreement at any point of time without assigning any reason.

2. LEASE TERM:

The term of lease shall be for a period of six (06) years from the date of handing over. The terms of the lease can be extended for a further period of four (04) years on mutually agreed terms and conditions. The term of lease can be terminated either of the party after completion of Lock in period with prior three (03) months notice.

3. LOCK IN PERIOD:

There shall be a lock in period of seventy two (72) months from the date of lease commencement, during which period neither party shall terminate the lease without proper established clause. If the lease is terminated at the option of Lessee within the lock in period, the Lessee shall pay the balance rental amount of the remaining period of lock in period as compensation to the lessor in lump sum.

Notwithstanding the Lock-in period, the LESSOR shall be entitled to terminate the Lease during the Lock-in-period, if the Rent is not paid by Lessee for a continuous period of three months and the property is not maintained as per the specifications.

4. ADVANCE / SECURITY DEPOSIT:

The **Lessee** has to pay 3 months rent as security deposit which is interest free and refundable amount. The security deposit will remain with the Trust till the expiry of the Term or its earlier termination as the case may be

5. RENT/PREMIUM:

The Rent for the scheduled property shall be as per the open auction which starts from Rs.12.00 lakhs as Shri Saibaba's basic rent. The rent shall be as per English calendar month from the date commencement date after taking over of the building. The rent has to pay every month before 5th of succeeding English Calendar month by wayCheque or Electronic transfer in favour of Shri ShirdiSaibabaSansthan Trust, Dilsukhnagar, Hyderabad.

- (a). If the rent has not been paid within the specified date, the **Lessee** is liable for payment of panel interest of 24% per month. The interest will be calculated on day basis.
- (b). If the rent has not paid for a period of three (03) months will be treated as breach of the lease conditions and determine the lease agreement without any further notice.
- (c). The rent has to be enhanced for every Two Years at the rate of 10%.
- (d). The **Lessee** shall pay the rent to **Lessor** after deducting the applicable TDS as per the Income Tax Act amended from time to time.

6. CHARGE HANDOVER PERIOD:

- (a). The **lessee** has to make his own arrangements for taking over of the building within 30 days from the date of agreement.
- (b). The Sansthan Trust will handover all the items and structures in working condition.
- (c). The **Lessee** has to handover the same items or equal value of the items at the time of let out.
- (d). During the charge handover period the **lessee** has to pay 50% of the monthly rent. However, the operational charges has to be borne by the **Lessee**.

7. TAXES:

- (a). The rent shall be subject to the deduction of Income Tax at source at the rates as per the Income Tax Act amended from time to time.
- (b). The GST on rent as applicable shall be paid by the **LESSEE** as per the GST Act amended from time to time.
- (c). All other Taxes such as Luxury Tax, Sales Tax, Professional Tax on operations has to by paid by the **Lessee** as per the provisions amended from time to time.
- (d). The Property Tax shall be paid by the **LESSOR**.
- (e). The **Lessee** shall pay all other taxes, cesses, duties, rates and assessments imposed on the Schedule Property by the competent authority during the lease period.

8. AMC's:

The **Lessee** shall pay all following AMC's during the lease period:

1. Air Conditioners
2. Generators
3. Lifts
4. Fire Fighting System
5. Telephone System
6. CC TV System
7. Cable Connectivity System
8. Fridges/TVs/Water Coolers... etc.,

9. ELECTRICITY CHARGES:

The Electricity charges has to be paid by the **Lessee** for the total premises during the lease period.

10. FIXATION OF ROOM RENT:

The **Lessee** shall have powers to fix and collect the room rents from time to time.

11. PROVIDING OF ROOMS TO RDS/TSS MEMBERS:

The **Lessee** has to provide and allot the rooms as per the specification of room to all the RDS and TSS Members as per the Terms and Conditions laid with donors by the Sansthan Trust.

However, the **Lessee** can collect 20% of the room rent as maintenance charges.

The **Lessee** has to make necessary arrangements for booking/reservation of rooms under RDS/TSS.

For providing RDS/TSS accommodation, the **Lessor** will provide one month rent collection of the property to **Lessee**. i.e. the **Lessee** has to pay only 11 months rent per annum.

The **Lessee** has also to provide 30 days room reservation to the Trust for their official visits. However the **Lessee** can collect 20% of the room rent as Maintenance charge.

12. SETTLEMENT OF DIPUTES AND ARBITRATION:

Except where otherwise provided in the lease all questions and disputes relating to the meaning of the operations, maintenance, ownership and other matters, the Sansthan Trust will reply within 15 days arising during the period. For all types of disputes and arbitration, the Sansthan Trust is competent authority to appoint Arbitrator at Hyderabad, Telangana, Jurisdiction. The venue of arbitration shall be Hyderabad.

Any dispute or difference between the Parties with regard to any matter arising out of or in connection with this Deed shall amicably resolved between the Parties. If any Dispute arising between Parties is not amicably resolved within ten (10) days of commencement of amicable attempts to settle the same as provided above, the dispute shall be referred to and determined by a sole Arbitrator. If the Parties do not concur on appointment of a Sole Arbitrator, then the **LESSOR** will appoint one arbitrator and the **LESSEE** will appoint another arbitrator, and a third arbitrator shall be appointed by the two arbitrators so appointed by the Parties. The Arbitration proceedings shall be as per the Arbitration and Conciliation Act, 1996 as amended from time to time.

Such arbitration shall be conducted in English language and held within jurisdiction of the courts in Hyderabad city. The decision of the Arbitration(s) shall be final and binding on the Parties.

13. MAINTENANCE AND IMPROVEMENT:

- (a). The **LESSEE** shall maintain the Demised Premises in good conditions i.e. maintain housekeeping, mechanical & electrical services, pest control, landscaping, external façade cleaning & general security etc., of the Demised Premises. However, the **LESSOR** shall carry out any structural initial maintenance repairs in the Building and pay for the same.
- (b). The **LESSEE** shall have the right for Improving, Upgrading, Renovating And Maintaining the said property including - Exterior And Interior of the Building, Plant and Machinery, Furniture, Fittings, Fixtures, Assets forming a part of the building such as floorings, glazing, wall cladding Sanitary Ware and Plumbing, wiring, Water Proofing etc; Appliances, Electrical installations, Electronics, Computers and Surveillance equipment, etc. at their expense without effecting any Civil Structural change with prior approval of the Trust.
- (c). The **LESSEE** shall also keep the electrical installations, transformer, Bus Bar board Panels and the Internal/External distribution of power and wiring in the said building, the said Property and on the internal road till the signboard arch of the **LESSOR** in good repair and condition.
- (d). The **LESSEE** shall have the right to make improvements within the **Schedule Property** and make non-structural alterations, subject to applicable local laws and building regulations. The **LESSOR** agrees that the **LESSEE** shall at its own cost and expense be at liberty to install such furniture, fixtures, fittings, electrical installations, equipment and all other conveniences as the **LESSEE** may think fit for or in connection with the full use, occupation and enjoyment of the **Schedule Property**. On the expiry or earlier termination of the lease, but only so long as the **LESSEE** is in

possession, the **LESSEE** shall remove the same at its own cost and expense. Provided however, that any damage caused to the **Schedule Property** while so installing and/or removing the furniture etc., shall be replaced/rectified by the **LESSEE** at its own cost and expense to the condition it was in before such installation and/or removing, reasonable wear and tear accepted.

- (e). The **LESSEE** shall pay for all the repair, replacements, preventive and break-down maintenance expenses/ charges relating to the building, plant and machinery, furniture, fixtures, and assets classified under building such as flooring, tiling, claddings, water proofing etc.; D.G. Sets, pumps, well, computers and software, EPABX and telephones, elevators, solar water heater panels, furniture, fixtures, etc. in the said **Property**.
- (f). The **LESSEE** shall keep the entire - interior and the exteriors of the said **Property** in good and tenantable condition, excepting the normal wear and tear.

14. PEACEFUL ENJOYMENT OF THE PROPERTY:

In consideration of the rent herein agreed and all payments as payable to the **LESSOR** being paid by the **LESSEE** regularly and other terms and conditions and covenants as cast on the **LESSEE** being observed and performed by the **LESSEE**, the **LESSEE** shall peacefully enjoy the said Property during the lease period without any interruption by the **LESSOR** or any other person claiming through the **LESSOR**.

15. INSURANCE:

- (a). It is hereby agreed that the **LESSOR** shall adequately insure the Building, Interior fit out, along with the Furniture and Fixtures, Plant and Machinery, Equipment, Linen, Art and Artifacts, Glass, Appliances owned by the Parties in the said property and also against third party claims, with a comprehensive insurance policy.

(b). The **LESSOR** shall at their own cost, during the Term, keep the **Schedule Property** comprehensively insured against any risk, loss or damage occurred due to fire or earthquake or riots and the **LESSEE** will be entitled to the proportionate benefit of any insurance claim received by the **LESSOR** in the event of such damage.

16. INDEMNIFICATION:

(a). Notwithstanding anything to the contrary contained herein, the **LESSOR** shall fully and effectually and effectively indemnify the **LESSEE** against any and all actions, claims, losses, damages, liabilities, inconveniences, proceedings, demands costs (including legal costs in full) and expenses that the **LESSEE** may incur, suffer or be subjected to, arising from any deficiency in title, right or interest of the **LESSOR** or dispute in connection with Municipal permission regarding the use for the said purpose of letting out to the **Lessee** and any other loss or damage to the extent the same directly arises from any action or non-action, accident or in connection with any breach of any warranty and/or representation made by the **LESSOR** in the Lease Deed.

(b). It is hereby agreed that the **LESSEE** shall keep the **LESSOR** saved, indemnified and harmless in all respects against any such loss, damages, expenses, claims, actions on account of any negligence on the part of the **LESSEE** or its employees or authorized agents.

17. FORCE MAJEURE:

It is hereby agreed by the parties that in the event of the said property or any part thereof being destroyed or damaged for reasons beyond the control of the parties hereto, rendering the said property unfit for the purpose for which the same was leased, or if the **LESSEE** is prevented from using the said property beyond a period of 30 days due to the force majeure conditions hereinafter mentioned, the Lease shall be entitled to terminate this Deed with immediate effect by giving written notice to the **LESSOR**.

The term force majeure employed herein shall mean all acts of God, act of public enemy conditions, war, riot, earthquakes, storms, floods, political, civil disturbances and terrorism.

18. WAIVER:

It is hereby agreed that failure of either party to enforce at any time or for any period of time the terms and conditions contained herein shall not be construed to be waiver of any of the terms and conditions or of the right thereafter to enforce each and every term and condition of this Agreement.

19. SUB-LEASE/ASSIGNMENT:

- (a) The **LESSEE** may assign or sub lease all or part of the **Schedule Property** to a third party for the purpose of facilitation / improving the Hotel Business like Travel Desk, Gift Shops, etc., only with the prior approval from the **LESSOR**. However the **LESSEE** shall have the right to assign or sub lease or license all or part of the Schedule Property to any of its associated companies and/or subsidiaries engaged in the Hospitality Industry with prior consent from the **LESSOR**, but with the prior written intimation to the **LESSOR**.
- (b) In the case of the sublease or assignment of the lease or license of the **Schedule Property**, the obligation for the payment of the Rent and performance under the lease Agreement shall continue to be with the **LESSEE** and the **LESSEE** agrees to keep the **LESSOR** indemnified against any loss or damage suffered by the **LESSOR** with regard to the payment of the Rent and its performance under the lease Agreement. However, the **LESSEE** agrees to continue to be responsible for the obligations and performance under the Lease Deed including the payment of Rent under this **Lease Deed**.
- (c) In the event that the **LESSOR** creates any other charge or interest of any kind on the **Schedule Property**, it shall be with the prior written approval from the **LESSOR** to the **LESSEE** and the Lease Deed shall continue to be binding on the charge holder/ assignee of the **Schedule**

Property without affecting the continued quiet, peaceful and uninterrupted operation and possession of the **LESSEE** and the right to renew the lease in its favour as per this Lease Deed:

20. SIGNAGE:

The **LESSEE** shall have the right to display its name, logo, corporate symbol on the sign board(s) in and on the said Property at the locations agreed by both the parties on mutual consent, without any extra rent or amounts payable to the **LESSOR**.

21. COVENANTS AND INDEMNIFICATIONS BY THE LESSOR:

The **LESSOR** represents warrants and covenants to the **LESSEE** as follows:

- a. The **LESSOR** confirms that the person signing this **Lease Deed** has the good right, full power and appropriate authorization to sign this **Lease Deed**.
- b. The **LESSOR** represents that the **LESSOR** is the lawful owner with good title and possession of the **Schedule Property**, and has the right and authority to grant a lease in respect of the **Schedule Property** upon such terms as agreed herein.
- c. The **LESSOR** represents that the **LESSOR** has obtained all necessary approvals/ permissions, if any required, from any person to give the **Schedule Property** on lease and that the **Schedule Property** can be used for the business purposes of the **LESSEE**.
- d. The **LESSOR** represents that, subject to the **LESSEE** paying the **Rent** on its due dates and complying with the terms herein, they shall from the **Lease Commencement Date** to the expiry of the lease or the prior termination thereof, ensure that the **LESSEE** enjoys quiet, unhindered, uninterrupted and peaceful possession of the **Schedule Property** without eviction, interruption, disturbance, claim or demand whatsoever by the **LESSOR** or any person or persons lawfully or equitably claiming by, from or in trust for them and that the **LESSOR** shall not undertake any repairs to the Building

that may affect the **LESSEE's** peaceful and uninterrupted occupation of the **Schedule Property** and ensure that the **Schedule Property** be used and freely accessed 24 hours a day and every day of the year during the term of this lease agreement and renewal if any thereof. The **LESSOR** shall ensure that the **LESSEE**, its employees, representatives and its customers will have free and unfettered access to the Schedule Property for 24 hours a day, 365 days a year.

