



BY EMAILED

ODISHA STATE BEVERAGES CORPORATION LTD.

(A GOVERNMENT OF ODISHA UNDERTAKING)
2nd FLOOR, FORTUNE TOWERS, CHANDRASEKHARPUR,
BHUBANESWAR-751023 (ODISHA)
CIN:U51228OR000SGC006372

Tel: 0674-2303972(O)
Email: osbcltd@gmail.com
Website: www.osbc.gov.in

File. No. 4149/OSBC/1617
To

Date : 27.05.2025

Dr. Aashis Kumar Mohapatra
Sr. Technical Director,
National Informatics Centre (NIC)
SACHIVALAYA Marg, Unit-IV
Bhubaneswar – 755001

Sub: Uploading of Tender Document in OSBC Website.

Sir,

I am directed to enclose herewith the RFP with respect to Notice inviting Tender for Hiring of Godown/Warehouse for storage of Alcoholic beverages stock in one Depot of OSBC Ltd i.e at Jeypore (Koraput) and request you to upload the same on OSBCL Website positively on **28/05/2025 by 05.00 P.M** positively.

Yours faithfully,


General Manager (Admn).

Encl: As above

Memo No. 1618/OSBC

Dt. 27.05.2025

Copy forwarded to Manager (I.T), OSBCL, Bhubaneswar for information & necessary action & to ensure the uploading the documents in OSBCL website positively on the date & time as specified.


General Manager (Admn).



**ODISHA STATE BEVERAGES
CORPORATION LIMITED**

(A Govt. of Odisha Undertaking)

Notice Inviting Tender

For

**HIRING OF
GODOWNS/WAREHOUSES**

For

**STORAGE OF ALCOHOLIC
BEVERAGES STOCK**

Tender No. 4149/OSBC/ 1616 dt. 27.05.2025



ODISHA STATE BEVERAGES CORPORATION LIMITED

(A GOVERNMENT OF ODISHA UNDERTAKING)

BHUBANESWAR-751023 (ODISHA)

CIN: U51228OR2000SGC006372

Tel: 0674-2303972(O)

Email:- osbcltd@gmail.com

NOTICE INVITING "TENDER" FOR HIRING OF GODOWN / WAREHOUSE

Sealed "Tenders in the prescribed format from the intending Godowns/Warehouse owners for leasing out their existing Godowns/Warehouses to the "Odisha State Beverages Corporation Ltd.", Bhubaneswar for storing of India Made Foreign Liquor/Beer/Country Liquor. one Godown/Warehouse is required i.e at Jeypore (Koraput). The detail specification and the minimum requirement for the proposed Godown/Warehouse is given in the tender document and the location where the depot will be preferred is provided as below.

The Odisha State Beverages Corporation Ltd requires Godown/Warehouse for it's below mentioned depot as per details below.

Sl. No.	Name of the Depot	Name of the District where Depot to be located	Proposed location where Godown/ warehouse are to be preferred.	Number of Godown/ warehouse required
1.	Proposed New depot at Jeypore (Koraput) Depot	Jeypore (Koraput)	In and around municipality, NAC jurisdiction of Jeypore (Koraput) adjacent to NH or SH.	1 (One)

The perspective bidders may apply for either of the categories mentioned below.

Category-1 : Bidders having existing warehouse / godown with minimum specification as provided in the tender document in detail.

Category-2 : Bidders who own minimum 3 ACRES of compact Land by the side of NH or SH as applicable above and willing to construct warehouse as per the specification to be provided by OSBCL of minimum space as given in the tender document & willing to give on rent to OSBCL may also apply.

NB: The bidders of category-2 shall be considered only after opening of the bid of first category (existing warehouse) and only when there is no qualified bidders or all the bidders are found rejected because of other criteria.

The details of tender may please be seen in the Official Website of the Corporation i.e <https://osbc.co.in>

Sd/-
General Manager (Admn.)

SCHEDULE FOR THE TENDER

Sl. No.	Bidding Schedule	Dateline
1.	Date of Issue	Date 28.05.2025 & Time 10.30 AM
2.	Pre-bid Conference date	Date 02.06.2025 & Time 11.00 AM
3.	Last date for publication of Corrigendum if any	Date 05.06.2025 & Time 10.30 AM
4.	Last date & time for submission of Bid.	Date 19.06.2025 & Time 05.00 PM
5.	Opening of Technical Bid & Scrutiny of technical document to short list qualified bidder for field visit by OSBC Committee	Category-1 Date 23.06.2025 & Time 11.00 AM
		Category-2 To be intimated separately to each of the bidders.
6.	Field visit of OSBC Committee to the depot of the shortlisted bidders after technical scrutiny	Category-1 To be intimated separately to each of the shortlisted bidder.
		Category-2 To be intimated separately to each of the shortlisted bidder.
7.	Opening of Financial Bid of category-1 technically qualified bidders.	To be informed to technically qualified bidders as per the report of committee of OSBC Executives

