

OIL INDIA LIMITED

(A GOVT OF INDIA ENTERPRISE)

KG BASIN PROJECT – KAKINADA

EXPRESSION OF INTEREST (EOI) NO.

OIL/KGB/EOI/1562 dated 09/12/2024

for Hiring of Guest House at KG Basin Project at Kakinada; Andhra Pradesh for a period of 04(four) years.

LAST DATE OF SUBMISSION OF EOI: 30.12.2024; 15:00 HOURS IST

A)INTRODUCTION:

Oil India Limited (OIL), a Maharatna Public Sector Undertaking, is the pioneering and second-largest national upstream Oil and Gas Company with a pan Indian presence and growing global footprint. OIL is all set to conquer newer horizons of all-round growth and excellence. It is engaged in Exploration, Production and Transportation of crude oil, natural gas and manufacture of LPG with its field Headquarters at Duliajan, Dist. – Dibrugarh, Assam and Corporate Office at Noida. OIL has established its KG Basin project in Kakinada to carryout exploration activities in various blocks.

OIL invites Expression of Interest (EOI) from interested parties for Hiring of Guest House for KG Basin Project at Kakinada; Andhra Pradesh for a period of 04(four) years. EOI(s) submitted must remain valid for 90 days from the date of opening of this EOI.

The firm / persons shall provide the Guest House premises on rent / lease for at least 4(four) years, extendable by another 01 (one) year at same rates and on mutually agreed terms & conditions.

Interested firms / persons shall submit relevant documents towards possessing the premises with their EOI for pre-qualification.

B) REQUIREMENT DETAILS:

The offered premises should have the following:

- I. Building should be well maintained with marble / Vitrified flooring.**
- II. Locality - Within 5 km radius from Bhanugudi Junction.**
- III. Vintage of the building: Should not be older than 05 (five) Years on the date of EOI closing date (original).**
- IV. The offered Guest House must have the following facilities:**

The Guest house must be in one single building with lift facility, preferably in single floor but not exceeding two consecutive floors maximum. The offered area/floor must have reserved access for Oil India Limited with the following facilities:

- Minimum 10 bedrooms with attached washrooms.
- Kitchen
- Drawing & Dining room with a common washroom and separate washbasin.
- Adequate covered parking facility for at least 8 to 10 Vehicles.

Note: i) Combination of multiple flats satisfying above shall be also acceptable.

ii) Number of floors more than 02 (two) will be accepted only in case the complete building is offered for lease to OIL.

The details of facilities to be provided throughout the lease period:

- i. Fully furnished rooms including 1.5 Ton capacity split Air Conditioners one no. in each room, 1 No. 42-inch LED SMART TV in each room, Wall fitted, wooden wardrobe, study table with chair, dressing table, Double bed with 2 No. bed side Tables, etc. and with attached bathroom having One No. 15 Litre capacity geyser and Exhaust fan.
- ii. The furniture must be of Standard Quality duly polished.
- iii. A well-furnished Dining room, which should have One No. 10 Seater Capacity Dining Table with Chairs. The dining room should also have a lobby with furnishings – 2 No. 3 Seater Sofa, 4 Single Sofas, 1 No. Centre Table, 2 Nos. side tables, 1 No. 49 inch size LED TV. The Dining hall and the lobby should be sufficiently air conditioned (with at least 1 No. 2 Ton or 2 Nos. 1.5 Ton Split Air Conditioner).

In case combination of multiple flats is being offered, then each flat must have a drawing room. All the drawing rooms are to be provided with 1 No. 3-Seater Sofa, 2 Single Sofas, 1 No. Centre Table, 2 Nos. side tables, 1 No. 42 inch size LED TV. Among the multiple flats, at least two dining rooms are to be furnished. One dining room should feature an 8-seater dining table with chairs, while the other(s) should be furnished with a 4-seater dining table with chairs.

- iv. 1 No. 350 litres Capacity Fridge (in good condition), Kitchen with storeroom, Chimney, Wash basins, Sink etc. The kitchen should be modular Kitchen with Granite base Slab (or suitable anti-skid tiles) and proper drawers and storage racks.
- v. All rooms/lobby/dining area/Lobby must have DTH connection with HD facility at lessor's cost.
- vi. Standby Silent Type Green generator set of suitable capacity for full power requirement for 24 hours for its running and maintenance, without any extra cost to OIL.
- vii. 24 hours uninterrupted water supply with water treatment facility like Water Softener / RO. Provision of municipal water supply is preferable.
- viii. 24 hours operative lift facility with power back up facility (for buildings having more than one floor) including all maintenance without any extra cost to OIL.
- ix. Adequate covered parking facility for at least 8-10 Vehicles.

- x. The building must have emergency exit and adequate fire protection facility.
- xi. All rooms should have ceiling fans and proper light fittings (preferably LED Lights) and should have sufficient number of switch boards with modular switches and sockets of reputed make. The wiring of each rooms should be concealed and any exposed wiring should be covered with proper matching casings.
- xii. The floors of all the rooms should be of marbles or good quality vitrified tiles and the toilets and kitchens should have anti-skid floor tiles.
- xiii. Size of bedrooms should not be less than 196 Sq. ft. (excluding bathroom), dining rooms not less than 250 sq. ft., lobby should not be less than 200 sq. ft.
- xiv. In case of combination of multiple flats, the two nos. of dining rooms should not be less than 200 sq. ft and each lobby in each flat should not be less than 196 sq. ft.
- xv. All fittings of the toilets should be of standard qualities and to be fitted in such a way so that it takes the minimum space in the toilet. The toilets must have proper towel rails, sink and looking mirrors with shelves to store the toiletries.
- xvi. To undertake / ensure continuous and uninterrupted water supply to the premise. In case the water does not flow on its own, or there is a strike or bandh, to make arrangement to provide water tank and pump for continuous water supply.
- xvii. As owner / authorized personnel of the said fenced area, Lessor will have to handover the vacant possession of the area with related facilities as stated above free from all encumbrances.
- xviii. Prior to taking over the possession of the Guest house, Lessor will produce the receipts of up-to-date payment made in respect of water and electricity charges of the premises to be rented.
- xix. To ensure and confirm in writing that electricity and water connections are permanent ones and have not provided any temporary connections at the above premises.
- xx. All the taxes of public nature including house tax, ground rent, municipality taxes etc., presently levied or leviable in respect of the premises will be payable by Lessor.
- xxi. All major repairs to be complied with for proper use of the Guest house and to bring it to the stage of initial occupation shall be carried out by Lessor immediately. On receiving the request from OIL, both owner or his representative and OIL will carry out joint inspection. On inspection, damages/ repairs will be decided by the owner or his representative.
- xxii. OIL will maintain all electrical and sanitary fittings and accessories in the Guest house in good working condition. In case any major defect develops in the fittings and accessories, the same will be repaired / replaced by Lessor at his cost. Further, Lessor will arrange necessary cover for insurance of the premises against fire and earthquake and any other natural damage at Lessor cost.

- xxiii. All windows including rooms and lobbies should be provided with good quality curtains. Curtains are to be washed and cleaned on regular intervals to maintain cleanliness and hygiene.
- xxiv. Each room should be provided with double bed with coir mattress, four pillows and Two Blankets (Raymond's or equivalent quality).
- xxv. Each room should be provided with nine bed sheets, 12 pillow cases, three towels and three face towels (all should be white colour and quality should be Bombay Dyeing or equivalent).
- xxvi. All soft linen should be replaced on condition of wear and tear or two years, whichever is earlier.
- xxvii. The premises shall be maintained by Lessor without any extra cost.
- xxviii. OIL shall permit Lessor or its agent to enter the said premises for inspection and to carry out repairs etc. as and when necessary basis.
- xxix. The rent will be payable in advance by the first week of every month after deduction of Income Tax as per IT Act.
- xxx. OIL will be responsible for payment of electricity charges for the occupied area and for the duration of lease on the basis of bills received from the appropriate authorities. Therefore, separate electricity meter shall be maintained for the area offered to OIL.
- xxxi. OIL will be responsible for any deliberate breakage of fittings and fixtures in the premises during its period of occupancy.
- xxxii. OIL will not make any major alterations or additional construction in the premises without Lessor's approval, but OIL shall have the right to install any additional fittings and fixtures etc. in the guest house if required. Before handover or on contract termination if any fixtures and fittings are provided during occupancy, the same will be normalized and made as earlier.
- xxxiii. Notwithstanding, the provisions contained above, in the event of breach of the terms of the lease or deliberate acts of omission or commission for affecting smooth occupancy of the premises being no longer required by OIL, the lease is terminable by giving three months' notice at any time in writing by either party.
- xxxiv. OIL will maintain the furniture, fittings and linens provided / fitted by the Lessor.
- xxxv. The Lease agreement will be initially for 4 (four) years and there after extendable by 01 (one) more year with mutually agreeable terms and conditions. The Guest House shall tentatively be required from 01.04.2025. However, both Lessor and Lessee will have the right to vacate the premises with 3 months' notice.
- xxxvi. Interested parties shall submit documentary evidence to substantiate that the property offered possesses bidder/bidder firm's name and requisite clearances from Municipal Authority / Govt. Authority towards using of the property offered as Guest House.

- xxxvii. The draft lease agreement is enclosed as Annexure-III. Interested party shall submit confirmation of acceptance of Annexure-III.
- xxxviii. OIL being a reputed Public Sector Enterprise with Maharatna status shall not pay any security deposit towards the guest house to be offered against the EOI.
- xxxix. As the requirement is urgent and proposed for possession by OIL from 01.04.2025, therefore, bidders offering any under construction buildings should submit an undertaking that all the jobs will be completed within 45 days of notification of award or by 31.03.2025, whichever is earlier.

C) SUBMISSION OF EOI:

The EOI should be completed in all respects and signed on all pages. The EOI should be delivered in a sealed envelope mentioning “**EOI for Hiring of Guest House for KG Basin Project, Kakinada**” having two separate sealed envelopes inside.

- i. First envelope out of these two, shall be super scribed with “**EOI for Guest House at Kakinada (Technical)**”. This envelope should contain the EOI template as per **Annexure-I** along with all other supporting documents as per the EOI requirement, except the prices.
- ii. Second envelope out of these two, shall be super scribed with “**EOI for Guest House at Kakinada (Financial)**”. This envelope should contain the price (as per **Annexure-II**) for office space offered along with associated terms and condition, if any. This second envelope containing financial terms will be opened only for the shortlisted parties only.

The EOI must be delivered/submitted to the following address:

**The office of CGM (KGB & MBP) - HoD,
KG Basin Project, Oil India Limited,
11-4-7, Nookamma Temple Street,
Ramaraopet, Kakinada – 533004**

The EOI must be sent by post/courier or delivered personally in the above office within the allowed time & dated for submission of EOI.

EOI received after the due date & time mentioned above shall not be considered. OIL will not be responsible for any loss/delay of EOI/offer during transit/ through courier/post office etc. or non-receipt of any of the same by OIL in time

EOI submitted by any other mode will not be accepted.

D) Evaluation of EOI:

- i) Suitable EOI will be selected based on the details submitted in the EOI and physical inspection. On receipt of Expression of interest (EOI), the said premises will be inspected for evaluation and preliminary short-listing by OIL's Technical Committee. Technical and Financial terms and conditions in addition to the EOI terms and conditions may be invited, if deemed necessary, from the concerned parties subsequently.
- ii) OIL reserves the right to:
 - (a) Accept or reject any/all EOIs submitted by parties.
 - (b) Cancel the EOI process at any time without any liability & assigning any reasons thereof.
- iii) OIL reserves the right to assess any party's capability and capacity using in-house information and by taking into account other aspects to accept or reject any or all EOIs received without assigning any reasons.
- iv) During the evaluation, the Parties may be asked to submit clarifications / additional information, if any, including original documents in support of the details provided by them.
- v) Incomplete EOI or EOI not supported by requisite documents may not be considered.
- vi) Decision of OIL in evaluation of the EOI(s) will be final and binding on all.

ANNEXURE-I

(TO BE SUBMITTED FOR TECHNIAL EVALUATION)

(To be submitted in an envelope super scribed with “EOI for Guest House at Kakinada - Technical)”.

To,

**CGM (KGB & MBP) – HoD
KG BASIN PROJECT, OIL INDIA LIMITED**

Sub: Technical proposal against **EOI No. OIL/KGB/EOI/1562** for Hiring of Guest House at KG Basin Project at Kakinada; Andhra Pradesh

Sir,

I, _____ (Name of the Bidder), hereby submit the following information in relation to the subject Expression of Interest (EOI). I affirm that all the information provided herein are true and correct to the best of my knowledge. I understand that if any information is found to be incorrect, misleading, or not in compliance with the EOI requirements, Oil India Limited (OIL) reserves the right to reject this proposal without seeking any clarifications.

I acknowledge and accept that OIL may conduct physical inspections of the premises offered during the technical evaluation stage, and I confirm my readiness to facilitate the same free of cost.

I further confirm that my offer will remain valid for 90 days from the EOI closing date and I accept all the terms and conditions specified in the EOI document. I also express my interest to enter into lease agreement with OIL for the said premises, in the event of acceptance of this offer and award.

I assure that all required details have been provided, and I understand that if this Expression of Interest form is incomplete in any manner, it may be rejected at the sole discretion of OIL.

I am aware that OIL is under no obligation to accept this Expression of Interest and is not required to provide any justification for its decision to reject any submission.

I certify that I am duly authorized to represent my company and am competent to submit this Expression of Interest along with the required details.

Details of the offered premises:

Sl No.	Requirement	:	Bidder's offer/submission
1.	Name of Bidder	:	
2.	Address of Offered Premises	:	

3.	Offered Building status	:	<ul style="list-style-type: none"> • Complete Building • Single building, single floor • Single building, two consecutive floors
4.	Is the offered area comprise of multiple flats		
5.	Documentary evidence to substantiate that the property offered possesses bidder/bidder firm's name and requisite clearances from Municipal Authority / Govt. Authority towards using of the property offered as Guest House		
6.	Date of completion of construction with documentary evidence	:	
7.	Distance from Bhanugudi Junction	:	
8.	Covered Parking Facility with no. of vehicles	:	
9.	No. of offered Bedrooms with attached Bathrooms	:	
10.	Size of Each Bedroom (excluding Bathrooms)	:	
11.	Bedrooms : Fully furnished rooms including 1.5 Ton capacity split Air Conditioners one no. in each room, 1 No. 42-inch LED SMART TV in each room, Wall fitted, wooden wardrobe, study table with chair, dressing table, Double bed with 2 No. bed side Tables, etc. and with attached bathroom having One No. 15 Litre capacity geyser and Exhaust fan.	:	
12.	Dining room: A well-furnished Dining room, which should have One No. 10 Seater Capacity Dining Table with Chairs. The dining room should also have a lobby	:	

	<p>with furnishings – 2 No. 3 Seater Sofa, 4 Single Sofas, 1 No. Centre Table, 2 Nos. side tables, 1 No. 49 inch size LED TV. The Dining hall and the lobby should be sufficiently air conditioned (with at least 1 No. 2 Ton or 2 Nos. 1.5 Ton Split Air Conditioner).</p> <p>In case combination of multiple flats is being offered, then each flat must have a drawing room. All the drawing rooms are to be provided with 1 No. 3-Seater Sofa, 2 Single Sofas, 1 No. Centre Table, 2 Nos. side tables, 1 No. 42 inch size LED TV. Among the multiple flats, at least two dining rooms are to be furnished. One dining room should feature an 8-seater dining table with chairs, while the other(s) should be furnished with a 4-seater dining table with chairs.</p>		
13.	<p>Kitchen:</p> <p>1 No. 350 litres Capacity Fridge (in good condition), Kitchen with storeroom, Chimney, Wash basins, Sink etc. The kitchen should be modular Kitchen with Granite base Slab (or suitable anti-skid tiles) and proper drawers and storage racks.</p>	:	
14.	<p>All rooms/lobby/dining area/Lobby must have DTH connection with HD facility at lessor's cost.</p>	:	
15.	<p>Standby Silent Type Green generator set of suitable capacity for full power requirement for 24 hours for its running and maintenance, without any extra cost to OIL.</p>	:	
16.	<p>24 hours uninterrupted water supply with water treatment facility like Water Softener / RO. Provision of municipal water supply is preferable.</p>	:	
17.	<p>24 hours operative lift facility with power back up facility (for buildings having more than one floor) including all maintenance without any extra cost to OIL.</p>	:	

18.	The building must have emergency exit and adequate fire protection facility.	:	
19.	All rooms should have ceiling fans and proper light fittings (preferably LED Lights) and should have sufficient number of switch boards with modular switches and sockets of reputed make. The wiring of each rooms should be concealed and any exposed wiring should be covered with proper matching casings.	:	
20.	The floors of all the rooms should be of marbles or good quality vitrified tiles and the toilets and kitchens should have anti-skid floor tiles.	:	
21.	Size of bedrooms should not be less than 196 Sq. ft. (excluding bathroom), dining rooms not less than 250 sq. ft., lobby should not be less than 200 sq. ft. In case of combination of multiple flats, the two nos. of dining rooms should not be less than 200 sq. ft and each lobby in each flat should not be less than 196 sq. ft.	:	
22.	The furniture must be of Standard Quality duly polished.	:	
23.	All fittings of the toilets should be of standard qualities and to be fitted in such a way so that it takes the minimum space in the toilet. The toilets must have proper towel rails, sink and looking mirrors with shelves to store the toiletries.	:	
24.	To undertake / ensure continuous and uninterrupted water supply to the premise. In case the water does not flow on its own, or there is a strike or bandh, to make arrangement to provide water tank and pump for continuous water supply.	:	
25.	As owner / authorized personnel of the said fenced area, Lessor will have to handover the vacant possession of	:	

	the area with related facilities as stated above free from all encumbrances.		
26.	Prior to taking over the possession of the Guest house, Lessor will produce the receipts of up-to-date payment made in respect of water and electricity charges of the premises to be rented.	:	
27.	To ensure and confirm in writing that electricity and water connections are permanent ones and have not provided any temporary connections at the above premises.	:	
28.	All the taxes of public nature including house tax, ground rent, municipality taxes etc., presently levied or leviable in respect of the premises will be payable by Lessor.	:	
29.	All major repairs to be complied with for proper use of the Guest house and to bring it to the stage of initial occupation shall be carried out by Lessor immediately. On receiving the request from OIL, both owner or his representative and OIL will carry out joint inspection. On inspection, damages/ repairs will be decided by the owner or his representative.	:	
30.	OIL will maintain all electrical and sanitary fittings and accessories in the Guest house in good working condition. In case any major defect develops in the fittings and accessories, the same will be repaired / replaced by Lessor at his cost. Further, Lessor will arrange necessary cover for insurance of the premises against fire and earthquake and any other natural damage at Lessor cost.	:	
31.	All windows including rooms and lobbies should be provided with good quality curtains. Curtains are to be washed and cleaned on regular intervals to maintain cleanliness and hygiene.	:	

32.	Each room should be provided with double bed with coir mattress, four pillows and Two Blankets (Raymond's or equivalent quality).	:	
33.	Each room should be provided with nine bed sheets, 12 pillowcases, three towels and three face towels (all should be white colour and quality should be Bombay Dyeing or equivalent).	:	
34.	All soft linen should be replaced on condition of wear and tear or two years, whichever is earlier.	:	
35.	The premises shall be maintained by Lessor without any extra cost.	:	
36.	OIL shall permit Lessor or its agent to enter the said premises for inspection and to carry out repairs etc. as and when necessary basis.	:	
37.	The rent will be payable in advance by the first week of every month after deduction of Income Tax as per IT Act.	:	
38.	OIL will be responsible for payment of electricity charges for the occupied area and for the duration of lease on the basis of bills received from the appropriate authorities.	:	
39.	Notwithstanding, the provisions contained above, in the event of breach of the terms of the lease or deliberate acts of omission or commission for affecting smooth occupancy of the premises being no longer required by OIL, the lease is terminable by giving three months' notice at any time in writing by either party.	:	
40.	The Lease agreement will be initially for 4 (four) years and there after extendable by 01 (one) more year with mutually agreeable terms and conditions. The Guest House shall tentatively be required from 01.04.2025.	:	

41.	OIL being a reputed Public Sector Enterprise with Maharatna status shall not pay any security deposit towards the guest house to be offered against the EOI.		
42.	As the requirement is urgent and proposed for possession by OIL from 01.04.2025, therefore, bidders offering any under construction buildings should submit an undertaking that all the jobs will be completed within 45 days of notification of award or by 31.03.2025, whichever is earlier.		
43.	The draft lease agreement is enclosed as Annexure-III. Interested party shall submit confirmation of acceptance of Annexure-III.		
44.	Acceptance of all terms and conditions of the EOI : OIL/KGB/EOI/1562		

Yours faithfully,

(Signature of the Authorized Signatory/Representative)

Name & Designation Seal

Date:

Business Address:

Phone No.:

ANNEXURE-II

(TO BE SUBMITTED FOR FINANCIAL EVALUATION)

(To be submitted in an envelope super scribed with "EOI for Guest House at Kakinada - Financial)

(This envelope will be opened only for the shortlisted parties only)

To,

**CGM (KGB & MBP) – HoD
KG BASIN PROJECT, OIL INDIA LIMITED**

Sub: Financial proposal against EOI No. **OIL/KGB/EOI/1562** for Hiring of Guest House at KG Basin Project at Kakinada; Andhra Pradesh

Sir,

Price details for the offered premises in Annexure-I are as follows:

Sl. No.	Particulars	Unit	Rate (Rs.)
A	Monthly Basic Rent inclusive of all except GST.	Per Month	
B	Total for 4 Years (A X 48)		
C	GST @ _____%		
D	Total cost for 4 Years (B+C)		

Notes: Landline & broadband internet (if any) and electricity will be reimbursed on actuals on submission of vouchers/ bills from appropriate authority. Bidder must note that, there will no separate payment for the DG set.

With submission of above, I hereby confirm to the following:

- i) Above prices shall remain firm for at least 4(four) years with provision for extension for another 01 (one) year at same rates and on mutually agreed terms & conditions.
- ii) The Municipal and all other Taxes will be borne by the lessor/owner.
- iii) TDS and other deductions as per norms of Government shall be applicable.
- iv) In addition to the above monthly charges [rent, landline phone (if any), broadband internet (if any) and electricity bill], no separate charges are payable by OIL (unless indicated elsewhere in this document).

Yours faithfully,

(Signature of the Authorized Signatory/Representative)

Name & Designation Seal

Date:

Business Address:

Phone No.:

ANNEXURE-III

DRAFT LEASE AGREEMENT **(TO BE MODIFIED AS PER THE EOI AND OUTCOME OF THE EOI)**

This lease agreement is made and executed on this 1st day of _April, 2025 between, resident of (hereinafter called the landlord or Lessor which term shall mean and include all their heirs, legal representatives, nominees and assignees etc.)

AND

OIL INDIA LIMITED, KG Basin Project, Door No. 11-4-7, 3d Floor, Nookamma Temple Street, Ramaraopeta, Kakinada, a Government of India Enterprise engaged in exploration & exploitation of Hydrocarbon in the district of East Godavari, A.P & Yanam of Pudduchery, Kakinada, A.P. (hereinafter called the Lessee which term shall mean and include all its heirs, legal representatives, nominees and assignees etc.,)

Whereas the landlord / Lessor herein is owner of the schedule mentionedbearing situated within Kakinada Municipal limits, Kakinada Sub-Registrar area of East Godavari District, as per details attached vide Annexure –I.

Whereas the Lessee is a company situated in above mentioned address and has approached the Lessor and offered to take on lease the schedule property belonging to the Lessor and the Lessor has agreed to lease the schedule of property with all the requirements as incorporated in Annexure -II on terms and conditions as here under.

NOW THIS AGREEMENT WITNESS AS UNDER

The lease shall be for a period of 48 months and commencing from 01/04/2025 and shall conclude on 31/03/2029.

1. That the Lessee shall pay a monthly rental charges as mentioned below :

.....

The lease agreement can be extended by further one year at same rate, terms & conditions at the discretion of company.

2. The monthly rent shall be payable on or before 7th day of every English calendar month by way of cheque / demand draft / Bank Transfer drawn in favour of the following as requested by Lessor subject to Tax deduction at source (TDS) as per government rules :

.....

The rental charge shown above is exclusive of GST. The Lessor shall pass receipt for the rent received.

3. That the Lessee shall pay apart from the aforesaid rent, electricity charges as per the meter, amounting to Rs., internet charges (if any) and telephone bills for the land lines (if any) situated in the said house regularly.
4. Lessor will be responsible for the repair or replacement of Air conditioners and geysers, T.V sets and any other electrical / electronic gadgets, fittings and fixtures, if any and any other major repairs of the furnishings provided.
5. Damage from acts of God or other third party problems (such as voltage fluctuations) will not be the responsibility of the Lessee.
6. The property tax to the local body will be paid by the Lessor only.
7. That the Lessee shall not sublet the premises or transfer his leasehold rights in favour of any person, whatsoever.
8. That the Lessee shall keep the scheduled property in good condition and shall not carry out any alteration whatsoever without the prior written consent of the landlord.
9. That the Lessee shall not carry on any illegal business or shall store any material prohibited under law.
10. That the Lessee shall not store any explosive material that may damage the scheduled property.
11. That the Lessor and their representatives shall be entitled to inspect the scheduled property at all reasonable times with prior permission of the Lessee.
12. That in the event of the Lessee committing breach of any of the terms and conditions mentioned above, the Lessor shall be entitled to terminate the lease agreement showing proper reason thereof and with due notice and take possession of the leased property.
13. Either party shall issue 3 months prior notice in case they are willing to terminate this lease.
14. That the Lessee shall vacate the premises in the good condition after normal wear and tear hand over the same to Lessor after expiry of the lease period.
15. During the lease period, all internal maintenance and replacements will be done by Lessor.

Annexure – I to draft lease agreement

Schedule of Property

ADDRESS (TO BE UPDATED)

Annexure – II to draft lease agreement

The leased Guest House must have the following facilities:

To be updated based on the EOI and outcome of the EOI

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