- e. The **LESSOR** represents that the Building has been constructed according to the sanctioned plan and can be used for commercial purposes.
- f. The **LESSOR** represents and acknowledges that the **LESSOR** is aware that the **LESSEE** has entered into this **Lease Deed** solely upon the **LESSOR's** representations as herein contained and that it shall, during the **Term** including any renewal, if any, thereof, and the period of the **LESSEE's** possession of the **Schedule Property** or any part thereof, indemnify and hold it free and harmless against all demands, encumbrances, claims, expenditure, actions, proceedings and costs made against, incurred or suffered by the **LESSEE** for any reason whatsoever including any lacunae in the title of the **LESSOR** to the **Schedule Property** or of the occupation of the **Schedule Property** by the **LESSEE**, misrepresentations, breach of any provision of this **Lease Deed** or by virtue of any suit, proceeding or claim filed or preferred by any person, governmental institution, statutory authority, financial institution, bank, any agency or association of persons against the **LESSEE** in respect of the **Schedule Property**. The obligations of the **LESSOR** under this clause for the causes arising during the lease or any extension thereof shall survive the termination of this Lease Deed or the expiry of this lease by efflux of time, as the case may be.
- g. The **LESSOR** represents that the Building and **Schedule Property** has been constructed pursuant to the building plans sanctioned, apart from the permissible deviations and approved by the concerned authorities and that the **LESSOR** is not in breach of any statutory/municipal regulations or contractual obligations with respect to the Building and the **Schedule Property**.

- h. The **LESSOR** represents that the **LESSEE** shall have the right to appoint and install at its own cost security personnel and systems in the **schedule property** round the clock and use the **schedule property** round the clock.

22. COVENANTS AND INDEMNIFICATIONS BY THE LESSEE:

The **LESSEE** represents and warrants to the **LESSOR** as follows:

- a. That it shall promptly and without any default perform all the terms and conditions of this Lease Deed. This present lease is agreed to be granted upon the condition that the **LESSEE** shall duly observe and perform all the covenants and agreements herein contained and on the part of the **LESSEE** to be observed and performed.
- b. That it shall maintain the Schedule Property with due care and caution, damages due to reasonable wear and tear and Force Majeure excepted and not do anything or permit or commit to be done anything contrary to any provision made by or under any statute or law for the time being in force.
- c. That upon expiry of the lease by efflux of time or termination of this Lease Deed, as stipulated herein, it shall, subject to refund of the Security Deposit handover to the **LESSOR** the peaceful and physical possession of the Schedule Property in good condition subject to changes caused by normal wear and tear and Force Majeure.
- d. That it shall use the **Schedule Property** only for its business and allied purposes and not for any other purpose.
- e. That it shall procure and obtain at its cost, charges and expenses all permissions/approvals and consents required from any statutory, local or public body or authority to conduct its business in the **Schedule Property**.
- f. Painting of interior and exterior of the **Schedule Property** may be undertaken by the **LESSEE** as and when required by the **LESSEE** at its own cost.
- g. That it shall not do or omit or suffer to be done anything whereby the rights of the **LESSOR** in respect of **Schedule Property** or any part thereof are prejudiced or adversely affected.

- h. That it shall ensure that its employees, agents, servants, executives, officers shall diligently observe and comply with all the terms and conditions of this **Lease Deed**.
- i. That it shall keep its equipment, installations, goods and all assets that may be brought into **Schedule Property** adequately insured at its own cost against theft, fire, riots, civil commotion, and such other risks as **LESSEE**, in its sole discretion, deems prudent.
- j. That it shall indemnify and keep indemnified the **LESSOR** from and against all claims, demands, actions, proceedings, expenses, losses and damages which the **LESSEE** may suffer due to any breach of any of the terms, conditions or covenants of this Lease Deed by the **LESSEE** or incur in respect of the **Schedule Property** due to or by reason of non-payment of statutory tax liability or payments of any nature arising out of business of **LESSEE** in the Schedule Property or otherwise required to be paid by the **LESSEE** in connection with its business.
- k. The **LESSEE** shall pay for and maintain at its expense water supply, electricity supply, telephones, Wi-Fi Internet facility, and all outgoings in respect of Water Works Department, VAT, Sales Tax, Service Tax, Licenses and Fees, Commercial charges, or any other applicable taxes, charges, duties, etc., during the subsistence pendency of this Lease, and such other adjustments which may be applicable or that may be imposed by or payable to any statutory / local / Central/State Government authority or body in respect of the said Property and/or this lease or arrangement between the **LESSOR** and the **LESSEE** shall be entirely borne by the **LESSEE**

23. REINSTATEMENT:

The **LESSEE** shall, upon the expiry of the lease or sooner determination, at its discretion remove items installed by the **LESSEE** in the Premises and shall return the Premises in good condition, changes due to normal wear and tear and Force Majeure excepted, subject to refund of Security Deposit in terms of this Agreement. The **LESSEE** shall not remove the items and/or equipments brought in by the **LESSOR** on the expiry of the lease or in the event of sooner determination of the lease.

24. SEVERABILITY:

In the event of any part of this Agreement be declared illegal or unenforceable, the Parties shall co-operate in all ways open to them to obtain substantially the same result or as much thereof as may be possible, including taking appropriate steps to amend, modify or alter this Agreement. If any term or provision of this Agreement shall be hereafter declared by a final adjudication of any tribunal or court of competent jurisdiction to be illegal, such adjudication shall not alter the validity or enforceability of any other term or provision.

25.USAGE AND ACCESS:

The **LESSEE** shall use the **Schedule Property** for its business purposes as stated herein this agreement and shall not carry on or permit to be carried on in the **Schedule Property**, or in any part thereof, any activities which are unlawful.

26. TENDER SUBMISSION:

Technical Tender to be submitted in a sealed envelope on or before 25.08.2018 Saturday at 4.00 pm. The papers should include a stamped and signed copy of the Tender Document as a token of acceptance of the terms and conditions herein.

Detailed offer complete in all respects as stipulated in the tender should reach the office of

**Shri Shiridi Sai Baba Sansthan Trust,
Dilsukhnagar,
Hyderabad.**

The Financial offer auction will be held on 25.08.2018 Saturday at 5.00 p.m at Shri Shirdi Saibaba Sansthan Trust, Dilsukhnagar, Hyderabad. The party should attend the auction without fail. The Demand Draft in favor of SHRI SAINIVAS payable at HYDERABAD.

- for SHRI SHIRDI SAIBABA SANSTHAN TRUST

SHRI SHIRDI SAIBABA SANSTHAN TRUST
DILSUKHNAGAR, HYDERABAD

TECHNICAL TENDER FORM FOR SERVICES AND MAINTENANCE OUTSOURCING OF
SHRI SAINIVAS MEGA RESIDENCY(FORMERLY MEGA DHARMASHALA), SHIRDI,
AHMEDHNAGAR DISTRICT, MAHARASHTRA

1.	NAME OF THE AGENCY /FIRM	
2.	PERMANENT ADDRESS	
3.	PRESENT ADDRESS	
4.	AGENCY/FIRM REGISTERED OFFICE	
5.	AGENCY/FIRM REGISTRATION NUMBER	
6.	NAME AND ADDRESS OF THE MANAGING DIRECTOR OF THE AGENCY/FIRM	
7.	NAME OF THE DIRECTOR (S) / PARTNER (S)	

8.	ACCEPTANCE LETTER FROM ALL THE BOARD OF DIRECTOR(S) /PARTNER(S) OF THE AGENCY/FIRM ENCLOSED	YES / NO
9	EXPERIENCE IN HOTEL INDUSTRY (MINIMUM FIVE YEARS EXPERIENCE IN STAR HOTEL CERTIFICATION HAS TO BE ENCLOSED)	
10.	IT RETURNS OF THE AGENCY / FIRM FOR THE LAST THREE (03) YEARS	
11.	TIN NUMBER OF THE AGENCY / FIRM	
12	G.S.T. NO.	
13.	E.M.D. DETAILS	
	BANK	
	D.D.NO.	
	DATE.	
	AMOUNT	Rs. 1,00,000/- (Rs.One lakh Only)

NAME :

DESIGNATION :

AGENCY/FIRM

ENCLOSURES :

(The list of documents enclosed along with Tender Form should be indicated. All the documents should be attested).