

EXPRESSION OF INTEREST FOR LEASING OUT VACANT SPACES LYING WITH OF RSIC

PRE BID SUGGESTION/REQUEST/SUBMISSION (Received on 30/10/19)

Sr.No	Page No.	Bid Document	Suggestion	RSIC Reply
1.	Page-14. Point 5.3.12	The Corporation may resort to negotiations incase quoted, rates vary considered much lower than the prevailing market rate. In no case less than the reserve price.	What is than the reserve price? How much the prevailing market rates been considered?	The bids will be evaluated keeping in view of current tenant or prevailing market rate
2.	Page-15. Point 6 (1)	On successful completion of the initial license period of 36 months, the Corporation has the option to renew the license as per agreed terms.	Can the bidder get out of the license contract after the period of 36 month? During the contract period bidder can give 2 month notice for exiting the premises. Corporation shall not ask the bidder to empty the premises as long as rent is being paid on time or in case of continuous breach of the term and conditions of the license.	Please read bid document of point number 7(6)
3.	Page-15. Point No. 4	In addition to Lease Rent/License Fee, the LESSEE/LICENSEE shall pay to the Corporation monthly charges and expenses of maintenance, repairs and other outgoings like service charges of common area, running cost of power back-up etc, every month on a bill submitted by the Corporation to the LESSEE/LICENSEE indicating the amount of contribution to	What are per sq ft maintenance charges of the mall currently? What is the service charge of RSIC? What fair process can be adopted to evaluate charged for the common area amenities?	For common society maintenance society will be constituted after successful bid and charges will be proportionally distributed between the tenant.







		be paid shall be determined in a reasonable manner, having due regard to the floor space of the portion used by the LESSEE/LICENSEE as compared to the total floor space of the Mall.		
4.	Page-18. Point No. 21	The LESSEE/LICENSEE shall not make any alterations to or in the stipulated space. The LESSEE/LICENSEE shall also not alter the original color of the outside of the stipulated space or the façade and front elevation nor erect screens, curtains or blinds on the exterior nor paste paper handbills, advertisements, posters, notice, cutting etc. on the glass nor permit the same to be made, fixed, altered or erected.	Permission of making some necessary changes in the structure should be given. Similarly, permission to advertise on the façade, changing color scheme to make it more attractive, slight modification in front elevation, erect temporary structures should be given. 5th 6 th and 7 th is since visible from the road permission for advertising should be giving for theme based businesses.	Internal alteration may be allowed without changing the basic structure with prior permission of RSIC. No changes or alteration will be allowed for front elevation.
5.	Page-18. Point No. 23	The LESSEE/LICENSEE undertakes to keep the interior of the stipulated space in a good state of repair (including the interior or paint work) at all times during the subsistence of this agreement, and the Corporation shall be at liberty to send its representative to inspect the same from time to time and the Corporation shall be entitled to call upon the LESSEE/LICENSEE to carry out at the LESSEE/LICENSEE's sole expense interior repairs or repainting or renovation or work of any other kind	The interior of the can be concept driven and theme based which may or may not be in terms with what the Corporation perceives. Thus interior of the place must be left to bidder and the bidder should be at liberty to do what suit his business best. For operating a restaurant, plumbing and drainage is a very important part. Is there any provision of plumbing or drainage at the building?	Changes of Plumbing and drainage will be permissible only for the rented portion, without disturbing the basic existing plumbing & drainage system of the building.






		which the Corporation reasonably deem to be necessary and the LESSEE/LICENSEE will at his/its expenses forth with carryout the same and in default, the Corporation shall be entitled to carryout such interior repairs, repainting or renovation and recover all cost charges and expenses there of from the LESSEE/LICENSEE.			
6.	Page No- 18. Point 24	The stipulated space shall be used only for carrying on the business as declared or any one of the businesses as are set out in the license agreement and approved in writing by the Corporation and for no other purpose or for carrying on any other business, trade or profession. The stipulated space shall be used only on the days and during the hours to be from time to time determined by the Corporation	Bidder should be at liberty to decide the operating hours of the shops and food court. Optimum business hours are a key factor in a food court. As per the trend nowadays, bidder can also opt for opening the food court till late hours.	The operating hours of the shops and food court will be as per Jaipur District administration notification.	
7.	Page No- 22. Point No. 6	At the initial stage, the License shall be for a minimum period of 60 months, from the date of issue of allotment letter by the Corporation, extendable for a maximum period of 9 years, as may be mutually agreed.	Initial license period is for 36 months or 60 months?	Please read bid document of point number 7(6)	
8.	Page No- 19. Point No. 32	the LESSEE/LICENSEE and his or its staff working at the stipulated space shall Not use any route or passage to go to or come out of the Mall premises or any toilet or Washing other than those which the	Will the bidder be given a particular route and lift to use for his business operations? Who will ensure proper working of the lift at all time with no down time?	Existing rout and lift will be used by the successful bidder. proper working and timing of lift will be	






		Corporation may permit them to use.		decided by the maintenance committee constituted for this purpose.
		In addition to the above mentioned points, we have following requests to submit –		
1-			Lease period must be increased up to 19 years since it is a huge property and a lot of investment will be going in to its beautification and then marketing and management. To make it a viable business proposal, lease period shall be increased to 19 years	The license period would be initially for 60 months .It will extended upto 9 years. Further extension will be decided by the RSIC BOARD.
2-			What will be the arrangement for parking? There should be a parking of at least 100 cars to operate the space.	Valet parking may be arrange by the bidder.
3-			Please provide with solvency certificate format.	As per the bank solvency certificate format.

Relaxation/ facility in term and condition of EOI for start-up may be given as per govt. startup policy to registered start-ups.




