



HRS ADMIN FACILITIES

**BHARAT PETROLEUM CORPORATION LIMITED
CHAIRMANS OFFICE, BHARAT BHAVAN,
4 & 6 CURRIMBOY ROAD, BALLARD ESTATE,
MUMBAI, MAHARASHTRA 400001**



Press Advertisement for Taking 150 Residential Flats (130 Nos. of 2 BHK and 20 Nos. of 1 BHK) on Leave and License Basis for Bharat Petroleum Corporation Limited (BPCL) for a Period of 5 Years in Mumbai and Navi Mumbai

Press advertisement: 18.10.2026

Pre-Bid Meeting On: 27.10.2026 at 11:00 AM

Bid Due date and time: 07.11.2026 AT 3:00 PM

TENDER ENQUIRY DOCUMENT

1. ABOUT THE COMPANY

Bharat Petroleum Corporation Ltd. (BPCL) is a Fortune 500 Maharatna Oil Refining and Marketing company in India. The company produces a diverse range of products, from petrochemicals and solvents to aircraft fuel and specialty lubricants and markets them through its wide network of Retail Outlets, LPG distributors and Lube Shoppes.

2. OBJECTIVE OF THE TENDER ENQUIRY

Bharat Petroleum Corporation Ltd. (BPCL), A Govt. Of India Enterprise, Invites Tender for Taking 150 Residential Flats (130 Nos. of 2 BHK and 20 Nos. of 1 BHK) on Leave and License Basis for Bharat Petroleum Corporation Limited (BPCL) for a Period of 5 Years in Mumbai and Navi Mumbai locations as under.

- **Mumbai Locations** : Chembur, Sion, Wadala, Sewree, Ghatkopar, Govandi, Tilaknagar, Dadar, Nehru Nagar, Kanjurmarg, Matunga, Vikhroli, Deonar, Santacruz, Bandra, Vile Parle and Khar.
- **Navi Mumbai Location** : Vashi (Sector 9, 10, 10A, 11, 12, 13, 14, 15, 16,17,18, 26, 27, 28, 29, 30, 30A), Kharghar (Sector 6 to 33), Sanpada (Sector 3, 4, 10, 11, 14, 16, 18), Nerul (Sector 2, 4, 6, 8, 10, 12, 14, 16, 18, 20,21 22, 23,24,25, 26, 27, 28,29,30, 32, 34, 36), Seawood (Sector 38 to 50), Belapur (Sector 1, 2, 3, 4, 7, 8, 12, 13, 14, 15, 16,17,18,21,22,23,24,25,26), Ulwe (Sector 1 to 23).

The property(ies) shall be taken on Leave and License basis for an initial term of 05 (five) years, with a **mandatory lock-in period of 03 (Three) years**. The arrangement may be renewed thereafter, if required by BPCL, on mutually agreed terms and conditions.

3. Bids for 1 BHK and 2 BHK flats shall be submitted separately.

- 4. Interested bidders may submit bids for one or more residential flats at the same or different locations, including different complexes/societies/gated communities, **strictly limited to the locations advertised in this tender**, subject to fulfilment of all other eligibility criteria and compliance with the terms and conditions of the tender.
- 5. Bids shall be submitted only for the locations specifically advertised in this tender. Any bid offering a location not advertised in the tender shall be rejected and shall not be considered for evaluation.
- 6. For any clarifications, bidders may contact **Mr. Himanshu Singh, Assistant Executive (HRS), West Ph: 8279693539 OR Mr. Sachin P Ingale, Sr. Mgr. Admin (HRS), West, Ph. 9930813331 OR Ms. Promila, DGM (HRS) West Ph: 9592912050** on any working day during office hours from 10 a.m. to 5:30 p.m. before the due date.

DETAILS OF TENDER ENQUIRY

Press advertisement dated 17.10.2026

Due date of submission of Application: 06.10.2026 by 3:00 PM

Bidders are hereby required to carefully study and fully understand the Tender document including mandatory eligibility criteria, terms and conditions, technical specifications, offer submission process, and the procedures to be followed for short-listing, selection, and finalization of the residential flat prior to submission of their bids. Submission of bids shall be deemed as unconditional acceptance of all stipulated requirements contained therein.

Details of tender enquiry are as below:

The bid shall be submitted in two parts, namely **Part A: Technical Bid** and **Part B: Price Bid**, each enclosed in a separate sealed envelope. Both sealed envelopes shall be placed together in a single outer envelope, duly sealed and clearly superscribed with the applicable description as under:

“Proposal for Leasing of Residential Flats to BPCL in Mumbai & Navi Mumbai– 1 BHK”

OR

“Proposal for Leasing of Residential Flats to BPCL in Mumbai & Navi Mumbai – 2 BHK”

Bidders intending to offer both 1 BHK and 2 BHK flats shall submit separate bids for each category, in accordance with the above requirements.

- a) “**Part A**” shall be termed as “**Technical bid**”. The bidder shall submit details of offered flats in one single bid. The details of all flats must be given separately within the same bid as per forms given below :-
- i. Annexure I: Cover page of Application
 - ii. Annexure II: Details of the Property
 - iii. Annexure III: Mandatory Criteria for 2 BHK flats OR Mandatory Criteria for 1 BHK flats
 - iv. Annexure IV:
 - a. List of Mandatory documents along with the Application Form
 - b. List of documents to be submitted after shortlisting by Site Selection Committee.
 - v. Annexure V: Declaration by the bidder for facilities
 - vi. Annexure VI: format for Power of Attorney (if applicable)

“All required documents shall be duly filled and signed, and the technical documents for each flat shall be prepared separately. The flat-wise sets of technical documents shall then be placed together inside one envelope and marked as “**Part A: Technical bid**”.

Note: No rates to be mentioned in the ‘Part A: Technical bid’, otherwise, your offer will be rejected.

- b) **“Part B”** shall only consist of unconditional **“Price bid”** for each flat in accordance with the items mentioned therein in the format provided. The envelope to be marked as **“Part B: Price bid”** and to be sealed properly.

While quoting the Price Bid, the following conditions must be considered:

- Monthly rental to include: Society charges (All society outgoings including Charges for Lift operation round the clock, provision for common area electricity charges, provision for water supply, charges for firefighting system, if any including non-occupancy charges & municipal taxes, service tax, water charges contribution towards sinking funds, maintenance & upkeep charges, car parking charges if any, contribution towards common amenities and utilities fund.)
- The License fee/Rental & security Deposit shall be paid only upon execution of Leave & License agreement.
- Lease rental payments shall be made on a monthly basis on the 7th day of the same month.
- No counter condition will be accepted. If any counter condition is mentioned, your quote is liable for rejection.
- In case GST is applicable, it would be paid extra as per the existing rule.
- Electricity, PNG and water charges (if any) will be paid by BPCL, as per actual consumption. The owner shall arrange for a separate domestic electricity meter/PNG meter if applicable for the offered flat.
- TDS will be deducted as applicable from time to time.
- Two-month Security Deposit will be paid by BPCL which shall then be adjusted against rent of last two leave license month.
- Rate quoted shall be excluding stamp duty and registration charges.

The bidder shall place both these envelopes, i.e., **‘Part A: Technical Bid’** and **‘Part B: Price Bid’**, in sealed condition inside a separate envelope, which shall be labelled as under:

“Proposal for Leasing of Residential Flats to BPCL in Mumbai & Navi Mumbai for 1 BHK”

OR

“Proposal for Leasing of Residential Flats to BPCL in Mumbai & Navi Mumbai for 2 BHK”

The sealed envelope shall be addressed to:

**Head (HRS) West
Bharat Petroleum Corporation Ltd.
Sector 02, Plot No. 6, Kharghar Regional Office, 6th Floor,
Navi Mumbai – 410210.**

The envelope needs to be sealed properly and submitted in the tender box kept above.

Note: No envelopes will be accepted by Post. The envelopes must be submitted in the tender box physically.

The last date for submission of the proposals to the above-mentioned address is 07.11.2026 upto 3:00 PM

The period of leave & License will be 5 (five) years with lock in period of 3 years. The lease period of the property may be renewed after 5 years on mutually agreed terms and conditions. Notwithstanding above, BPCL reserves the right to terminate the leave & License agreement at any time by giving 3 months' notice period.

I. Individual property owners or multiple property owners may jointly submit a single consolidated bid for leasing their respective flats in a particular advertised location by executing a valid Power of Attorney in favour of any one of the participating owners, authorising such owner to submit the bid on their behalf. The prescribed format of the Power of Attorney for joint bidding by multiple flat owners is provided at **Annexure VI** of the Tender Document. All participating owners shall be jointly and severally responsible for compliance with the applicable terms and conditions of the tender. However, rental payments shall be disbursed separately to each owner in respect of their respective flat, and a separate Leave and Licence Agreement shall be executed with each owner. The duly executed Power of Attorney shall be submitted along with the bid.

II. Bid shall be submitted in the prescribed format only from the owner/power of attorney (POA) holders of the flats. Brokers / Real Estate Consultants / Real Estate Agents may bid or comply the bidding formalities only on behalf of the property owners. **However, it is clarified that Company shall not be liable to pay any brokerage to Brokers / Real Estate Consultants / Real Estate Agents.** Rental payments shall be disbursed separately to each owner as per their respective property and separate leave & License agreement will be executed with each owner.

III. When the bidder signing the offer is not the sole Proprietor, the valid Power of Attorney (PoA) authorizing the bidder to act on behalf of the Proprietor, or the Organization should be produced along with bid.

IV. If the bid is submitted on behalf of a Company incorporated under the Companies Act (1 of 1959), it shall be signed by the Managing Director or by one of the Directors duly authorized on that behalf.

V. If the bid is submitted on behalf of a partnership firm, it shall be signed with the Co-partnership by a member of the firm who shall sign his own name and give the name and address of each partner of the firm and attach a copy of Power of Attorney (PoA) with the offer authorizing him/her to sign on behalf of the other Partners. A certified copy of the registered Partnership deed shall also be submitted along with the offer, otherwise the offer is liable to be rejected.

VI. Bidders submitting the bid through a Power of Attorney (PoA) holder must attach a copy of the valid Power of Attorney with the bid. Failure to submit the PoA document shall result in rejection of the bid.

VII. The bidder must possess valid ownership documents such as Sale Deed, Conveyance Deed, Gift Deed, Mutation Record, and, where applicable, a No Objection Certificate (NOC) from the Bank/Financial Institution in case the property is mortgaged/under loan.

VIII. Complete list of documents required are attached in form **Part A**.

IX. The flats offered should be located in identified locations only as under.

Mumbai Locations : Chembur, Sion, Wadala, Sewree, Ghatkopar, Govandi, Tilaknagar, Dadar, Nehru Nagar, Kanjurmarg, Matunga, Vikhroli, Deonar, Santacruz, Bandra, Vile Parle and Khar.

Navi Mumbai Location : Vashi (Sector 9, 10, 10A, 11, 12, 13, 14, 15, 16,17,18, 26, 27, 28, 29, 30, 30A), Kharghar (Sector 6 to 33), Sanpada (Sector 3, 4, 10, 11, 14, 16, 18), Nerul (Sector 2, 4, 6, 8, 10, 12, 14, 16, 18, 20,21 22, 23,24,25, 26, 27, 28,29,30, 32, 34, 36), Seawood (Sector 38 to 50), Belapur (Sector 1, 2, 3, 4, 7, 8, 12, 13, 14, 15, 16,17,18,21,22,23,24,25,26), Ulwe (Sector 1 to 23).

X.BPCL is seeking 130 number of 2 BHK flats & 20 Nos of 1 BHK flats in the above locations however the company reserves that right to decrease the requirement depending upon the need/suitability.

XI.The flats to be offered on leave & License should have the following carpet area:

- **2 BHK configuration : minimum carpet area of 650 sqft.**
- **1 BHK configuration : minimum carpet area of 425 sqft.**

Note:

- a. The carpet area would mean the usable carpet area at any floor level based on net finished wall to wall internal room measurements including balconies. Total area of all the balconies shall be limited to 25 sq ft for calculation of carpet area. Carpet area excludes external, internal walls, door jambs, ducts, shafts, common areas outside the flat.
- b. Joint measurements will be taken in the presence of the Company officials and property owner / authorized representative for computing/finalizing the exact carpet area.

XII.The building shall have a lift facility to access flats/properties located on floors above the ground floor i.e., if the flat/property is offered on the ground floor, then the lift facility shall not be mandatory for such flat/accommodation. Buildings without a lift where flats are offered above the ground floor shall not be considered for further evaluation.

XIII.The flat/property offered shall be located within a gated residential community/complex and shall have access through a properly maintained motorable road. The residential complex should provide basic common recreational amenities such as a society club or community hall or children's play area or walking or jogging track or landscaped open spaces, or similar facilities.

XIV.The offered property must be ready to occupy, free from all encumbrances and legal disputes etc.,

XV.The property offered should have a separate electric connection/meter for each flat and of appropriate load with sufficient number of power points.

XVI.Under construction property shall not be considered.

XVII.Security Deposit: BPCL shall pay a security deposit equivalent to two (2) months' rent, which shall be adjusted against the rent payable for the last two (2) months of the lease period.

XVIII.Lessor/Licensor shall carry out the major & minor repairs and maintenance of the flat during the tenure of the leave & License.

XIX. In case of any query or clarification related to the subject tender enquiry, bidders are requested to attend the Pre-bid meeting. The Pre-bid meeting is scheduled as mentioned below:

27.10.2026, 11:00 am through MS Teams

Link is as under.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/451286082450131?p=X0zeZ22xrircn7R33>

Meeting ID: 451 286 082 450 131

Passcode: Uw7hU3Qp

XX. The bidder should strictly submit all the information only in accordance with formats given in the tender document. No deviation in the published tender term & conditions will be considered.

XXI. **Bharat Petroleum Corporation Limited (BPCL)** reserves the right to accept and reject any or all applications & cancel the advertisement at its sole discretion without assigning any reason whatsoever.

XXII. Corrigendum: Any further Corrigendum on the above subject, if any shall be published on our website www.bharatpetroleum.in and not in the Press advertisement.

7. TECHNICAL EVALUATION (FLAT-WISE PER BID)

After opening the technical bids on due date, technical documents shall be scrutinized for details/documents sought in the tender enquiry **Part A: Technical Bid (Annexure I to Annexure VI)**

The technical evaluation of each flat offered by a bidder in that bid shall be carried out individually against the Mandatory Criteria Evaluation, Site Selection criteria evaluation & Legal Vetting specified hereunder as Points A, B & C and other applicable terms and conditions of the tender. Any flat that does not satisfy the prescribed criteria shall be declared technically disqualified and excluded from further consideration. The rejection of such flat(s) shall not, by itself, result in the rejection of the entire bid. BPCL shall proceed with the evaluation of the remaining eligible flats in that bid, subject to fulfilment of all applicable terms and conditions of the tender.

A. MANDATORY CRITERIA EVALUATION

Bids shall be evaluated as per the 'Mandatory Criteria' specified in **Annexure III & Annexure IV(a)**. Bidders qualifying the above criteria shall be shortlisted for next level of evaluation i.e., visit by the Site Selection Committee.

B. SITE SELECTION CRITERIA EVALUATION

Upon qualifying the mandatory criteria, the respective properties will be shortlisted for a site visit by the designated BPCL Committee. The shortlisted bidders will be informed through the contact details provided in their application, and it shall be the sole responsibility of the bidder to ensure their presence during the visit by the committee. They shall also ensure that the property is accessible, and all necessary arrangements are made for the committee members to conduct a site inspection.

The BPCL Site Selection Committee shall evaluate the property to determine whether the details submitted by the bidder are in compliance with BPCL's mandatory criteria, and to assess the overall suitability of the property for use as BPCL staff quarters.

The criteria outlined in the table below is to be filled by BPCL only. The bidder should not fill this table.

SITE SELECTION COMMITTEE EVALUATION FORMAT (2 BHK FLAT)					
	Date of site visit				
	Flat No.				
	Owner/Authorized representative of the flat				
	Address of the flat				
A.	Verification of Mandatory criteria				
Sl No	Particulars	Our requirement	Yes	No	Remarks
1	Is the location of the flat offered by the bidder as per the requirement?	As per advertised location			

2	Is the carpet area of the flat offered for the leave & License as per the requirement of 2 BHK flat?	2 BHK flat having minimum 650 sq ft carpet area			
3	No. of dedicated car parking space within the same premises / building in which flat is being offered	Minimum 1 No. per flat (Covered/Open)			
4	Type of property	Residential			
5	Is there separate electricity meter for the flat?	To be available			
6	No. of Toilets/ Washrooms: Washroom shall mean dry area (Water closet) plus wet area (Shower area).	Min. 02 Nos. toilets per flat: Minimum one attached toilet per flat			
7	Is kitchen available?	To be available			
8	Bedroom 1 size	Area not less than 110 sq ft			
9	Bedroom 2 size	Area not less than 100 sq ft			
10	Is the hall/living including dining area available?	Area not less than 150 sq ft			
11	Floor tiling in hall/drawing room and bedrooms	Vitrified/Marble/Granite/Wooden finish			
12	Is there proper motorable approach road accessible by motor vehicle available?	To be available			
13	Is the lift available for the building in which flat is located?	For premises offered on the 1st floor & above			
14	Is water supply facility available?	Water being provided by Municipality, Borewell or others			
15	Is the drainage/sewerage facility available?	To be available			
16	Is the flat ready to occupy within one month of issue of Letter of Award?	Requirement ready/Declaration provided			
17	Is the offered property located adjacent to crematoriums, burial grounds?	Not to be located			
18	Is it located within a gated residential community/complex with security personnel.	Required			

B.	Verification of other Criteria				
1	The building and the flat being offered is in good condition i.e., well maintained.				
2	Are the following facilities viz., Hospitals, Banks, Schools/colleges, railway station, Airport, transport/Bus stop, Market, Banks available near the offered flat?				
3.	Building has recreation places such as club or gym or kids play area or jogging/walking track				
4	Overall suitability of the flat for residential flats to BPCL				
	Remarks if any				
Signature of committee members:					
1)					
2)					
3)					
Note: The decision of the Site Selection Committee, based on verification of the mandatory requirements and other criteria, shall be final and binding.					

SITE SELECTION COMMITTEE EVALUATION FORMAT (1 BHK FLAT)

	Date of site visit				
	Flat No.				
	Owner/Authorized representative of the flat				
	Address of the flat				
A.	Verification of Mandatory criteria				
Sl No.	Particulars	Our requirement	Yes	No	Remarks
1	Is the location of the flat offered by the bidder as per the requirement?	As per advertised location			
2	Is the carpet area of the flat offered for the leave & License as per the requirement of 2 BHK flat?	1 BHK flat having minimum 425 sq ft carpet area			
3	No. of dedicated car parking space within the same premises / building in which flat is being offered	Minimum 1 No. per flat (Covered/Open)			
4	Type of property	Residential			
5	Is there separate electricity meter for the flat?	To be available			
6	No. of Toilets/ Washrooms: Washroom shall mean dry area (Water closet) plus wet area (Shower area).	Minimum one attached toilet per flat			
7	Is kitchen available?	To be available			
8	Bedroom size	Area not less than 100 sq ft			
9	Is the hall/living including dining area available?	Area not less than 140 sq ft			
10	Floor tiling in hall/drawing room and bedrooms	Vitrified/Marble/Granite/Wooden finish			
11	Is there proper motorable approach road accessible by motor vehicle available?	To be available			
12	Is the lift available for the building in which flat is located?	For premises offered on the 1st floor & above			
13	Is water supply facility available?	Water being provided by Municipality, Borewell or others			
14	Is the drainage/sewerage facility available?	To be available			

15	Is the flat ready to occupy within one month of issue of Letter of Award?	Requirement ready/Declaration provided			
16	Is the offered property located adjacent to crematoriums, burial grounds?	Not to be located			
17	Is it located within a gated residential community/complex with security personnel.	Required			
B.	Verification of other Criteria				
1	The building and the flat being offered is in good condition i.e., well maintained.				
2	Are the following facilities viz., Hospitals, Banks, Schools/colleges, railway station, Airport, transport/Bus stop, Market, Banks available near the offered flat?				
3.	Building has recreation places such as club or gym or kids play area or jogging/walking path				
4	Overall suitability of the flat for residential flats to BPCL				
	Remarks if any				
	Signature of committee members:				
1)					
2)					
3)					
Note: The decision of the Site Selection Committee, based on verification of the mandatory requirements and other criteria, shall be final and binding.					

C. Legal Vetting

a) The BPCL/ Site Selection committee may also call for any additional details/documents from the bidder, if required and the same shall be made available to BPCL within 7 days of intimation to the bidder. In case bidder fails to submit the requisite documents, the bidder shall be technically disqualified.

b) After the bidders qualify in Site Visit evaluation, property title verification will be carried out by our legal team based on the documents submitted. Based on the overall evaluation including title verification, technically qualified bids will be shortlisted for price bid opening.

8. PRICE BID EVALUATION (BID-WISE FOR 1 BHK & 2 BHK SEPERATELY):

Based on the technical evaluation, the properties will be shortlisted for Price Bid evaluation. Thereafter, the envelope containing Price bids of the technically qualified bids would be opened.

Price Bid evaluation shall be carried out at the bid level in accordance with the Price bid evaluation methodology specified below. Only those flats that qualified in the Technical Evaluation per bid shall be considered for Price Bid evaluation. Flats rejected during Technical Evaluation in the said bid shall be excluded from the Price Bid evaluation, and the prices quoted for such flats, wherever applicable, shall not be considered for evaluation.

For e.g. Suppose a bidder submits a bid for 5 flats:

Flat	Technical evaluation	Price Bid evaluation
Flat 1	Qualified	Considered
Flat 2	Qualified	Considered
Flat 3	Rejected	Not considered
Flat 4	Qualified	Considered
Flat 5	Rejected	Not considered

In this case, only the prices quoted for Flats 1, 2, and 4 will be considered. The prices quoted for Flats 3 and 5 will be excluded.

The bidders should quote their offer considering all items mentioned therein in the Application Form. **The monthly rental should be expressed both in figures and in words, where discrepancy exists between the two, the monthly rental expressed in words will prevail.**

Evaluation Methodology:

- **Calculation of Total Net Cash Outflow:** For all opened price bids, the Total Net Cash Outflow for a period of 5 (five) years shall be computed individually for each bid by aggregating the net cash outflow of all flats quoted by the respective bidder, including the incremental increase (if any) as quoted in the bid.
- **Derivation of Average monthly Outflow per Flat for 5 years:** The average net cash outflow per flat for each bidder shall be computed using the formula:

$$\text{Average Net Outflow per flat per month} = \frac{\text{Total Net Cash Outflow}}{\text{Number of flats quoted by the bidder} \times 60}$$

- **Ranking of Bidders:**

Bidders shall be ranked in ascending order based on their **average net outflow per flat per month**. The bidder with the lowest average cash outflow per flat shall be declared as Lowest bidder (L1). The next lowest as L2, and so on, until all bidders are ranked (L3, L4, ..., Ln).

“The selection of properties shall be solely at the discretion of Bharat Petroleum Corporation Limited (BPCL), which reserves the absolute right to accept or reject any property, in whole or in part, based on location, suitability, and overall techno-commercial evaluation, without assigning any reason whatsoever.

Further, BPCL reserves the right to conduct negotiations with all technically qualified bidders. The final qualification and/or selection of bidders shall be determined based on the outcome of such negotiations, and BPCL’s decision in this regard shall be final and binding.”

9. GENERAL TERMS AND CONDITIONS:

- I. The bidders should study the tender documents carefully and understand the conditions, specifications etc. before quoting. If there are any doubts, he/she should obtain clarification, but this shall not be a justification for late submission of offer. The offer should be strictly in accordance with the criterion, terms & condition, Specifications etc.
- II. The offer should be submitted in the prescribed schedule format as detailed in this document.
- III. The applicant should offer **1 BHK flats and 2 BHK flats in separate bids** while placing bid.
- IV. **Bidders may submit a bid for any number of flats located in different complexes/societies/gated communities but within the advertised location specified in the tender. However, separate bids shall be submitted for 1 BHK flats and 2 BHK flats.**
- V. All entries in the Technical bid and Price bid documents should be in ink/typed. Corrections/Overwriting, if any, made while filling the offer, must be countersigned by the bidder. The bidder should ensure that there are no illegible or undecipherable figures to indicate their bid. All such bids may be disqualified on this ground alone.
- VI. Every page of the Tender enquiry document shall be signed by the Bidder or his authorized signatory at the end of last entry thereon.
- VII. The quoted rates shall be valid for a period of at least **six months** from the opening of price bid. No upward revision of rates will be accepted after opening of the offer.
- VIII. Offer containing additional/counter conditions are liable to be rejected. Incomplete offers, conditional offers, offers received late or offers not conforming to the Terms and Conditions prescribed in the documents will be rejected.
- IX. BPCL reserves the right to reject any or all offers without assigning any reason whatsoever and / or to carry out negotiations with the bidders in the manner considered suitable by BPCL.
- X. Bidder shall represent and assure BPCL that they are the sole and absolute owners of all the right, title and interest in the offered property and no person has any claim title or interest in the offered property.

- XI. The Bidder shall confirm that all the statements made by them and documents enclosed are true to the best of their knowledge.
- XII. If the offer is accepted, BPCL shall investigate of the title in respect of the premises.
- XIII. The bidder who will be selected finally, shall have to jointly execute a leave & License agreement of the offered Property covering all terms & conditions as per BPCL format. The leave & License shall be for period of 5 years.
- XIV. Post execution of leave & License agreement rental & security deposit shall be paid to the Bidder.
- XV. Lease rental payments shall be made on a monthly basis, with the rent for any given month payable on the 7th day of the same month. TDS shall be deducted on the monthly rental as per the prevalent Income Tax Rules.
- XVI. The GST shall be paid by BPCL under Reverse charge Mechanism on submission of GST invoices.
- XVII. All the legal formalities to be complied by the respective bidders shall be completed as early as possible.
- XVIII. Leave and license agreement of the flats will be given on finalization of the deal and has to be executed immediately after following due procedure as per BPCL standard agreement.
- XIX. The bid must include the bidder's complete address, mobile/cell number and email ID (if applicable) to communicate with the bidder.
- XX. The bidder, irrespective of its participation in the bidding process, shall treat the details of the documents as privileged, secret and confidential.
- XXI. No employment or any other preference will be given to the landlords or their dependence relatives or any other person claiming as affected person.
- XXII. If a bidder is not found to possess the required eligibility for participating in the bidding process at any point in time, the Company reserves the right to reject his offer even after opening of Technical and Price bid of the proposal. The Company is not bound to assign any reason for doing so.
- XXIII. In the event of the specified date for submission of bids being declared a holiday for the Company/Maharashtra state holiday/Central Holiday, the bids will be received up to the appointed time on the next working day.
- XXIV. Any bid received after the deadline for submission of bids will be rejected. No bids shall be returned to the bidder after submission.
- XXV. The Company reserves the right to accept or reject any bid or to cancel the bidding process and reject all the bids at any time prior to award of the contract, without incurring any liability to the affected bidder (s) or any obligation to inform the affected bidder or bidders of the grounds for the Company's action.
- XXVI. BPCL reserves the right to modify, extend timelines or terminate the tender enquiry at any time.
- XXVII. BPCL at any stage reserves the right to reduce the number of flats to be taken on leave & License at its discretion without assigning any reasons thereof.
- XXVIII. The bidder shall possess all statutory approvals/clearance such as Municipal, local clearances, etc., if any, required for functioning of residential building in the premises.
- XXIX. The bidder shall bear all costs associated with the preparation and submission of the bid, and the Company will

in no case be responsible or liable for these costs, regardless of the conduct or outcome of the bidding process.

XXX. All the bid documents shall be signed and sealed (as applicable) by the bidder.

XXXI. The decision of the Company shall be final and binding on the bidder.

XXXII. In case if any of the documents like title deed, building permission, approvals are in vernacular, then duly approved English translation of the documents to be submitted along with the documents.

XXXIII. BPCL shall, upon expiry or termination of the lease period, peacefully vacate and hand over the said flats along with all fittings and fixtures to the Bidder in the same working condition as at the commencement of the leave & License, subject to normal wear and tear and depreciation arising from regular use over the lease tenure.

XXXIV. Stamp duty & Registration charges including miscellaneous expenses towards registration of leave & License Agreement will be borne by BPCL.

10. ARBITRATION CLAUSE

I. Any dispute or difference whatsoever arising out of or in connection with this Agreement including any question regarding its existence, validity, construction, interpretation, application, meaning, scope, operation or effect of this contract or termination thereof shall be referred to and finally resolved through arbitration as per the procedure mentioned hereinbelow:

II. The dispute or difference shall, in any event, be referred only to a Sole Arbitrator.

III. The appointment and arbitration proceedings shall be conducted in accordance with SCOPE Forum of Arbitration Rules for the time being in force or as amended from time to time.

IV. The Seat of arbitration shall be at Mumbai.

V. The proceedings shall be conducted in English language

VI. The cost of the proceedings shall be equally borne by the parties, unless otherwise directed by the Sole Arbitrator.

Part A: Technical bid
Annexure I: COVER PAGE OF APPLICATION

To
Head (HRS), West
Bharat Petroleum Corporation Ltd.
Sector 02 Plot no. 6 Kharghar
Navi Mumbai 410210

SUB: Application For Taking 130 Nos Of 2 Bhk Residential Flats For Bharat Petroleum Corporation Ltd On Leave & License Basis For 5 Years At Mumbai & Navi Mumbai

OR

SUB: Application For Taking 20 Nos Of 1 Bhk Residential Flats For Bharat Petroleum Corporation Ltd On Leave & License Basis For 5 Years At Mumbai & Navi Mumbai

(Select subject as per the configuration of flat offered i.e. 1 or 2 BHK)

I/We have carefully examined the details, BPCL's requirements and terms and conditions relating to taking residential apartments/flats on "Leave and license basis" in Mumbai & Navi Mumbai and having acquired the requisite information relating thereto as affecting the proposal, we hereby offer ____ No. of flats in total.

1. That the flat and the land on which the same is constructed has clear marketable title and the same is free from all encumbrances, charges, court cases, litigation and is free from any kind of dispute of any nature.
2. I/We agree that our offer will remain valid for acceptance by the Company for 6 months from the date of opening of price bid of the Tender and this period of validity can be extended for such period as may be mutually agreed in writing.
3. Should this bid be accepted, I/we hereby agree to abide by and fulfill all the Terms and Conditions of the tender.
4. The bid is submitted in two parts in separate sealed envelopes. Part-A contains duly filled tender form and Part-B contains only the price bid in the tender format.
5. The clauses of the Tender have been understood and there is no objection with any clause of the Tender Document.

The application is made by me/ us on behalf of in the capacity of duly authorized to submit the same.

I / We hereby affirm and declare that the above furnished information is true to the best of my/our knowledge and belief.

We understand that Bharat Petroleum Corporation Ltd. reserves the right to reject any/ all or accept any applications without assigning any reasons whatsoever.

Place:

Signature of the Proprietor/ Partner/Authorized representative

Date:

Seal of the Firm (as applicable)

Annexure II: Details of the property

Following Details to be submitted separately for each flat offered.

Sl. No.	Description	Bidder's comments	
A	Name of the Owner(s)/Partners/Organization in whose property(s) is registered: Individual/Firm/ Organization etc.		
B	Name and Contact details of Power of attorney holder if applicable.	Name: Mobile No.: E-mail ID:	
C	Postal address (with Pin Code) of the Owner		
E	Name of the contact person of the Owner and contact No.(s).		
	Mobile No.:		
	Land line No.:		
	E-mail ID:		
F	PAN of the owner		
H	GST of the owner (as applicable)		
I	Complete address of the flat being offered along with Flat no/door no, plot number, survey number, Ward No. boundaries etc.:		
k	Distances of the facilities from the property being offered	Name/detail of the facility	Distance from the premises in KMs
	Nearest Main Road		
	Nearest Railway Station		
	Nearest Bus Stop		
	Nearest Bank		
	Nearest Hospital		

	Nearest marketplace		
	Nearest School/College		
	Nearest Locality (Major landmark)		
1	Utility details:		
	Source of water supply to the property being offered for lease (whether water being provided by municipality, Borewell or others)		

Annexure III: MANDATORY CRITERIA FOR 2 BHK FLAT

The bidder shall fill the below details for each flat separately for a particular bid and enclose the same together in each bid.

Please Note: Bidder shall submit the form separately for each flat

	Flat No.			
	Building/Apartment name			
	Address of the flat			
	Facilities required in the offered premises	Our requirement (Mandatory)	Your offer /comments	
A	Individual Carpet area of each flat being offered	2 BHK flat having minimum 650sq ft carpet area.	Flat No.	Carpet Area (sq ft) of the flat
B	No. of dedicated car parking space within the same premises / building in which property is being offered	Minimum 1 No. per flat	Covered Nos. or Open Nos.	
C	Period of lease being offered	Minimum 5 years	Yes/No	
D	Type of property	Residential	Yes/No	
E	Location	As per advertised locations	Yes/No	
Following details are to be provided for each flat being offered:				
F	Electricity	Separate domestic Electricity meter for each flat	Yes/No	
G	No. of Washrooms: Washroom shall mean dry area (Water closet) plus wet area (Shower area).	02 Nos. washroom for each flat: Minimum one attached washroom per flat	Details:	Available/ Not available (Y/N)
			Attached washroom 1	
			Washroom 2	
	Washroom facilities*	Minimum facilities required	Washroom 1 (Yes/No)	Washroom 2 (Yes/No)
		European WC (Min. 1 No. per flat)		

H		Health faucet		
		Towel rod		
		Shower with option of hot and cold water		
		Geyser (storage / Instant)		
		Exhaust fan		
		Wash basin		
		Mirror		
		Dado in washroom shall be minimum 7 feet height		
		Tiled flooring		
I	Kitchen	Required	Yes/No	
J	Kitchen facilities*	Minimum facilities required	Available/Not available	
		Granite or equivalent kitchen top		
		16A socket – 2 Nos.		
		5A/6A – 2 Nos.		
		Exhaust fan or Chimney system		
		1 light point		
K	Bedroom size	Bedroom 1 size – L x B approx. (10 x 11) sq ft – Area not less than 110 sq ft Bedroom 2 size – L x B approx. (10 x 10) sq ft - Area not less than 100 sq ft	Bedroom sizes in sq ft (L – Length; B- Breadth)	
			Bedroom 1 (LxB)	Bedroom 2 (LxB)
L	Bedroom facilities*	Each bedroom shall consist of the following (Minimum facilities required in each of the bedrooms):	Bedroom 1 (Available / Not available)	Bedroom 2 (Available / Not available)
		2 light points		
		1 fan		
		16A switch and socket for Air conditioner		
		5A/6A socket – 2 Nos.		
		Wardrobe with shelf & shutter -1 No.		
M	Hall /living including dining area	Area not less than 150 sq ft	Area..... sq ft	

N	Hall /living area facilities*	Minimum facilities required	(Available / Not available)	
		2 light points		
		1 fan		
		16A switch and socket for AC		
		6A socket – 5 Nos.		
		6A socket for TV– 1 No.		
O	Floor tiling in hall/drawing room and bedrooms	Vitrified/Marble/Granite/Vi nyl/wooden	Room	Flooring type
			Hall	
			Bedroom 1	
			Bedroom 2	
Q	Motorable Approach Road to the premises entrance	Required	Yes/No	
R	No. of lifts available in the premises	Min One number	Yes/No	
S	Water supply facility	Required	Yes/No	
T	Drainage/ Sewerage facility	Required	Yes/No	
U	Status for occupation	Ready	Yes/No	
V	Status of the construction	Ready built	Yes/No	
W	State of flat*	Clean & Freshly painted	Yes/No	
X	The offered flat is not adjacent to crematoriums, burial grounds	Complied	Yes/No	
Y	Is it located within a gated residential community/complex with security personnel.	Required	Yes/No	

* These facilities mentioned under item Nos. H, J, L N & W of the above table must be provided by the successful bidder. If any of these requirements are not available and the bidder is willing to provide the requirements listed in the above table within one month of issue of letter of award (LoA) from BPCL, they shall submit a declaration format enclosed as **Annexure V** along with the Technical bid. In such cases, BPCL will consider the property for further evaluation.

BPCL reserves the right to accept or reject any offer without assigning any reason whatsoever.

Date:

Signature of the bidder

Seal/Rubber Stamp (as applicable)

Annexure III: MANDATORY CRITERIA FOR 1 BHK FLAT

The bidder shall fill the below details for each flat separately for a particular bid and enclose the same together in each bid.

Please Note: Bidder shall submit the form separately for each flat

	Flat No.			
	Building/Apartment name			
	Address of the flat			
	Facilities required in the offered premises	Our requirement (Mandatory)	Your offer /comments	
A	Individual Carpet area of each flat being offered	1 BHK flat having minimum 425 sq ft carpet area.	Flat No.	Carpet Area (sq ft) of the flat
B	No. of dedicated car parking space within the same premises / building in which property is being offered	Minimum 1 No. per flat	Covered Nos. or Open Nos.	
C	Period of lease being offered	Minimum 5 years	Yes/No	
D	Type of property	Residential	Yes/No	
E	Location	As per advertised locations	Yes/No	
Following details are to be provided for each flat being offered:				
F	Electricity	Separate domestic Electricity meter for each flat	Yes/No	
G	No. of Washrooms: Washroom shall mean dry area (Water closet) plus wet area (Shower area).	Minimum one washroom per flat	Details:	Available/ Not available (Y/N)
			Washroom	
	Washroom facilities*	Minimum facilities required	Washroom (Yes/No)	

H		European WC (Min. 1 No. per flat)		
		Health faucet		
		Towel rod		
		Shower with option of hot and cold water		
		Geyser (storage / Instant)		
		Exhaust fan		
		Wash basin		
		Mirror		
		Dado in washroom shall be minimum 7 feet height		
		Tiled flooring		
I	Kitchen	Required	Yes/No	
J	Kitchen facilities*	Minimum facilities required	Available/Not available	
		Granite or equivalent kitchen top		
		16A socket – 2 Nos.		
		5A/6A – 2 Nos.		
		Exhaust fan or Chimney system		
		1 light point		
K	Bedroom size	Bedroom 1 size –Area not less than 100 sq ft	Bedroom sizes in sq ft (L – Length; B- Breadth)	
			Bedroom size (LxB)	
L	Bedroom facilities*	Each bedroom shall consist of the following (Minimum facilities required in each of the bedrooms):	Bedroom (Available/ Not available)	
		2 light points		
		1 fan		
		16A switch and socket for Air conditioner		
		5A/6A socket – 2 Nos.		
		Wardrobe with shelf & shutter -1 No.		
M	Hall /living including dining area	Area not less than 140 sq ft		

N	Hall /living area facilities*	Minimum facilities required	(Available / Not available)	
		2 light points		
		1 fan		
		16A switch and socket for AC		
		6A socket – 5 Nos.		
		6A socket for TV– 1 No.		
O	Floor tiling in hall/drawing room and bedrooms	Vitrified/Marble/Granite/Vinyl/wooden	Room	Flooring type
			Hall	
			Bedroom	
Q	Motorable Approach Road to the premises entrance	Required	Yes/No	
R	No. of lifts available in the premises	Min One number	Yes/No	
S	Water supply facility	Required	Yes/No	
T	Drainage/ Sewerage facility	Required	Yes/No	
U	Status for occupation	Ready	Yes/No	
V	Status of the construction	Ready built	Yes/No	
W	State of flat*	Clean & freshly painted	Yes/No	
X	The offered flat is not adjacent to crematoriums, burial grounds	Complied	Yes/No	
Y	Is it located within a gated residential community/complex with security personnel.	Required	Yes/No	

* These facilities mentioned under item Nos. H, J, L N & W of the above table must be provided by the successful bidder. If any of these requirements are not available and the bidder is willing to provide the requirements listed in the above table within one month of issue of letter of award (LoA) from BPCL, they shall submit a declaration format enclosed as **Annexure V** along with the Technical bid. In such cases, BPCL will consider the property for further evaluation.

BPCL reserves the right to accept or reject any offer without assigning any reason whatsoever.

Date:

Signature of the bidder

Seal/Rubber Stamp (as applicable)

Annexure IV:

a. LIST OF MANDATORY DOCUMENTS TO BE ENCLOSED ALONG WITH THE APPLICATION FORM

Please tick (√) in the appropriate square below as applicable: Yes / No

- | | | |
|---|--------------------------|--------------------------|
| i. Current color photographs of premises & offered building and flats | ☐ | ☐ |
| ii. Layout drawing of flats with marking dimension | ☐ | ☐ |
| iii. Photocopy of the Sale deed/Partition deed/Gift deed/ Agreement to sale or any other document (front and back side) by which the owner has purchased the property. | ☐ | ☐ |
| iv. Municipal tax paid receipt for financial year 2025-26/ latest | ☐ | ☐ |
| v. Occupancy Certificate/Provisional Occupation Certificate /Municipal Holding No. | ☐ | ☐ |
| vi. A copy of Board Resolution/Power of Attorney in case of Company and Power of Attorney & Partnership deed in case of Partnership valid as on bid submission date as per tender enquiry | ☐ | ☐ |
| vii. Self-attested PAN card of all the owner(s) | ☐ | ☐ |
| viii. Electricity bill in the name of the owner | ☐ | ☐ |
| ix. Power of attorney if applicable | ☐ | ☐ |

(Please note that all vernacular documents mentioned above to be translated in English and all the documents should be in the name of Owner as applicable).

b. LIST OF DOCUMENTS FOR LEGAL VERIFICATION AFTER SHORTLISTING BY SITE SELECTION COMMITTEE

Once the property is shortlisted by the Site Selection Committee for further evaluation, following documents shall be submitted within 7 days from the date of communication.

- i. Nil Encumbrance certificate for the last 12 years.
- ii. NOC from bank/financial institution to lease the property for 5 years if the property is mortgaged. (considering S 65 A of TP Act)
- iii. Title search receipt of 12 years. Title opinion provided by the Advocate following a 12-year due-diligence search
- iv. Mutation document in the name of the bidder if applicable

In the absence of these documents, the bids will not be evaluated further, and their price bids shall not be considered.

Annexure V

DECLARATION BY THE BIDDER FOR FACILITIES

To be printed on Non-Judicial Stamp paper (Rs. 500 as applicable in the State of Maharashtra)

Self-declaration

I, _____ (full name), age in years, resident of _____, residing presently at _____ (individual's complete address), do hereby declare that the information & documents submitted in bidding process is true & correct to the best of my knowledge and belief and nothing has been concealed therein.

I am well aware of the fact that if the information given by me is proved false / not true at any point of time, my bid will be cancelled, and I will be liable to legal actions as per applicable laws.

I, hereby declare/confirm that, will provide all the facilities mentioned in mandatory criteria **Annexure III** table item Nos. H, J, L N & W at my offered property if my property gets selected and the same shall be completed within one month from the date of award.

Date:

Place:

Signature of the Bidder/authorized signatory

Annexure VI

SPECIAL POWER OF ATTORNEY

THIS SPECIAL POWER OF ATTORNEY is executed on this ____ day of _____, 20____ at _____, Maharashtra.

BY

We, the undersigned owners/co-owners of the premises more particularly described hereunder (hereinafter collectively referred to as the “Executants/Owners”):

1. Mr./Ms. _____,
Age: ____ years,
Residing at _____
 2. Mr./Ms. _____,
Age: ____ years,
Residing at _____
- (Additional owners may be added as required)

IN FAVOUR OF

Mr./Ms. _____,
Age: ____ years,
Residing at _____,
(hereinafter referred to as the “Attorney/Authorized Representative”).

WHEREAS

A. The Executants are the lawful owners/co-owners of Flats situated at _____ along with all appurtenant rights therein (hereinafter referred to as the “Said Premises”). Details of each executant & flat details given below:-

- I. Executant no. 1: Mr. _____ & Mrs. _____ owner of flat no. ____ building name _____ carpet area of flat _____ sq.ft situated at _____.
- II. Executant no.2 : Mr. _____ & Mrs. _____ owner of flat no. ____ building name _____ carpet area of flat _____ sqft situated at _____. (more Executant can be added)

B. Bharat Petroleum Corporation Limited (BPCL) has invited tenders/bids for taking premises on leave and license basis for residential/official purposes for period of 5 years.

C. The Executants are desirous of participating in the tender process floated by BPCL and are unable to personally attend and coordinate all activities relating thereto.

D. The Executants have therefore mutually agreed to appoint Mr./Ms. _____ as their lawful Attorney and Authorized Representative for the limited purposes stated herein.

NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

The Executants hereby jointly nominate, appoint and authorize the said Attorney to act for and on behalf of all the Executants in connection with the BPCL tender process relating to the Said Premises and to do the following acts, deeds and things:

1. To participate in the tender/bidding process initiated by BPCL for the Said Premises.
2. To submit tender forms, technical bids, price bids, undertakings, declarations, correspondence and all other documents as may be required by BPCL.
3. To represent the Executants before BPCL and its officers/representatives in all meetings, discussions, negotiations and communications relating to the tender process. The Executants hereby irrevocably agree that all bids, revised bids, commercial offers, negotiations, representations, commitments and communications made by the Attorney with BPCL shall be deemed to have been made with the full consent and authority of all the Executants and shall be final and binding upon them jointly and severally.
4. To attend site inspections, joint visits, surveys and verification processes pertaining to the Said Premises and provide additional clarification if any pertaining to the offered premises.
5. To submit, receive, collect and furnish title documents, property documents, approvals, tax receipts, society documents, sanctioned plans, occupation certificate, title clearance papers and any other information/document as may be required by BPCL.
6. To coordinate with advocates, solicitors, architects, chartered engineers, society representatives and government authorities in connection with title verification and tender formalities.
7. To participate in price negotiations and commercial discussions with BPCL on behalf of the Executants, strictly in consultation with and subject to confirmation by the Executants.
8. To clarify queries, provide explanations, sign correspondence and acknowledge communications issued by BPCL relating to the tender process.
9. To do all incidental and ancillary acts necessary for effective participation in the BPCL tender process.
10. Any communication issued by BPCL to the Attorney shall be deemed to have been duly communicated to all the Executants and BPCL shall not be separately required to communicate with each individual owner during the tender process.
11. All acts lawfully done by the Attorney pursuant to this Power of Attorney shall be binding upon the Executants jointly and severally.
12. This Power of Attorney shall remain valid until completion of the tender process until execution of Leave & License agreement.

13. The Executants hereby expressly agree and confirm that all acts, deeds, submissions, representations, communications, negotiations, clarifications, price bids, revised offers and decisions made or undertaken by the said Attorney in connection with the BPCL tender process shall be final and binding upon all the Executants jointly and severally. The Executants further agree that the same shall not be disputed, challenged or questioned by any of the Executants at any stage thereafter.

14. The Executants hereby confirm that the authority granted to the Attorney shall remain valid and binding for the entire tender process and no Executant shall deny or dispute the authority of the Attorney before BPCL unless prior written revocation is acknowledged by BPCL.

15. Any revocation of this Power of Attorney shall be communicated in writing to BPCL and shall not affect acts already undertaken prior to receipt of such revocation.

16. The Executants hereby undertake to ratify and confirm all lawful acts undertaken by the Attorney within the authority granted herein.

17. In the event any information, representation or document submitted by the Attorney and/or Executants is found to be false, misleading or incorrect, BPCL shall have absolute right to reject/cancel the bid without any liability whatsoever.

18. BPCL shall not be responsible or liable for any inter-se disputes, claims, disagreements or arrangements between the Executants and the Attorney and/or amongst the Executants themselves.

RESTRICTION OF POWERS

1. The Attorney shall not have authority to execute any sale deed, conveyance, transfer deed, lease deed, leave and license agreement or create any third-party rights in respect of the Said Premises.

2. It is expressly clarified that the final Leave and License Agreement, if awarded by BPCL, shall be executed directly between BPCL and the respective flat owners/executants or their authorized representative and license fee/rent shall be directly given in the executant's accounts only.

3. The Attorney shall act only as a coordinating and authorized representative for the limited purpose of participation in the tender process.

This Power of Attorney shall be governed by the laws applicable in the State of Maharashtra.

IN WITNESS WHEREOF, the Executants have executed this Special Power of Attorney on the day and year first hereinabove written.

EXECUTANTS / OWNERS

1. Signature: _____
Name: _____

2. Signature: _____
Name: _____

(Add additional signatures as required)

ATTORNEY / AUTHORIZED REPRESENTATIVE

Signature: _____

Name: _____

WITNESSES

1. Signature: _____

Name: _____

Address: _____

PART B: Price bid

Note: Price bid form for 1 BHK or 2 BHK flat to be submitted separately

Sr No.	Flat No./Name of the Flat (Example: 401, 408, etc.,)	Name & address of the residential premises/complex/society including Flat No.	Monthly rental per flat (Rs.) (in Figures & in words)	Year on year Rent escalation in Percentage (%), applicable from 2 nd year
1.				2 nd year..... % over 1 st year rent 3 rd year.....% over 2 nd year rent 4 th year.....% over 3 rd year rent 5 th year.....% over 4 th year rent
2.				2 nd year..... % over 1 st year rent 3 rd year.....% over 2 nd year rent 4 th year.....% over 3 rd year rent 5 th year.....% over 4 th year rent
3.				2 nd year..... % over 1 st year rent 3 rd year.....% over 2 nd year rent 4 th year.....% over 3 rd year rent 5 th year.....% over 4 th year rent

Bidder may continue to fill the data in similar format for more than 5 flats

Total Cash flow for all flats offered for a period of 5 years in Rs. Including escalation (in Figures & in words) :

The year-on-year rent escalation will be applied annually, commencing from the second year. For evaluation purposes, the bid value will be considered as the average monthly rental per flat as calculated using formula mentioned in point 6.IV in the main tender document.

Note:

- Rate quoted shall be excluding stamp duty and registration charges.
- Monthly rental to include: Society charges (All society outgoings including Charges for Lift operation round the clock, provision for common area electricity charges, provision for water supply, charges for firefighting system, if any including non-occupancy charges & municipal taxes, service tax, water charges contribution towards sinking funds, maintenance & upkeep charges, car parking charges if any, contribution towards common amenities and utilities fund.)
- Two month Security Deposit will be paid by BPCL which shall then be adjusted against rent of last two leave license month.

While quoting the above rates, the following conditions must be considered:

1. No counter condition would be accepted. If any counter condition is mentioned, your quote may be liable for rejection.
2. In case GST is applicable, it would be paid extra as per the existing rule on submission of invoices.
3. Electricity, water and gas charges, if any will be paid by BPCL, as per actual consumption. The owner should arrange for separate electricity meter for every flat.
4. TDS will be deducted on lease rental as per the prevalent Income Tax Rules..

Name & Address

Signature

Place & Date

Seal/Rubber stamp (as applicable)