Eligibility & Minimum criteria:

Sl. No.	Eligibility Criteria	Supporting documents to be furnished along with the Technical Bid
1.	The total land area on which Godown/ warehouse is located must not be less than 3 Acres (Three acres) approx.	Record of Rights (ROR) issued by competent Revenue Authorities showing ownership and area of the land offered for lease.
2.	Total available Godown/ warehouse space must not be less than 25,000 Sq.ft. (Twenty Five Thousand Square feet) approx. and must be constructed with RCC roof or other covered roof fit for storing alcoholic beverages	i) Detail sketch of the land showing the location of Godown/ warehouse on the same. The length & breadth of each of the godown must be mentioned. ii) Copy of the approved building plan, license in respect of Godown/ Warehouse.
3.	Availability of free parking space of 40,000 Sq.ft. (Forty Thousand Square feet) approximately within the land area on which Godown/warehouse is situated and offered for hire	Detail sketch of the land showing the space available for parking & it's length & breadth in the Godown/ warehouse must be mentioned.
4.	Availability of 1000 Sq.ft. (One Thousand Square feet) approx. of office space within the land area on which Godown/warehouse is situated & offered for hire	Detail sketch of the land showing the location of the office space in Godown/ warehouse and the length & breadth of the office space must be mentioned.
5.	Availability of separate building space/ accommodation to be used as security barrack	Detail sketch of the land showing the location and the length & breadth of the barrack space in the Godown/ Warehouse must be mentioned.
6.	Availability of a separate building space 400 Sq.ft. (Four Hundred Square Feet) for alcoholic beverages waste/crushing room with RCC or other roof structure	Detail sketch of the land showing the waste/ crushing in the Godown/ Warehouse. If same is not available an undertaking to be furnished to make the same available before execution of Agreement.
7.	The owner must have his own bank account in any scheduled bank	Copies of the cover page of the pass book & the last page showing the latest transaction.

8.	The land area where the Godown/ warehouse exist must be surrounded with compound wall/ wired fencing of six feet height with separate entry & exit gate for passage of heavy vehicle.	If the compound wall/ wire fencing and separate entry exit for heavy vehicle is not available on the date of application, then a separate undertaking to be furnished to provide the same before agreement is executed.
9.	The Godown/warehouse must have the Fire Safety Certificate issued by the appropriate authority	Copy of the Fire Safety Certificate to be furnished. If not available on the date of application, then a separate undertaking to be furnished to provide the same before agreement is executed.
10.	The Godown/warehouse must have the building insurance.	Copy of the Insurance Certificate to be furnished. If not available on the date of application, then a separate undertaking to be furnished to provide the same before agreement is executed.
11.	The owner of Godown/ Warehouse should not have been blacklisted by any Central/State Govt. or any other public sector undertaking or a corporation as on the date of this Tender and must not have any pending judicial proceedings for any criminal offence against then Proprietor/Partner/Director of the bidder as on date of Tender	An undertaking to that effect to be furnished by the bidder in form of an Affidavit as per the format at Annexure-V.
12.	Bidder should be registered under the Income Tax Act, GST Act.	Copies of PAN, GSTIN for the previous financial years.
13.	The bidder or its relations or partners are not holding retailer's license for sale of liquor in the State of Odisha nor they have any direct or indirect involvement in the supply of liquor in the State of Odisha and they do not have any family member or relation working in the Excise Deptt., Govt. of Odisha or OSBC Ltd.	Affidavit has to be submitted by the Proprietor/ Managing Partner/ Managing Director of the bidder as the case may be as per the format given in Annexure-VI.
14.	No objection certificate obtained from the local authority for functioning & operation of warehouse for the purpose of storage of alcoholic beverages.	NOC from the concerned ward or municipal/councilors in case of urban body and NOC from concerned Gram Panchayat in case of rural area.

Instruction to Bidders

1. **Mode of submission of bid** – The bid documents as asked in the tender notice shall be submitted through Speed Post/Regd. Post/Courier only addressed to General Manager (Admn.), OSBC Ltd., 2nd Floor, Fortune Tower, Chandrasekharpur, Bhubaneswar so as to reach on or before **19.06.2025 AT 5.00 PM.**

Tender document complete in all respect should be submitted on & before the due date/ time. The tender document submitted after due to date & time of closing of tender is liable to be rejected. OSBC does not take any responsibility for documents received late due to postal delay/ technical problem for submission of tender.

There shall be a **pre-bid conference to be held on 02.06.2025 & Time 11.00 AM** in the Head Office of OSBC Ltd. in which prospective bidders or their authorized representatives may attend for clarification of their queries if any, on the Tender Conditions and the procedure of filing of bidding documents. It is made clear that no query of any nature what-so-ever shall be entertained by OSBC Ltd. after the Pre-Bid conference is over.

2. **Contact person for the purpose of tender** – Bidder may raise Queries/complaints, if any with following OSBC Ltd. Executives

Name & Contact No. of OSBC Executives

- 1) **Manasa Ranjana Swain, CGM (Operation)**
E-mail ID- coo.osbc-od@nic.in , Mobile No. 9437178899
- 2) **Debendra Kumar Sahoo, Manager (IT)**
E-mail ID- mgrit.osbc-od@nic.in , Mobile No. 8249761028

3. The bids for the category-1 (Bidders having existing warehouse) are to be submitted in two sealed covers, consisting of: (i) **Technical Bid** and (ii) **Price Bid**. The **Technical Bid** must be submitted in a sealed enveloped superscribing 'Technical bid for hiring of Godown/ Warehouse for category-1 for storage of Alcoholic Beverages' & the **Price Bid** must be submitted in a sealed envelope superscribing 'Price bid for hiring of Godown/ Warehouse for category-1 for storage of Alcoholic Beverages'. Both the Technical Bid and the Price Bid have to be submitted in one sealed cover superscribing "Tender for hiring of Godown/ Warehouse for category-1 for storage of Alcoholic Beverages".

For the Category-2 bidders (without existing requisite space for warehouse) only technical Bid shall be submitted in sealed envelope superscribing "Technical bid for hiring of Godown/ Warehouse for category-2 for storage

of Alcoholic Beverages". The price Bid shall be invited from eligible bidders after they are declared technically qualified by the executive committee of OSBC team after the field verification.

4. The Authorized Signatory of the Bidder shall be duly authorized by a Power of Attorney/ Board Resolution authorizing him/her to perform all tasks related to tender submission, including but not limited to sign and submit the bid and to participate in the bidding process on behalf of the Bidder. Each page of all documents submitted as part of the Technical Bid shall be initialed with date by the Authorized Signatory of the Bidder at the lower left-hand corner of each page.
5. **Tender Cost** -The Bidder shall submit a non-refundable amount towards "Tender Document Cost" of INR 11,800/- (Rupees Eleven Thousand eight Hundred Only) inclusive of GST @18% as part of its Technical Bid by way of Demand Draft drawn in favour of Odisha State Beverages Corporation Ltd. from any nationalized Bank payable at Bhubaneswar.
6. **Earnest Money Deposit (EMD)**- Bidders as part of their Technical Bid shall have to submit an Earnest Money Deposit of INR 30,000/- (Rupees Thirty Thousand) only by way of a Demand Draft payable to Odisha State Beverages Corporation Ltd. drawn in any Scheduled Bank & payable at Bhubaneswar.
7. The tender documents shall be available on the OSBC website (<https://osbc.co.in>) and there shall be no sale of hard copies of the tender documents. Tenders can be accessed by the prospective Bidders at the above website and may be downloaded by them free of cost. However, the Tender Document Cost shall have to be paid at the time of bid submission.
8. **Return of EMD**- The EMD of the technically disqualified Bidders shall be returned after selection of technically qualified Bidders. The EMD of other technically successful Bidders shall be returned after signing of the Agreement with the Successful Bidder. **The EMD amount shall be returned without any interest.**

It is made clear that since the Bid has been invited in respect of Excisable items of alcoholic beverages stock, hence there will be no waiver of cost of the Tender document or EMD amount unless specifically granted by the Government of Odisha covering the said item.

9. **Bank Guarantee for the successful Bidder of Category-2 :**
The successful bidder in respect of **category-2** will be asked to submit an undertaking supported with an affidavit that the bidder is willing to construct Godown/warehouse of required specification within a period of 4 months & give on rent to OSBC. The undertaking will be submitted along with a Bank guarantee in

the prescribed format for an amount of Rs.3,00,000/- issued by any nationalized scheduled bank located at Bhubaneswar which shall be forfeited on failure to honor the undertaking to construct & hand over the godown/warehouse beyond 60 days of the guaranteed period of four months.

The EMD & Bank Guarantee of the selected bidders in case of **Category-2** shall be returned upon the Selected Bidder executing the final agreement for rent.

10. Forfeiture of EMD:

- i) If any of the documents submitted by a Bidder as part of the bid is found to be not genuine or forged or any of the claims, confirmations, statements or declarations of the Bidder is found to be incorrect or inconsistent, or in case of any material misrepresentation of facts at any point of time during the bid evaluation process;
- ii) If the Selected Bidder fails to acknowledge and return to OSBC a signed copy of the LOI or execute Agreement within the timeframe allowed by OSBC.
- iii) If a Bidder withdraws its bid before completion of the bidding process during the bid validity period.
- iv) If the Bidder has otherwise committed any breach of the terms of this Tender;
- v) In case the Technical Bid of a Bidder contains any information on the Price Bid of the Bidder;
- vi) In case of cancellation of the tender by OSBC before bid opening date and time, the EMD shall be refunded to the respective Bidders without interest.

11. Bid validity period:

The bid shall initially remain valid and binding on the Bidder for at least 90 (Ninety) days from the Bid Due Date, as given in the Notice Inviting Tender. Any bid with a shorter validity period shall be rejected by OSBC. Under exceptional circumstances, OSBC may in writing request the Bidders to extend the bid validity period of their bids. In case the Bidder refuses the request of OSBC to extend its bid validity period, the EMD of such Bidder will be returned to the Bidder. However, such bids will not be evaluated further.

12. Acknowledgement by the Bidder: It shall be deemed that by submitting its bid, the Bidder has:

- i) Made a complete and careful examination of the tender documents, including the General Conditions of Contract.
- ii) Received all relevant information requested from OSBC;
- iii) Accepted the risk of inadequacy, error or mistake in the information provided in the tender documents or furnished by or on behalf of OSBC relating to any of the matters related to this tender or otherwise;

- iv) Satisfied itself about the tender scope and the exact conditions and all matters, things and information necessary and required for submitting an informed bid in accordance with the tender documents including the contract (to be signed with OSBC) and performance of all of its obligations thereunder;
- v) Acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information said to be in the bidding documents or ignorance of any of the matters shall not be a basis for any claim for compensation, damages, extension of time for performance of its obligations, loss of profits etc. from OSBC;
- vi) Agreed to be bound by the undertakings provided by it under and in terms of the name; and OSBC shall not be liable for any omission or commission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to the tender documents or the bidding process, including any error or mistake therein or in any information or data given by OSBC.

13. Right to accept or reject any/ all bids: Notwithstanding anything contained in the Notice Inviting Tender, OSBC reserves the right in its sole discretion, without any obligation or liability whatsoever, to accept or reject any or all of the Bids at any stage of the Bidding Process without assigning any reasons thereof. Further OSBC reserves the right to annul the Bidding Process and / or to reject any or all Bids at any stage prior to the signing of Agreement without thereby incurring any liability to the affected Bidders or any obligation to inform the affected Bidders of the grounds for OSBC's action. Decision of OSBC shall be final and binding in this regard. OSBC reserves the right to reject any bid if at any time, a material misrepresentation is made or uncovered or if the bid received is conditional or qualified or there is any change in the policy of the Govt. in relation to the subject matter of the tender.

14. Bid to be submitted by Bidders: The bid to be submitted by Bidders shall consist of the Technical Bid and the Price Bid. Separate application need to be made for each of the Depot.

1. **Technical Bid:** Bidders shall have to submit their Technical Bid as per the Format of the Technical Bid vide **Annexure-II** along with covering letter (**Annexure-I**). The Technical Bid should consist of clear copies of all the required documents and should be submitted within the Bid Due Date, as indicated in the Schedule for the Tender. The Technical Bid shall contain no information on the Price Bid of the Bidder. The Technical Bid shall consist of the documents Supporting Eligibility Criteria and the documents and information as required in the eligibility & minimum criteria specified at page-4 of this tender document

2. **Price Bid:** The Price Bid shall be submitted as per the Price bid format in **Annexure-IV** along with the covering letter at **Annexure-III**.

While submitting the Price Bid, the Bidder has to quote the rate per Sq.ft. which shall be paid by OSBC Ltd. for hired space (both Godown & office). The Price shall be quoted both in figure and words and in case of discrepancy, the rate quoted in word shall prevail.

Material deviation:

Material deviations in the bids received shall include, inter-alia, the following:

- i) The Technical Bid or any accompanying document or Price Bid submitted by the Bidder is not in accordance with the formats given in this tender document.
- ii. The Technical Bid is not accompanied by all the documents required to be submitted in terms of this tender document including the Tender cost and EMD unless specifically exempted by the Govt. of Odisha covering Excisable items.
- iii. It does not contain all the information (complete in all respects) as requested in this tender document (in accordance with the formats provided in this tender document);
- iv. The Technical Bid or Price Bid submitted by the Bidder is conditional or qualified.
- v. The bid submitted by the Bidder is not valid for the minimum bid validity period, as mentioned in this tender document.
- vi. It is otherwise substantially/materially in deviation of the terms and conditions of the tender document.

15. **Opening & Evaluation of Technical Bids:** The Technical Bids shall be opened as per the Tender schedule.

- i. The Technical Bids shall first be evaluated to determine whether they are complete, whether the required documents including the Tender Cost & EMD have been submitted in the correct formats and whether the documents have been properly signed by the Authorized Signatory and whether the Technical Bid is generally in order. It will be determined whether the Technical Bid is of acceptable quality, is generally complete and is substantially responsive to the tender documents. For purposes of this determination, a substantially responsive Technical Bid is one that confirms to all the terms, conditions and specifications of the tender documents without any material deviations, objections, conditionality or reservations.
- ii. A Technical Bid which is not substantially responsive, may be rejected by OSBCL and may not subsequently be made responsive by the Bidder by correction of the material deviations.

- iii. The responsive Technical Bids shall then be evaluated in detail to determine whether they fulfill the eligibility and other requirements of the tender, such as submission of all the requisite documents including Tender cost & EMD. The bidders who meets the eligibility criteria and has submitted all the documents as per the tender conditions shall then be shortlisted for field verification report of the Committee of OSBC Executive to finalize the list of technically qualified bidders eligible for opening of financial bid. The decision of the OSBC after field verification shall be final & binding on the bidders.

16. Opening & Evaluation of Price Bids:

- i. The price bid of the bidders who were shortlisted for field verification by the Committee of the OSBC Executives and finalized as technically qualified shall be opened on the date and time to be intimated separately.
- ii. The bid with Lowest financial (L1) i.e. 'Lowest price quoted' will be awarded the contract.
- iii. If the said L1 Bidder fails to comply as mentioned above, the Lol issued in favour of the said bidder shall be cancelled & EMD of the said bidder shall be forfeited. In such event the next lowest bidder in descending order shall be called upon to match the L1 bidding score price and on accepting the same, LOI will be issued in favour of the said Bidder followed by execution of Agreement. If the said Bidder fails to comply within the stipulated time, the LOI issued in its favour shall be cancelled and EMD of the said Bidder shall be returned without interest.
- iv. In the event, no Bidder is selected in respect of any Depot as per the above procedure, Tender process in respect of that Depot shall be cancelled and OSBC Ltd reserves the right to go for fresh Tender in respect of the said Depot.

- 17. Tie-Bidders:** In the event, 2 (two) or more technically qualified Bidders shortlisted after field visit by the report of Committee of OSBC executive have submitted the identical Price Bids in respect of a Depot, the Bidder having higher Godown/warehouse space shall be given precedence.

18. Signing of Agreement:

Within 10(Ten) days of acknowledging the Lol, the Agreement shall be signed by the Selected Bidder, failing which the EMD shall be forfeited which is subject to Clause-15.

GENERAL CONDITIONS OF CONTRACT

1. The proposed Godown/Warehouse at the specified depot will store alcoholic beverages and the stock being highly fragile & inflammable all necessary conditions has to be maintained during movement of stock to depot and during their storage in Godown/Warehouse before they are sold to the retailers who are issued licenses by the State Govt. It is imminent as a pre-condition that the warehouse should be safe & secured.
2. The compact land patch on which the proposed Godown/warehouse is located should be situated directly adjacent to National Highway/State Highway/major road with approach road adequate/appropriate for movement of heavy vehicle/ large trailer movement. The land within the leased premise (other than Godown/warehouse & office) should be levelled & well compacted suitable for heavy vehicular movement.
3. The total land area on which the r/depot is located must be a compact patch & must not be less than 2½ Acres (Two and half acre) approximately. The copy of the RoR (issued by competent revenue authority) showing the extent & ownership of land must be submitted with the application. In case the property offered has multiple ownership, then each of the owner must submit his/her consent in the form of notarized 'No Objection Certificate' to be enclosed along with technical bid. The entire land area should be encroachment free & free from encumbrances. Any offer for premises/Land from brokers / Property dealers shall not be accepted.
4. The Electricity, Toilet separate for office & for Godown, Drinking water facility should be available separately for the Godown/warehouse & office. The land on which the Godown/Warehouse is situated must be surrounded by proper compound wall/wired fencing (of six feet height) with separate entry & exit appropriate for movement of heavy vehicle.
5. There should be a separate building with an approximate floor area of 1000 Sq.ft. within the same premises in which Godown/warehouses are situated with adequate ventilation and lavatory facility.
6. The copy of the Building plan with Building photograph needs to be submitted. In all cases distance of the location from the National Highway/State Highway is to be mentioned preferably by a rough sketch. The width of the approach road to the Godown/ warehouse along with its type (kaccha or pucca) is to be mentioned.
7. That the premises given on rent to the "Lessee" by the "Lessor" shall be insured for Fire, Earthquake, Flood and the natural calamities and the premium thereof shall be borne by the "Lessor". The stocks in the Godown/warehouses shall be insured by the "Lessee" and the premium thereof shall be borne by the "Lessee". All claims with regard to damage and loss caused to the stocks stored shall be receivable by the "Lessee".

8. That "Lessor" will undertake normal repair works namely, leakages in Godown/warehouses, white washing, anti-termite treatment of Godown/warehouses, plastering, drainage facility for releasing rain water, water logging in the parking space etc., and any such other repair works as and when required by the "Lessee". In the event of such exigencies if the "Lessor" does not listen to the advice of the "Lessee" for immediate repair or renovation of Godown/warehouse or parking space, the "Lessee" will take up the repair /renovation work required and the amount spent on this will be recovered and adjusted from the "Lessor"s monthly Godown/warehouse rent.
9. The selected "Tenderer", shall have to execute an agreement with OSBC Ltd. for hiring his/her Godown/warehouse as per the required terms and conditions which among other details include the following:-
- (i) Minimum agreement period is three years extendable upto a further period of two years from the date of agreement. There will be no escalation of rent during the three year of Agreement period.
 - (ii) "Lessee" shall pay the rent as per fixed rate and the monthly rent agreed shall include the installation of electrical switches, meters and other provisions. The amount of electricity bill and the cost of diesel for the generator will be paid by the "Lessee".
 - (iii) The monthly rent will also include provision of a Generator (Gen set) of 5 KW capacity or Inverter to be provided by the Lessor/Godown Owner.
 - (iv) The lessee will use 'Lessor's parking space inside the premises free of cost.
 - (v) That the above rent per month is inclusive of land revenue, water tax, and Municipal tax etc. excluding Goods and Service Tax. The "Lessor" shall raise the appropriate Goods & Service Tax amount payable by the "Lessee" and the "Lessee" will pay the same along with the rent. The "Lessor" shall deposit the Goods & Service Tax with the appropriate authority and will submit a photo copy thereof to the "Lessee" along with the bill of subsequent month.
10. That the "Lessor" shall have no claim over the stock kept at such ware house under any circumstances whatsoever. The stock of "Lessee" shall in no case form part of the property for any change by the "Lessor" or any other party whatsoever.
11. If the Corporation finds at any stage, any document or information submitted by the contractor to be false or suppressed or any adverse antecedent against the owner before or after finalization of the Tender, the Corporation reserves the right to cancel the agreement forfeit his security deposit and to black list the said Owner from participating in any future tender of OSBC Ltd.
12. In case of any dispute or difference which may occur at any time between the parties hereto, touching or arising out of or in respect of this agreement or the subject matter thereof, such dispute or differences shall be referred to the Arbitration of any person nominated by the Principal Secretary to Govt. of Odisha, Excise Department and the decision of such Arbitrator shall be final and binding on both parties. The arbitration will take place as per the provisions of Arbitration and Conciliation Act, 1996.

13. In the event, any dispute arises regarding interpretation of the terms and conditions of this agreement, the same shall be clarified by way of mutual discussion between both the parties wherein the decision of the Managing Director of OSBC Ltd. shall be final and binding.
14. The Courts at Bhubaneswar shall have the exclusive jurisdiction to deal with any dispute arising under or out of this agreement.
15. In addition to the above, the Instructions to Bidders and the conditions mentioned in the Tender Document shall also be treated as a part of the agreement.
16. In addition to the above terms, OSBC Ltd reserves its right to add further such terms & conditions as shall be felt necessary at the time of execution of the agreement.

TECHNICAL BID

**COVERING LETTER
(BIDDER LETTER HEAD)**

Bhubaneswar
Date.

To

The General Manager (Admn.),
OSBC Ltd.,
2nd Floor, Fortune Tower,
Chandrasekharpur,
Bhubaneswar.

Sub: Tender for Hiring of Godown/Warehouse for storage of Alcoholic Beverages stock for Depot by OSBC Ltd.

Madam/Sir,

I / We, the undersigned, offer to participate in the tender process for hiring of Godown/Warehouse of Category-_____ for storage of alcoholic beverages stock at Depot by OSBC Ltd in accordance with your Tender Notice Dated 28.05.2025, I/We are hereby submitting our Technical Proposal in sealed envelope.

I / We hereby declare that all the information and statements provided in the technical proposal are true and correct and I / We accept that any misinformation contained in it may lead to disqualification of our proposal. Our proposal will be valid for acceptance up to **90 Days** from the last date of submission of the Tender and I / We confirm that this proposal will remain binding upon us and may be accepted by you at any time before the validity of the bid.

I / We hereby unconditionally undertake to accept all the terms and conditions as stipulated in the Bid document. In case any provision of this tender are found violated, then your office shall have the right to reject our proposal including forfeiture of the earnest money deposit absolutely.

I remain,

Yours faithfully,

*Authorized Signatory
with Date and Seal*

Name and Designation: _____
Address of the Bidder: _____

11. Plot No., Khata No., Name of Mouza, Name of Tahasil and District on which the godown is located. (Photocopy of the Record of Rights (RoR) to be furnished. _____
12. Distance and width of approach road from the NH/SH and type of road i.e. whether black top or murrum or kaccha road _____
13. Availability of Power connectivity & Network Connectivity (Minimum three phase Line with installed transformer) _____
14. Separate space for office in Sq.ft. _____
15. Separate space for security barrack in Sq.ft. _____
16. Separate space for waste management in Sq.ft. _____
17. Adequate supply of water _____
18. Dock facilities for loading & Unloading of stock _____
19. Power Back up/Generator (Min. 5 KW) _____
20. Demand Draft details (for the cost of tender paper) original DD to be attached _____
21. NOC from the concerned local authority (Urban or Rural as applicable) _____

I/We _____ undertake that I/we the organization will abide by the rules of the Corporation and terms & conditions of the Tender as reflected in the notice inviting Tender. I/We _____ solemnly declare that the information provided by me/us are true to the best of my/our knowledge and behalf.

Signature of the Applicant/ Organisation

Date :

Place :

**APPLICATION FOR TECHNICAL TENDER
FOR HIRING OF GODOWN/WAREHOUSE OF CATEGORY-2 FOR STORAGE OF
ALCOHOLIC BEVERAGES STOCK**

1. Name of "Tenderer": _____
2. Status (Proprietorship/Partnership/
Company/ Individual _____
3. Name of Proprietor /Partner/
Director: _____

4. Permanent Address : _____

Telephone No. : _____
FAX No. : _____
E-Mail Address : _____
5. Present Address : _____

Telephone No. : _____
FAX No. : _____
E-Mail Address : _____
6. PAN No. (Photo copy of PAN
Card be submitted : _____
7. Name of the Depot for which the
application made: _____
8. Location of the Godown to be
specified: _____

9. Plot No., Khata No., Name of Mouza, Name of Tahasil and District of the proposed godown located. (Photocopy of the Record of Rights (RoR) to be furnished.

10. Distance and width of approach road from the NH/SH and type of road i.e. whether black top or murrum or kaccha road

11. NOC from the concerned local authority (Urban or Rural as applicable)

12. Demand Draft details (for the cost of tender paper) original DD to be attached

I/We _____ undertake that I/we the organization will abide by the rules of the Corporation and terms & conditions of the Tender as reflected in the notice inviting Tender.

I/We _____ solemnly declare that the information provided by me/us are true to the best of my/our knowledge and behalf.

Signature of the Applicant/ Organizations

FINANCIAL BID

**COVERING LETTER
(BIDDER LETTER HEAD)**

*Bhubaneswar
Date*

To

**The General Manager (Admn.),
OSBC Ltd.,
2nd Floor, Fortune Tower,
Chandrasekharpur,
Bhubaneswar.**

Sub: Tender for Hiring of Godown/Warehouse for storage of alcoholic beverages stock at
Depot of OSBC Ltd.

Madam/Sir,

I / We, the undersigned, offer to participate in the tender process for Hiring of Godown/Warehouse of Category- for storage of alcoholic beverages stock at Depot of OSBC Ltd in accordance with your Tender Notice Dated _____. Our financial price is attached here with for the proposed service. I do hereby undertake that, in the event of acceptance of our bid, the depot/warehouse shall be provided in respect to the terms and conditions as stipulated in the tender document.

Our financial proposal shall be binding upon us up to expiry of the validity period of the proposal of **90 days** from last date of submission of Tender. I have carefully read and understood the terms and conditions of the tender to provide the services accordingly.

I understand that you are not bound to accept any proposal you receive.

I remain,

Yours faithfully,

**Authorized Signatory
[In full and initials]**

Name and Designation of Signatory with Date and Seal:

Address of the Bidder:

Place:

FINANCIAL BID**TENDER HIRING OF GODOWN/WAREHOUSE FOR STORAGE OF ALCOHOLIC
BEVERAGES STOCK FOR _____ DEPOT OF OSBC LTD.**

Name of the Depot:

Name of tendering Bidder:

(in Rs.)

Rate per Sq.ft. (inclusive of godown space and office space)	
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(Please mention the name of the depot (as notified in the tender document) for which you have quoted.

Signature of Bidder

Full Name:

Seal:

Date:
Place:

UNDERTAKING

ANNEXURE-V

(To be submitted by way of an Affidavit)

I, _____ Son/Daughter/Wife of Shri _____
_____ Proprietor/Director/ authorized signatory (proof
of authorized signatory to be submitted) of the owner of applied depot for hire to OSBC Ltd. do
hereby solemnly affirm and state as follows:

1. That, I am competent and duly authorized to swear this Affidavit
2. That, I am competent to make this declaration and execute the tender documents.
3. That, I have carefully read and understood all the terms and conditions of the tender and undertake to abide by them.
4. That, the information/documents furnished in the Technical Bid Application are true and authentic to the best of my knowledge and belief. I/we am/are well aware of the fact that furnishing of any false information/fabricated document would lead to rejection of my tender/work order at any stage/ forfeiture of any EMD/Security deposit besides liabilities towards prosecution under the appropriate law.
5. That, I/We am/are not convicted by any Court of Law and no criminal/legal proceeding(s) is/are pending against me/us in any court of law.
6. That, I/We am/are not of unsound mind and not declared insolvent & also not blacklisted by any Govt. or Semi-Govt. Organization under the State & Central Govt. or by any private undertakings for any work undertaken by me/us earlier as on date of submission of the Tender.
7. That, the facts stated above are true to the best of my knowledge & belief.

(DEPONENT)

Signature of the Bidder

Full Name:

Seal:

Date :

BEFORE THE EXECUTIVE MAGISTRATE, BHUBANESWAR

AFFIDAVIT

I, _____, aged about _____ years, S/o-_____,
Proprietor/Director/authorized signatory of owner of applied depot for hiring of OSBC Ltd. (proof
of authorized signatory to be submitted) of the bidder residing
_____ do hereby solemnly affirm and state as follows:

1. That I am competent and duly authorized to swear this Affidavit.
2. That I am competent to make this declaration and execute the tender documents.
3. That I declare that neither I nor the Partners/Directors of the bidder concerned Company/Firm or our relations are holding a license for retail sale of alcoholic beverages stock in the State of Odisha and we are not also involved in supply of alcoholic beverages stock either directly or indirectly in the State of Odisha.
4. That I further declare that my/our family members/relations are not working in OSBC Ltd. or in the Excise Deptt. under the State Government.
5. That the facts stated above are true to the best of my knowledge and belief.

Identified by

Advocate
(Enrl. No.)

DEPONENT

Certificate

Certified that the above named deponent being identified by _____,
Advocate appears before me and states on oath that the contents of this Affidavit are true to the
best of his knowledge and belief.

Bhubaneswar
Dt.

Executive Magistrate, Bhubaneswar

Annexure-__: Bank Guarantee Format

(To be signed by bank and submitted by Bidder)

RFP REF: _____/OSBC/_____, Dated _____

To,

The Managing Director
Odisha State Beverages Corporation Limited
2nd Floor, Fortune Towers,
Chandrasekharapur Bhubaneswar-751023

Whereas <<Name of the bidder>> (hereinafter called 'the Bidder') has submitted the bid for Submission of RFP Ref. No. _____, Dated _____ for _____ for Odisha State Beverages corporation Limited, Odisha (hereinafter called "the Bid") to Odisha State Beverages Corporation Limited Know all Men by these presents that we <<Name of the Bidder>> having our office at <<Address>> (hereinafter called "the Bank") are bound unto the <<Nodal Agency>> (hereinafter called "the Purchaser") in the sum of Rs. <<Amount in figures>> (Rupees <<Amount in words>> only) for which payment well and truly to be made to the said Purchaser, the Bank binds itself, its successors and assigns by these presents. Sealed with the Common Seal of the said Bank this <<Date>>

The conditions of this obligation are:

1. If the Bidder having its bid withdrawn during the period of bid validity specified by the Bidder on the Bid Form; or
2. If the Bidder, having been notified of the acceptance of its bid by the Purchaser during the period of validity of bid
 - a) Withdraws his participation from the bid during the period of validity of bid document;
 - Or
 - b) Fails or refuses to participate in the subsequent RFP process after having been short listed;

We undertake to pay to the Purchaser up to the above amount upon receipt of its first written demand, without the Purchaser having to substantiate its demand, provided that in its demand the Purchaser will note that the amount claimed by it is due to it owing to the RFP occurrence of one or both of the two conditions, specifying the occurred condition or conditions.

This guarantee will remain in force up to <<insert date>> and including <<extra time over and above mandated in the RFP>> from the last date of submission and any demand in respect thereof should reach the Bank not later than the above date.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN:

- I. Our liability under this Bank Guarantee shall not exceed Rs. <<Amount in figures>> (Rupees <<Amount in words>> only) II.

This Bank Guarantee shall be valid up to <<insert date>>)

- III. It is condition of our liability for payment of the guaranteed amount or any part thereof arising under this Bank Guarantee that we receive a valid written claim or demand for payment under this Bank Guarantee on or before <<insert date>>) failing which our liability under the guarantee will automatically cease.

(Authorized Signatory of the Bank) Seal:

Date: