

{फैक्स/FAX : 91-011-25846462, 25842904	{फोन/PHONE: 25841379, 25842383, 25843357, 25846272, 25846292, 25846295
राष्ट्रीय बीज निगम लिमिटेड (भारत सरकार का उपक्रम – मिनीरल कंपनी) बीज भवन, पूसा परिसर नई दिल्ली-110012 (भारत)	NATIONAL SEEDS CORPORATION LTD. (A Government of India Undertaking) CIN:U74899DL1963PLC 003913 Regd. Office BEEJ BHAWAN, PUSA COMPLEX NEW DELHI-110012 (INDIA) [An ISO 9001:2008 & 14001:2004 Certified Company] Website: www.indiaseeds.com

रा०बी०नि०/1-3/2025-26-कल्याण/मुख्यालय
15.09.2025

दिनांक

विषय: रा०बी०नि०., फार्म भवन, 14-15, नेहरू प्लेस, नई दिल्ली में कमर्शल स्थान 3500 वर्ग फीट, कवर्ड एरिया(प्लिंथ एरिया) पहली मंजिल को किराए पर चढ़ाने हेतु टेंडर आमंत्रित ।

आदरणीय महोदय/महोदया,

राष्ट्रीय बीज निगम लिमिटेड (रा०बी०नि०) कृषि एवं किसान कल्याण मंत्रालय के प्रशासनिक नियंत्रण में भारत सरकार का एक उपक्रम है जिसका कॉर्पोरेट कार्यालय बीज भवन, पूसा परिसर नई दिल्ली में स्थित है। रा०बी०नि० का कार्यालय 14-15, नेहरू प्लेस फार्म भवन नई दिल्ली जिसमें वाणिज्य (Commercial) स्थान 3500 वर्ग फीट, कवर्ड एरिया(प्लिंथ एरिया) प्रथम तल को किराये पर देने हेतु शर्तों के साथ सील बंद टेंडर उपरोक्त पते पर (02 बीड सिस्टम टेक्निकल एवं वित्त) दो अलग- अलग लिफाफों पर टेक्निकल बीड(Technical Bid) एवं वित्तीय बीड (Financial Bid) लिख कर टेंडर बाक्स में रूम नंबर 09 दिनांक 06.10.2025, 1.00 बजे तक आमंत्रित किए जायेंगी और उसी दिन 3:00 बजे टेक्निकल बीड (Technical bid) खोली जायेंगी और जो पार्टी टेक्निकल बीड (Technical bid) में योग्य पाई जाएगी उसी पार्टी की वित्तीय बीड (Financial Bid) खोली जाएगी । निगम द्वारा निर्धारित की गई शर्तों की प्रति इस पत्र के साथ संलग्न हैं। फार्म भवन के आसपास निम्नलिखित परिवेश है जिनका विवरण निम्न प्रकार है

1. स्थान 14-15 का भवन नेहरू प्लेस दक्षिणी दिल्ली (नेहरू प्लेस) के मध्य में है।
2. यह इमारत बेसमेंट से पांचवें तल तक स्थित है।
3. राष्ट्रीय बैंक- इंडियन ओवरसीज बैंक (आईओबी) ग्राउंड फ्लोर पर स्थित है) ।
4. फार्म भवन, नेहरू प्लेस मेट्रो स्टेशन से मात्र 100 मीटर की दूरी पर है जहां से मेट्रो के माध्यम से दिल्ली के अन्य स्थानों तक पहुंचना बहुत आसान है।
5. यह इमारत नेहरू प्लेस के बाजार क्षेत्र में स्थित है।

6. भवन में पानी बिजली, अग्निशमक यंत्र महिलाओं एवं पुरुषों के लिए अलग-2 बाथरूम और अन्य बुनियादी सुविधाएं उपलब्ध हैं।

7. प्रत्येक मंजिल के लिए लिफ्ट की सुविधा उपलब्ध है।

8. पक्षों की अयोग्यता:

राष्ट्रीय बीज निगम लिमिटेड उन व्यक्तियों, संस्थाओं या संबंधित पक्षों द्वारा प्रस्तुत किसी भी को अयोग्य घोषित करने और अस्वीकार करने का अधिकार सुरक्षित रखता है, जो पहले परिसर के कब्जे में थे और जिन्हें अदालत के आदेश के माध्यम से हटा दिया गया था। ऐसे व्यक्ति या संस्थाएँ, सीधे या प्रतिनिधियों सहयोगियों या प्रोक्सी के माध्यम से इस निविदा प्रक्रिया में भाग लेने के पात्र नहीं होंगे। विभिन्न नामों से या तीसरे पक्षों के माध्यम से निविदा जमा करके इस प्रतिबंध को दरकिनारा करने का कोई भी प्रयास तत्काल अयोग्यता का कारण बनेगा जिसके प्रति कानूनी कार्यवाही भी हो सकती है।

9. न्यायालय का क्षेत्राधिकार:

पक्षों के बीच इस समझौते से संबंधित या उत्पन्न होने वाले सुलह/मध्यस्थता के बाद किसी भी आगे के विवाद की स्थिति में इसका निपटारा दिल्ली/ नई दिल्ली में सक्षम न्यायालय द्वारा किया जाएगा।

10. यदि किरायेदार एक सरकारी संगठन है:

पक्षों के बीच इस समझौते के प्रावधानों की व्याख्या और आवेदन से संबंधित किसी भी विवाद या मतभेद की स्थिति में मामले को आपसी समझ और बातचीत के माध्यम से सुलझाया जा सकता है। यदि बातचीत विफल रहती है तो ऐसे विवाद या मतभेद को डीपीई ओ०एम० संख्या 05/0033/219-एफटीएस-10937 दिनांक 14.12.2022 में समय-समय पर संशोधित ए० एम०आर०सी०डी० के माध्यम से समाधान के लिए किसी भी पक्ष द्वारा उठाया जाएगा।

11. निविदा की धरोहर राशि:

निविदादाता को अपनी निविदा के एक भाग के रूप में रुपये 100000/- (केवल एक लाख रुपये) की निविदा धरोहर राशि (ईएमडी) ऑनलाइन या डिमांड ड्राफ्ट के माध्यम से जमा करनी होगी। निविदा धरोहर राशि (ईएमडी) राष्ट्रीय बीज निगम लिमिटेड, नई दिल्ली को निविदादाता के आचरण के जोखिम से बचाने के लिए आवश्यक है, जिसके कारण ईएमडी जब्त हो सकती है। धरोहर राशि निगम के भारतीय स्टेट बैंक के खाता संख्या (CC Account) 41519719613, IFSC Code: SBIN0005389 में जमा करवा सकते हैं।

12. असफल निविदादाता की निविदा धरोहर राशि निविदा के अंतिम रूप देने के 45 दिनों के भीतर या निविदा की वैधता अवधि समाप्त होने के बाद वापस कर दी जाएगी जिस पर कोई ब्याज देय नहीं होगा। सफल निविदादाता की निविदा सुरक्षा राशि (Security amount) निविदादाता द्वारा आशय पत्र को संतोषजनक रूप से स्वीकार करने और तीन महीने के किराये की सुरक्षा राशि और एक महीने का अग्रिम किराया (जीएसटी सहित) जमा करने पर वापस कर दी जाएगी।

13. निविदा की अग्रिम राशि जब्त की जा सकती है:

यदि निविदादाता निविदा वापस ले लेता है, या सफल निविदादाता के मामले में, यदि निविदादाता समय पर अनुबंध पर हस्ताक्षर करने में विफल रहता है तो उपरोक्त दोनों ही मामलों में, निविदादाता इस विषय पर अंतिम सूचना जारी होने की तिथि से एक वर्ष तक उपरोक्त निविदा में भाग लेने के लिए पात्र नहीं होगा। निविदादाता इस संबंध में राष्ट्रीय बीज निगम लिमिटेड, नई दिल्ली के निर्णय के विरुद्ध न्यायालय का दरवाजा नहीं खटखटाएगा।

14. प्रॉपर्टी डीलर निविदादाता की निविदा अपने लेटर हैड के माध्यम से अलग-2 लिफाफों पर टेक्निकल बीड (Technical bid) एवं वित्तीय बीड (Financial Bid) लिखकर सील लिफाफे टैंडर बॉक्स में 06.10.2025, 1.00 बजे तक डालें। इसके साथ-2 यह भी अवगत किया जाता है कि निविदा डालने से पूर्व पत्र एवं निगम की शर्तों को ध्यान में रखते हुए निविदा डालें।

इच्छुक पक्षकार, उप-महाप्रबंधक (अभियांत्रिकी/कल्याण) से निम्नलिखित पते पर कार्यालय समय के दौरान व्यक्तिगत रूप से या दूरभाष के माध्यम से संपर्क कर सकते हैं। यदि कोई पार्टी खाली स्थान देखना चाहती है तो कृपया श्री प्रेम सिंह, कार्यवाहक (Caretaker) से दूरभाष संख्या 8745049266 पर भी संपर्क कर सकते हैं।

उप महाप्रबंधक (अभियांत्रिकी कल्याण),
राष्ट्रीय बीज निगम लिमिटेड, बीज भवन,
पूसा कॉम्प्लेक्स,
नई दिल्ली: 110012
मोबाइल: 9414092092

भवदीय,

(आर०के०कस्वां)
उप महाप्रबंधक (अभि०/कल्याण)

Terms and Conditions and scope of Contract

This indenture made at New Delhi on this _____ day of _____ between M/s National Seeds Corporation Ltd.(NSCL), a Government of India Undertaking having its registered Office at Beej Bhawan, Pusa Complex, New Delhi-110012(hereinafter called the Lessor, which expressions shall wherever the context or meaning so requires or permits be deemed to include its successors, legal representatives and assigns) of the first part and M/s _____(hereinafter called the Lessee, which expression shall be deemed to include their successors, legal representatives and assigns) of the Second Part.

WITNESSETH AS FOLLOWS

In consideration of rent hereinafter reserved and all the covenants and conditions hereinafter contained on the part of the Lessee to be paid observed and performed, the Lessor who is owner there of hereby grants, transfers demises by way of lease, the commercial plot No. 14-15, Farm Bhawan, Nehru Place, New Delhi on the 1st Floor measuring a covered area of 3500 (sq ft together with right of entrance, passage, staircase, use of lifts and other easements belonging to the said premises (Herein after referred to as "the said Premises"), to hold the premises unto the lessee from _____ for a term of 9 years hereinafter contained. The said space shall be used by the lessee for Commercial purpose.

1. GRANT OF LEASE AND PERIOD

1. In consideration of the Lease Rent (hereinafter defined below) the Lessor hereby grants and leases the said Leased Premises in favour of the Lessee for a period of 9 (Nine) years commencing from _____ and shall remain valid up to _____ or sooner determination as provided in this Agreement, subject to the terms and conditions contained in this Agreement.

II. THE LESSEE HEREBY CONVENANTS WITH THE LESSOR AS FOLLOWS:

1 To pay the monthly lease rent @ Rs. _____ per sqft per month for 3500 sq ft covered area (Plinth Area) total amounting to Rs. _____ plus GST as applicable on or before the 7th day of each English Calendar month by cheque or bank transfer.

2. The Lessee shall deposit three months rent amounting to Rs. _____ as interest free security deposit with the Lessor which will be refunded to the Lessee upon completion/termination of the lease tenure. In addition to the security deposit as above, the Lessee shall further pay one month's advance rent amounting to Rs. _____ plus GST as applicable to the Lessor before getting actual possession from the Lessor which shall be adjusted against the rent payable for first month of lease starting from _____.

3. The Security Deposit shall be deposited by the Lessee with the Lessor, which shall be refunded without interest by the Lessor by way of demand draft/Cheque to the Lessee subject to deductions as may be permissible under these presents, simultaneously at the time of handing over vacant and peaceful physical possession and clearance of all dues of the Leased Premises by the Lessee to the Lessor upon expiry or sooner determination of the present lease deed.

4. The lessee shall pay all charges for consumption of electricity, based on separate meter readings and to pay charges for water consumption based on building meter readings on prorated basis to lessor in accordance with the bills received from the Delhi Jal Board and water tanker supplier.
5. The lessee shall pay all or any taxes, levies or charges imposed by the Government, Local Authority etc. in respect of Lessee's trade and profession, which the lessee by law be required to pay.
6. The lessee shall not to sublet, assign, or otherwise part with the possession in part or whole of the said premises hereby demised without previous consent in writing of the Lessor.
7. Subject to the Lessor's covenants in part II hereto below, lessee shall keep the interior of the said premises in good repairs, order and conditions subject to normal wear and tear.
8. Lessee shall abide by any lawful orders or directions issued to the lessee, by the Delhi Municipal Corporation or other bodies or Government authorities from time to time.
9. The lessee may erect temporary partition/partitions for making any cabins etc. and/or may remove alter any of the non-load bearing wall/walls, toilets, fittings, doors, windows etc., and to make any such other alterations/modifications as may be required by the Lessee at their own cost provided that upon the expiry of the lease the said premises will be restored in its original condition at lessee's cost, if required. The lessee can conduct renovations with prior written permission from Lessor.
10. Lessee shall permit the Lessor and his agents, surveyors and workmen with all necessary appliances to enter into the said premises during normal business hours by prior notice in writing to the lessee for the purpose either for viewing the condition of the said premises or for doing such works or improvements of the said building and the water pipes and drains and electrical connections, etc. or for covenants and conditions contained herein.
11. Lessee shall deliver the said premises at the end of lease or otherwise sooner termination of the said lease together with the Lessor's fittings and fixtures with such conditions consistent with covenants and conditions on the part of the lessee herein contained.
12. It shall be the responsibility of the Lessee to maintain all the sanitary fittings in the working order; however the Lessor is responsible for fixing all structural plumbing issue or problems not related to the Lessee's action. The Lessee will ensure that the water taps are properly closed at the closure of the office to avoid any leakage of water which may cause damage or nuisance to the building.

THE LESSOR HEREBY COVENANTS WITH LESSEE AS FOLLOW

1. Subject to Lessee's covenants the Lessor shall pay all present rates, taxes, ground rent, house tax and other charges imposed or payable to the Delhi Municipal Corporation or Government in respect of the said premises.
2. The Lessee shall actually enjoy the said premises during the said term without interruption by the Lessor or by any person lawfully claiming under or in trust as long as the Lessee keeps on paying the rent and observing or performing all the covenants and conditions contained herein

3. The Lessor shall by itself or through a maintenance agency maintain the said premises and the building in which the said premises is located including the common areas and elevators in proper habitable/working conditions at its cost by carrying out all kinds of major structural repairs and maintenance. If repairs are requested by the Lessee in writing that impact its operations and the same are not made by the Lessor within fifteen day, the lessee shall make such repairs and the Lessor shall reimburse the Lessee for the expenses or the amount shall be deducted from the rent.

4. The Lessor shall offer full co-operation to the Lessee to process through applications, if made by the Lessee to the concerned authorities for obtaining necessary permission/sanction which are required by the Lessee to carry out its operations in the said premises and for this purpose sign and execute necessary applications, documents, no objection certificates/letters etc. as may be require by the concerned authorities from time to time. However, this will not cover the matters concerning borrowing from banks, financial or other institute or any other legal and financial liabilities of the lessee and the lesser will, in no case be responsible for any such matter of the lessee.

5. The Lessee, their servants, agents, business partners service providers, distributors employees shall be entitled to use the said premises together with the right of access thereto and/or over all permitted passage, entrance stairs, lobbies, lifts, landings, or to other pathways for and ingress there to and egress from to the main road which shall be held, unless exclusively held, appurtenant in common with others entitled to similar use and without causing any disturbance to others during normal working hours and working days.

6. The Lessor shall have the said premises secured at all times by a security personnel positioned on the main entrance gate at the ground floor.

III PROVIDED ALWAYS AND IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. With effect from _____ the lease is for a period of 9 years. The lease rent shall be increased @ 15% after completion of every 3 year i.e., 15% increase on the prevalent rent after completion of 3 years and another 15% increase after completion of 6 years on the then prevailing lease rent. It is hereby explicitly agreed between the parties that the lease can be renewed only at the option of both the parties, i.e; the Lessee and the Lessor on mutually agreed terms and conditions on each occasions.

2. The Lessee can vacate the said premises before the expiry of the lease period after giving Two Months notice in writing to the Lessor. The lessee shall then restore the premises in good condition. Similarly Lessor (NSC) shall have the right to terminate the agreement by giving two months written notice to the Lessee at any time.

3. The aforesaid rent is on the basis of the present house tax ground rent and existing taxes charged by the Government or Delhi Municipal Corporation, Delhi Jal Board, DDA and other local authorities which shall be borne by the Lessor in case the said authorities increase their taxes, or impose new taxes at any later date the difference between the present taxes and the raised new taxes would be borne by the Lessee provided such tax is covered by the Lessee's covenants in Part I herein above. In case of increase in any tax, the same shall be billed by the Lessor to the Lessee wherever a provision for doing so exists and shall be accepted by the lessee without protest to the lessor.

4. In case any dispute arises between NSC and the other party due to any term or matter, both the parties will opt to resolve it through mutual understanding and discussion. In case, dispute remains even after discussions, then it shall be binding upon parties to resolve issue under the provisions of Arbitration & Conciliation Act, 1996 as amended from time to time. Under this provision, the Chairman-cum-Managing Director, National Seeds Corporation Limited with the concurrence of both the parties shall appoint Sole Arbitrator to resolve the issue and both the parties will have to abide by the decision. The parties will bind to resolve this dispute through arbitration before going to court of law. The Arbitration shall be conducted at New Delhi and shall in English Language. The court of Delhi shall have the jurisdiction.

5. All disputes shall be subject to jurisdiction of Delhi Courts only.

6. Neither party shall be liable to the other for its failure to perform or fulfill any of its obligations to the extent that its performance is delayed or prevented, in whole or in part, due to acts of Government, act of God, floods, cyclones, earthquakes, fire, wars, riots, strikes (unless caused by the acts or omissions of the Lessor, or the Lessor's failure to act in good faith to resolve the same) sabotage, orders of Governmental or other Statutory authorities national emergency or any other similar causes beyond the reasonable control of the party affected ("Force Majeure"). In the event the said premises or any part thereof is rendered unfit for the purpose for which the same was let due to Force Majeure, or if the Lessee is prevented from using the same for a period more than thirty (30) days due to force majeure then the Lessee shall have the right to terminate this lease immediately. The lessee shall not be liable to pay to the Lessor, the rent as payable under these presents for the portion of the said premises which is unusable by the lessee during pendency of force Majeure until such portion of the said premises is restored and made usable again.

7. The lease agreement shall be registered at the stamp duty and Registration charges will be paid by Lessor and the Lessee equally i.e. 50% both the parties. The original agreement shall be retained by the Lessor.

IN WITNESS WHEREOF, the parties hereto executed these on the date, month and year above written

in the presence of

SIGNED AND DELIVERED for and on behalf of
Within named LESSOR

in the presence of
LESSEE

SIGNED AND DELIVERED by the within named

1. THE COMPANY

b) Regd. Address

d) Contact Person's

ii) Tel No. Landline	Mobile
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e) Profile/Purpose for taking premises on Rent:

3. PAN/GIR No. :

4. GST Regn. No.: (Please enclose attested photocopy)

(Should not be less than Rs.50.00 Crore 3 years ITR to be attached)

2023-2024

2024-2025

(Please enclose copies of attested audited balance sheet and P&L A/c) enclosed (please specify)

Bank Details

6.Details of the Bidder's Bank

(a) Beneficiary Bank Name:.....

(b) Beneficiary branch Name:.....

(c) IFSC code of beneficiary Branch.....

(d) Beneficiary account No.:.....

(e) Branch Serial No. (MICR No.):.....

7.Name of the person authorized to enter into and execute contract/ agreement and the capacity in which he is authorized (in case of partnership/ private Ltd. Company):

.....

8.I/We (Name, Designation, & Address) hereby declare that my/our firm/company has not been black – listed /declared by any of the govt. Department/ Organization/ PSU and no arbitration/ Contract case is pending against NSC.

9.Earnest Money Details : Ref. No. Date

Amount - Rs.100000/-

Signatures of authorized

signatory Name

Designation

Seal

FINANCIAL BID

(To be put in separate sealed envelope)

FORMAT FOR SUBMITTING FOR LEASING OUT THE 3500 SQFT COVERED AREA(PLINTH AREA) AT 1st FLOOR OF FARM BHAWAN, NEHRU, PLACE, NEW DELHI

(To be submitted on letter head of firm/agency under signatures of the authorized signatory)

Dy.General Manager (Engg./Welfare),
NATIONAL SEEDS CORPORATION LIMITED,
(Govt.of India Undertaking)
Beej Bhawan, Pusa Complex,
NEW DELHI-110012
Ph. No. 011-25846292, 25842672
Dear Sir,

SUBJECT: Financial Bid Leasing of Office Space

I/We, hereby submit our financial offer for taking on lease 3500 sq. ft. covered area(Plinth area) at 1st floor Farm Bhawan, Nehru Place, New Delhi.

S.No.	Name of the FIRM with address	Rate quoted for 1(One) sq. ft. (1)	Applicable GST i.e. at present 18% (2)	Total rate including GST per Sq. ft. (1 & 2)
1.				

The offer will be valid for 30 days from the last date of submission of this bid.

The offer is made after taking into consideration understanding all the terms and conditions stated in the tender documents and agreeing to the same.

Place:-

Signature of Authorized Signatory

Date :-

(Signature with seal).....

Name of the Company: Authorized Signature

Name

Designation:

BID FORM

To

The Dy. General Manager (Engg . /Welfare),

National Seeds Corporation Ltd.,

Beej Bhawan

Pusa Complex,

New Delhi-110012

From

<complete address of the Bidder>

Bidder's Reference No.: Dated.....

Ref: Your Tender Enquiry No. dated

1. Having examined the above mentioned tender enquiry document we, the undersigned, offer our proposal in conformity with the said Tender.
2. Bid submitted by us is properly in tender box and prepared so as to prevent any subsequent alteration and replacement.
3. We agree to abide by this Bid for a period of 30 days from the date fixed for Technical Bid opening or for subsequently extended period, if any, agreed to by us. This bid shall remain binding upon us up to the aforesaid period.
4. We understand that you are bound to accept the Highest.
5. If our Bid is accepted, we will provide you with three [3] months rent as calculated from the bid as per the contract as Security Deposit.
6. If our Bid is accepted, we undertake to pay one month rent advance rent before execution of lease agreement.
7. Until a formal Lease deed is prepared and executed, this Bid together with your written acceptance thereof in your notification of award shall constitute a binding contract between us.

Dated the day of 2025

(Signature with seal).....

Name of the Company: Authorized Signature;

Name :

Designation:

Address:

Mobile No: