



**BANK NOTE PAPER MILL INDIA PRIVATE LIMITED**

(A Joint Venture of SPMCIL-A Govt. of India  
Enterprise and BRBNMPL-A subsidiary of Reserve  
Bank of India)  
Note Mudran Nagar, Mysore,  
Karnataka.  
Tele-0821-2401 111

**Hiring of Accommodation for Guest House (VOF) at  
Bangalore.**

**At Bangalore-** An individual/apartment fully furnished house in the vicinity of Mekhri Circle, Sadashivanagar, Hebbal , Sanjai Nagar, Sahakar Nagar, Ganga Nagar, Tata Nagar. The flat/house should have very spacious 4 BHK with 3BR's having attached toilet and one common toilet (Carpet area of each bed room should be minimum 120 Sqft and each toilet should be of minimum 40 sqft area) and big drawing, hall, kitchen and dining space/balcony etc. consisting of around 2000 Sqft.

For more details of the requirement visit our website [www.bnpmindia.com](http://www.bnpmindia.com).  
Amendment/corrigendum, if any, shall be displayed on website only.

The building owners or their authorized attorney may only apply giving all details on or before **10.05.2022**

**BANK NOTE PAPER MILL INDIA PRIVATE LIMITED**



**HIRING OF ACCOMMODATION FOR GUEST HOUSE AT BANGALORE.**

**Enquiry No: BNPM/OTE/Guest house/0035/2022-23, Dt: 19.04.2022.**

**ADMINISTRATIVE BUILDING  
BANK NOTE PAPER MILL INDIA PRIVATE LIMITED**

**Note Mudran Nagar,  
Mysore- 570003.**

Last date for submission of Enquiry : **1500 Hours on May 10, 2022**  
Opening of Bids: **1530 Hours on May 10 , 2022**



**Enquiry No: BNPM/OTE/Guest house/0035/2022-23 Dt: 19.04.2022**

Bank Note Paper Mill India Private Limited (BNPM) is a joint venture company between Bharatiya Reserve Bank Note Mudran Private Limited (A wholly owned subsidiary of Reserve Bank of India) and Security Printing and Minting Corporation of India Limited (100% owned by Government of India), incorporated for setting up & manufacturing of bank note papers at Bangalore.

**Sub: Invitation for Sealed quotation for Hiring residential Accommodation for Transit house/ Visiting officers flat at Bangalore.**

Bank Note Paper Mill India Private Limited invites sealed quotation for hiring residential accommodation for transit house/visiting officers flat at Bangalore. The details are as follows:

**Requirement:-**

**At Bangalore:**

An individual/apartment fully furnished house in the vicinity of Mekhri Circle, Sadashivanagar, Hebbel, Sanjai Nagar, Sahakar Nagar, Ganga Nagar, Tata Nagar. The flat/house should have very spacious 4 BHK with 3BR's having attached toilet and one common toilet (Carpet area of each bed room should be minimum 120 Sqft and each toilet should be of minimum 40 sqft area) and big drawing, hall, kitchen and dining space/balcony etc. consisting of around 2000 Sqft .

**The lease shall be for a period of 11 months initially and renewed up to three to five years and may be mutually extendable for any more years at the discretion of BNPM.**

**Tender Fee & EMD: NIL**

Quotations should be submitted in a sealed cover, to the offices of the BNPM, super subscribed "**Hiring Accommodation for transit house or visiting officers flats at Bangalore**" addressed to "**The General Manager**" at the below mentioned address, so as to reach us by 1500 Hrs on or before **May 10 , 2022**.

**Bank Note Paper Mill India Private Limited**

**Administrative Building,**

**Note Mudran Nagar, Paper Mill Compound,**

**Mysore- 570003.**



**TO BE SUBMITTED WITH PART - I**

**Tender for Hiring Accommodation for transit house or visiting officer's flats at Bangalore for BNPM**

**INSTRUCTIONS TO BIDDERS**

1. Sealed Offers are invited from interested owners for Hiring Accommodation for transit house or visiting officer's flats at Bangalore for BNPM. The details of requirements are enumerated in the succeeding paragraphs.
2. Tenderers are required to submit the bid in two parts and in the manner prescribed herein. All pages are to be signed with official seal of the tenderer.
3. Tender document consists of :  
Part - I  
    Vol-1 Information sheet  
    Vol-2 General Conditions of the contract (GCC)  
  
Part - II      Price part -Price bid
4. Bidders shall duly fill in all the information sought for in the aforesaid bid documents and endorse their signature with official seal in each page. The GCC are not negotiable and the bidders shall endorse unqualified acceptance of the same.
5. Vol - 1 and 2 of Part I are to be put in one envelop super scribing "Part-I Techno-Commercial".
6. Part - II is to be put in another envelop & sealed properly. Super scribing the same as "Price- Part II".
7. All the two envelops, thereafter, are to be duly sealed and put in a third envelop and duly sealed, superscribing "**Hiring Accommodation for transit house or visiting officers flats at Bangalore** " and submitted to the above mentioned address.
8. No overwriting is permissible. Corrections, if any, are to be duly authenticated.
9. TENDERS SUBMITTED WITH INCOMPLETE INFORMATION OR WITHOUT PROPER SIGNATURE & SEAL OR CONTAINING ILLEGIBLE FIGURES/DATA OR CONTAINING PRICE PART ARE LIABLE TO BE REJECTED.
10. Evaluation of Bids:  
The price bid shall be opened for those who qualified in the technical evaluation criteria as per marks awarded by the internal committee.
  - Unopened price bid of disqualified bidders shall be returned.
  - The technical marks of 210 shall be converted equivalent to 30% formula. **(Minimum eligible qualifying score for opening price bid is 150 out of 210) as decided by the internal committee. The bidder who does not get qualifying score of 150 will automatically get rejected.**

The tender shall be based on Quality-cum-Cost Based System (QCBS) with 30% weightage to the technical bid and 70% weightage to the price bid. BNPM shall evaluate the responses to the tender and all supporting documents/documentary



evidence. Inability to submit requisite supporting documents/documentary evidence, may lead to rejection.

**Formula for calculation:**

- T.S: (Technical Score): Total score of quality parameter in the scale of 0-210(Average of committee).....A  
Quality score converted to scale of 0-30=  $(A*30/210)$ ..... B
- F.S: (Financial Score): Quoted Price/ Carpet area Per Sqft..... C  
Cost score at scale of 0-70 Highest (H1) quoted effective price per Sqft.....D  
Price score to scale 0-70, E=  $70X (1-C/D)$
- **Composite Score (CS).....T.S+F.S =B+E=F**

The total score (CS), both technical and financial, shall be obtained by weighing the technical and cost scores and adding them up.

The combined technical and financial scores of all the qualified bidders will be calculated and the bidder who secures the highest combined score (HS) will be selected as the successful contractor.

Internal committee shall be formed by the competent authority of BNPM and the committee shall evaluate the bids and award their ratings etc. The decision of the committee shall be final. Nothing shall be entertained whatsoever.

**Quotation Opening:-**

The quotation shall be opened in the presence of the bidder/ their authorized representative, who wish to be present at the time of opening of bids on due date & Time.



TO BE SUBMITTED WITH PART - I

Part-I

**Tender for Hiring Accommodation for transit house or visiting officer's flats at  
Bangalore for BNPM**

Vol - 1

INFORMATION SHEET

INFORMATION SHEET		
Sl.	Information required	Information furnished by the Service Provider
1.	Name of the Owner / Agent / Licencee	
2.	Address of the owner with telephone no. Fax no. E-Mail no. etc of Owner / Agent / Licencee.	
3.	Ownership of the flat. No objection certificate from landlord/ Society / any other appropriate authority may be submitted if bid is acceptable.	
4.	Flat No, position ( 1 <sup>st</sup> . / 2 <sup>nd</sup> floor) , detailed address including Municipal Authority	
5.	Stand Alone Building / Housing Complex	
6.	Income Tax PAN	
7.	Adhaar No of the bidder	
8.	Annual Property Tax of the flat cleared upto which period	
9.	Submit duly approved plan of the flat / building.	
10.	GSTN No. if any	
11.	Attach a few photographs of the flat / building for necessary consideration	
12.	<b><u>Qualifying Criteria (**)</u></b>	Bidder to provide information in details



a.	Location - preferably in the vicinity of Mekhri Circle, Sadashivanagar, Hebbal , Sanjai Nagar, Sahakar Nagar, Ganga Nagar, Tata Nagar.	
b.	Bed rooms with attached toilets (3). Carpet area of each bed room should be minimum 120 sq ft and each attached toilet should be of minimum 40 sq ft area. Total:4 Bed room 4BHK: 3BR with attached toilet +one common toilet	
c.	The overall building / flat interiors shall have proper finishing & painting.	
d.	Drawing room (1 no)	
e.	Dining Area (1 no) (either combined with Drawing Room or separate)	
f.	Kitchen (1) with modular kitchen with adequate storage facility.	
g.	Furnished accommodation & conforming fixture & furniture as stated in the tender.	

**Note: Qualifying Criteria (\*\*) & other requirements / furniture /amenities etc. of transit house - will be assessed & cleared by BNPM Committee members**

**This sheet has to be filled up by the bidders in a separate sheet and to be submitted along with Part - 01 of the Tender along with copies of certificates/ documents in respect of all the aforesaid information.**

TO BE SUBMITTED WITH PART - I

Part - I

**Tender for Comprehensive Transit House Service to GRSE Ltd**

Vol - 2

**General Terms of Contract**

Payment: The payment to the concerned flat owner will be made on monthly basis through Electronic mode.

Other terms and conditions as per the Lease agreement mentioned in the tender. The details of requirements are enumerated below.

**A. Scope of Work includes:-**

1. The desired flat should be located in a suitable residential area which is preferably in the vicinity of Mekhri Circle, Sadashivanagar, Hebbal , Sanjai Nagar, Sahakar Nagar, Ganga Nagar, Tata Nagar.
2. The overall building / flat interiors shall have proper finishing & painting.
3. The flat/house, having Built Up area around 2000 sq ft, should contain :-
  - a) 04 bed rooms with 3 attached toilets and one common toilet. Carpet area of each bed room should be minimum 120 sq ft and each attached toilet should be of minimum 40 sq ft area.
  - b) 1 Drawing room having carpet area minimum 200 sq ft,
  - c) 1 Dining Area (either combined with Drawing Room or separate) having carpet area minimum 120 sq ft.
  - d) 1 Kitchen with carpet area minimum 70 sq ft with modular kitchen with adequate storage facility.
  - e) 1 separate room for cook cum attendant, either in the same flat or in the same building with common toilet & bathing facility is required.
4. Minimum requirement of furniture etc in each transit house :-
  - a) Each bed room should have double cot either wooden / steel frame with wood, with good quality mattress are required
  - b) There should be 1 LCD TV in each room
  - c) The floor of the room may be marble / tiles finished.
  - d) Curtains in all windows.
  - e) Split / Window AC – for all bed rooms of adequate capacity.
  - f) In event of partial electrical back up from the housing complex an inverter of suitable capacity for running of 01 fan & 01 light in each bedroom for 04 hours to be provided.
  - g) Ceiling fan – 01
  - h) Tube light /Night Lamp / Table lamps – 01 each or as appropriate.





5. The flats should be painted / varnished sufficiently lighted and ventilated.
6. Following minimum furniture are required in Drawing Room & Dining Room :-
  - a) Three Seater Sofa (wooden / leatherite) – 1 no
  - b) Single Seater Sofa (wooden / leatherite) – 2 nos
  - c) Centre Table with glass top – 1
  - d) Window or Split AC machine – Desirable.
  - e) Ceiling Fan – 01 / 02 as per requirement
  - f) Dining Table ( 8 seater ) with Chairs – 01 set
  - g) Curtains in all windows & doors
  - h) Carpet below the Centre Table
7. Following minimum fixture / facilities are required in each Toilet :-
  - a) WC with hand faucet - 1 No
  - b) Wash Basin with Mirror - 1 No
  - c) Geysers - 1 No
  - d) Exhaust Fan - 1 No
  - e) Light as per requirement
  - f) Towel Racks / Rods / hooks - do
  - g) Shower, Mixer - 1 no

**Quality Parameters: (For evaluation of bids)**

SI No	Quality parameters	Scale
	<b>House NO.</b>	
1	Type of Building (Old/ new building)	0-10
2	Carpet area –Minimum 2000 Sqft	0-10
3	Individual house/ standalone building/ house complex	0-10
4	Fully furnished house as per Annexure-A	0-20
5	No of bedrooms with attached toilet	0-10
6	Living /Hall	0-10
7	Bedroom (Carpet area of each bed room should be minimum 120 sqft)	0-10
8	Toilet ( each toilet should be of minimum 40 Sqft)	0-10
9	Kitchen	0-10
10	Dining(Either combined with drawing room or separate)	0-10
11	Inside Parking	0-10
12	Water connection (Bore well +Cauvery water)	0-10
13	Approach Road	0-10
14	Appearance of building or elevation/ the overall building/flat interiors shall have proper finishing	0-10
15	Power Connection	0-10
16	Power Backup	0-10
17	Servant Room with Toilet ( either in the same flat or in the same building with common toilet)	0-10
18	AC Connection with AC in bed rooms	0-10

19	Distance from Airport and main city	0-10
20	Flooring	0-10

**ANNEXURE-A**

Sl no	Description	Availability
1	Air Conditioner.	Yes/ No
2	LED TV/Smart TV.	Yes/ No
3	Refrigerator.	Yes/ No
4	Double beds	Yes/ No
5	Cupboard	Yes/ No
6	Sofa Set ( with centre table)	Yes/ No
7	Mattresses.	Yes/ No
8	Dressing Table & stool	Yes/ No
9	Geysers	Yes/ No
10	Curtains/ blinds	Yes/ No
11	Carpet.	Yes/ No
12	Wall clocks/ Table lamp/ painting/ wall hangings and other items of decorative.	Yes/ No
13	CCTV.	Yes/ No
14	Gas stove.	Yes/ No
15	Microwave oven	Yes/ No
16	Exhaust chimney	Yes/ No
17	WC with health faucet.	Yes/ No
18	Wash basin with mirror.	Yes/ No
19	Shower, Mixer.	Yes/ No
20	Towel rods/ hooks	Yes/ No

**Note:** Acceptance of offer/quotation is subject to internal committee decision.

**Any Other Information:-**

Signature

Name of the Owner:-

Place:

Date:



## MODEL LEASE AGREEMENT

This **AGREEMENT OF LEASE** is made on this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

### **BY AND BETWEEN**

Mr/Mrs. \_\_\_\_\_, S/D/W/o Mr. \_\_\_\_\_, aged about \_\_\_\_\_ years currently residing at \_\_\_\_\_ owner of Flat/House hereinafter called the "**LESSOR**" which expression, unless repugnant to the context, means and includes his/her heirs, successors, representatives in interest and assigns of the ONE part:

### **AND**

Bank Note Paper Mill India Private Limited, (A Joint Venture of SPMCIL – A Govt. of India Enterprise and BRBNMPL- A subsidiary of Reserve Bank of India) and registered under the companies Act, 1956, having its Registered and Corporate Office at Administration Building, Paper Mill Compound, Note Mudran Nagar, Mysuru 570 003, Karnataka, represented by its Authorised Officials hereinafter called "**LESSEE**", which expression, unless repugnant to the context, means and includes his successors, representatives in interest and assigns of the OTHER part:

Whereas the Lessor is the absolute owner in possession and enjoyment of the premises more fully described in the schedule, having right, title and interest thereon.

Whereas the Lessor has approached the Lessee for letting out premises for the purpose of occupation of lessee's authorised employee and his family only and the Lessor has agreed to demise to the Lessee the said premises on the following mutually agreed terms and conditions:-

It is now mutually agreed that:

### **01. COMMENCEMENT AND DURATION OF THE LEASE**

The lease period shall be commenced from \_\_\_\_\_ and shall be for a period of 11 calendar months initially and will stand automatically terminated on \_\_\_\_\_, unless renewed by the parties in writing as per the agreed terms as at clause (6) below.

### **02. PURPOSE OF LEASE**

The schedule premises shall be used only for Guest House of the company or any other company's authorized officials for residential purpose.

### **03. LEASE RENTALS AND OTHER OUTGOES**

(a) The Lessee shall pay a **monthly rent of Rs.** \_\_\_\_\_ (Rupees \_ \_ only), to Lessors, on or before the fifth day of the succeeding month and if the said day is a holiday on the next succeeding working day. The rent shall be paid directly to the Lessors **Savings Bank Account No.** \_\_\_\_\_, **IFSC Code** \_\_\_\_\_ **Bank**



**Address**\_\_\_\_\_ after deducting applicable Income Tax under intimation to the Lessor.

(b) The **LESSEE** shall pay electricity as billed to him by the authorities concerned.

(c) The Lessor, however, shall be liable to pay property tax, water and maintenance charges and such other statutory and other levies as may be applicable.

#### **04. SECURITY DEPOSIT**

The Lessee has already paid a refundable interest-free security deposit of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) to the Lessors, vide Cheque & Bank details \_\_\_\_\_ and the Lessor is liable to refund the said deposit, without any interest thereon and without any deduction on account of normal repair, repainting etc., to the Lessee, on surrendering the premises to the Lessor. The Lessee has paid the said Security Deposit on this day and the Lessor acknowledges the receipt of the same.

#### **05. TERMINATION**

- a) During the subsistence of this agreement, if the Lessee/Lessor wishes to terminate the agreement, a minimum of **two months' notice** of such intention to vacate shall be given to the lessor/ Lessee accordingly.
- b) In the event if the Lessee fails to pay the rent for three consecutive months, the Lessor shall issue a written notice to the Lessee to vacate the flat in a week and the Lessor shall deduct the overdue rent from the security deposit and pay the balance amount to the Lessee.
- c) In the event the Lessee fails to honour any of the covenants expressly agreed to herein, the Lessor shall have the right to terminate the tenancy and get the vacant possession of premises forthwith.

#### **06. RENEWAL**

The lease may be renewed for such further period as mutually agreed on or before the expiry of 11 months with an increase in basic rent @ \_\_\_\_\_% i.e., on Rs \_\_\_\_\_/- as mutually agreed and same may be confirmed in writing. The said lease may be extended up to 5 years or more as mutually agreed upon.

#### **07. PROHIBITION TO SUB LEASE**

The Lessee shall not sub-lease the subject premises to any other person/s.

#### **08. OTHER CONDITIONS**

- a) The Lessee shall not carry out any work or structural change which would jeopardize the soundness and safety of the property. He/she shall not carry out any material alteration to the property without the written consent of the Lessor.
- b) The Lessee shall strictly follow the rules, regulation and by laws adopted by the Association of the owner/occupants at all times.
- c) The Lessee shall permit the Lessors or their authorized representatives to enter upon the premises to inspect the conditions thereof at all reasonable times.



- d) The Lessee shall not indulge or permit any immoral and / or illegal activities in the schedule premises.
- e) The Lessee shall keep the interior of the demised premises in good order and condition and attend to minor civil, electric and water supply repairs such as electrical fuses, leakages of water taps, cisterns, geysers, blocking, breakups, shortages, replacement of electric bulbs, tube lights, etc.,
- f) The Lessee shall make over the vacant possession to the Lessor at the end of each lease period, in good conditions except normal wear and tear.

This Agreement is made on requisite stamp paper, signed by the parties, in set of two, original of which one is remaining with the Lessee and another with the Lessor.

**SCHEDULE OF PREMISES**

Premises located at \_\_\_\_\_, Bangalore  
comprising of \_\_\_\_\_

Area as mentioned in the Registered Sale Deed/ any other document, a copy of which is available with the lessee.

**IN WITNESS WHEREOF THE PARTIES** hereto have signed this deed on this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

**WITNESSES**

1. **LESSOR**

2. **LESSEE**



TO BE SUBMITTED AS PART -II

**FINANCIAL  
BID  
HIRING OF ACCOMDATION FOR GUEST HOUSE AT  
BANGALORE**

Full particulars of the legal owner of the premises:

- a) Name:
- b) Address (office & residence):
- c) Telephone & Mobile No:
- d) E-Mail ID:
- e) Telefax:
- f) Address of Property Offered:

S.No	Requirement	Offered carpet area in Sq ft	Offered Facilities		Amount Per month (Rs.)
01	<b>4 BHK</b> An individual/apartment fully furnished house in the vicinity Of Mekhri Circle, Sadashivanagar, Hebbal, Sanjai Nagar, Sahakar Nagar, Ganga Nagar, Tata Nagar. The flat/house should have very spacious 4 BHK with 3BR's having attached toilet and one common toilet (Carpet area of each bed room should be minimum 120 Sqft and each toilet should be of minimum 40 sqft area) and big drawing, hall, kitchen and dining space/balcony etc. consisting of around 2000 Sqft (including all municipal taxes, maintenance charges, cess, power backup and any other charges). <b>Note:</b> The electricity charges, if any as per actual consumption will be borne by BNPMIPL, Mysore.		No. of Bed Rooms with attached bathroom .....	Yes/No	
			Hall	Yes/ No	
			Kitchen	Yes/ No	
			Servant room	Yes/ No	
			Power Backup	Yes/ No	
			Dining	Yes/ No	
			Water facility	Cauvery water/ Bore well water	
Total monthly rent excluding tax (A)					
Total Annual Rent including tax. B= 12*A					

**Note:**

1. Advance/ Deposited Amount Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_ only).
2. GST, if applicable shall be paid extra at actuals.
3. Copy of ownership document to be attached.

Signature of Bidder: \_\_\_\_\_



Location for reference only

