



J&K (UT) Industrial Development Corporation Ltd (SIDCO)
(A J&K Government Undertaking)

4th Floor, Sanat Ghar, Bemina, Srinagar

Phone No. 0194-2493626, Fax: 0194-2493612

No: JKSIDCO/ROK/2023/1335/1079

Dated: - 16-09-2023

Notice for allotment of built-up space to IT / ITES Units and Start-ups

Applications are invited for allotment of available built-up space (Semi finished) at IT Tower Phase - II Building (G+3 Storey), SIDCO, Industrial Estate, Rangreth, Budgam on monthly rental basis from any single entity or group of business entities forming consortium, incorporated under the companies Act 1956 or Indian Companies Act 2013 or limited liabilities Act 2008, Partnership Act, Start-ups or any Foreign Entity incorporated under equivalent law having adequate financial and institutional strength are eligible. The details of available space are given here under: -

For Commercial Entity:

S. No.	Location	Carpet Area in Sft.	Premium Amount	Monthly Rentals.	Earnest Money	Processing Fee
1.	IT Tower Phase - II Building (G+3 Storey)	11200.00 sft. including wash rooms	Rs. 28.50 per sft. (non-refundable onetime payment) Plus taxes as applicable.	Rs. 42.00 per sft. per Month Plus taxes as applicable.	Rs.12.00 per sft. (Refundable) in the shape of CDR Pledged to General Manager (ROK), J&K SIDCO	Rs.5000/- per unit (non-refundable) Plus taxes as applicable, to be deposited through Bank Account

For Start-up Entity:

S. No.	Location	Carpet Area in Sft.	Premium Amount	Monthly Rentals.	Earnest Money	Processing Fee
1.	IT Tower Phase - II Building (G+3 Storey)	11200.00 sft. including wash rooms	Rs. 25.50 per sft. (non-refundable onetime payment) Plus taxes as applicable.	Rs. 25.00 per sft. per Month Plus taxes as applicable.	Rs.10.00 per sft. (Refundable) in the shape of CDR Pledged to General Manager (ROK), J&K SIDCO	Rs.5000/- per unit (non-refundable) Plus taxes as applicable, to be deposited through Bank Account

Detailed space available:

S. No.	Particulars	Carpet Area in Sft. Including wash rooms
1.	Ground Floor	2800.00
2.	1 st . Floor	2800.00
3.	2 nd Floor	2800.00
4.	3 rd . Floor	2800.00
	Total	11200.00

Space applied for:

S. No.	Particulars	Option
1.	Ground Floor	
2.	1 st . Floor	
3.	2 nd Floor	
4	3 rd . Floor	

1. Date of Publishing: 18-09-2023
2. The documents can be seen and downloaded from the website <http://jktenders.gov.in> from 18-09-2023 (9.AM) to 15-10-2023 (4.00 PM).
3. The applications shall be submitted in electronic format on the website <http://jktenders.gov.in> from 28-09-2023 (9.00AM) to 15-10-2023 (4.00PM).
4. The applications received will be opened on 16-10-2023 (12.00 Noon).
5. The complete process will be online.
6. The intending applicants / aspirants are strictly advised to inspect the space before uploading their application / documents.
7. Processing Fee shall be deposited through J & K Bank Branch Rangreth bearing **Account No. 0239010100000530 having IFSC Code: "JAKA0RANGRE"**
8. Applications must be appended with scanned copy of bank receipt of the deposited Processing Fee of Rs. 5000/- Plus Taxes as applicable along with scanned copy of EMD in the shape of CDR.
9. The applicants / aspirants should submit the scanned copies of residential proof / Aadhar Card with full address/contact No. GSTN / ITR / PAN card with the application.
10. The applicants / aspirants should have experience for establishment of IT/ITES related service provider with document proof for Business Turnover, Profit & Loss Statement of last three years, exists in the market and has to submit Detail Project Report, MOA, Board Resolution, Profile of the Company, Export Projects in hand/pipeline, Bankers Certificate and proof of Passport.
11. The Constituted/Designated Committee shall examine the proposal based on various parameters like number of employees, total cost of the proposal (Turnover in Rs. Lac), Percentage of R&D component etc. in case of commercial entity already in business, however, the start-up entity shall be given flexibility on account of above parameters.
12. In case the number of proposals are received more than the space available. Fair

and transparent process for allotment of space shall be made on merit basis where under a meritorious applicant will be given a priority on merit for the below mentioned parameters/ weight-age / criteria to be adopted for allotment of built-up space

S. No.	Parameters	Weight-age Percentage Taking an aggregate of 100 points
1.	Proposed investment per applicant (Working capital)	40 (Weightage)
2.	Direct employment to be provided after setting up of Proposed unit/facility	40 (Weightage)
3.	Women Entrepreneur	10 (Weightage)
4.	MSME Micro, Small and Medium Enterprises 10 (Points) Micro=10 out of 10 Small=07 out of 10 Medium=03 out of 10	10 (Weightage)

13. Instructions to applicants / aspirants regarding e-submission process.

- a) The interested applicants / aspirants can download the document from the website <http://jktenders.gov.in>.
- b) The applicants / aspirants have to submit their application online along with Detailed Project Report, MOA, Board Resolution, Profile of the Company, Export Projects in hand/pipeline, Bankers Certificate and proof of Passport. No Proposal will be accepted in physical form.
- c) Documents / applications shall be opened online as per time schedule mentioned above.
- d) Before submission of online application, applicants / aspirants must ensure that scanned copies of all the requisite / necessary documents i.e EMD, receipt of processing fee and self-attested copies specifying name, parentage, phone No and address/Aadhar Card, PAN Card, GSTN, ITR last three years have been attached with the application, failing which, their application shall be rejected.
- e) The Organization shall not be responsible for delay in online submission of applications whatsoever reasons may be.



TERMS AND CONDITIONS: -

1. Online application shall be accompanied with the Earnest Money in the shape of CDR from any IT/ITES related service provider including start-ups and payable at Srinagar to General Manager (Regional Office Kashmir), J&K SIDCO, 4th Floor, Sanat Ghar, Bemina, Srinagar. Application without the requisite Earnest Money shall be out rightly rejected.

2. The successful applicants / aspirants have to pay three (03) months rent in advance in favour of the Organization within 30 days from the date of communication to the successful applicant including Premium amount with GST as applicable. The rent shall have to paid in advance before 7th of each calendar month.
3. The monthly rental shall be enhanced by 5% after every year prospectively.
4. The monthly rentals are subject to the revision on basic rent from time to time and the decision of the Govt. / SIDCO in this regard shall be final and binding on the allottee.
5. The allottee shall enter into Rent / License deed with J&K SIDCO within a period of 30 days from the date of issuance of built-up space allotment order.
6. The possession of the built-up space shall be handed over only after deposition of advance rentals including premium amount with GST as applicable and execution/registration of Rent/ License deed and on completion of all Codal formalities in vogue. The allottee shall have to complete all the formalities within a period of 60 days. The rent shall start immediately.
7. The allottee shall have to bear all expenses on account of execution/registration of Rent/ License deed.
8. Available built-up space will be allotted on "**As is where is**" basis and no claim whatsoever shall be entertained in respect of repairs/renovation/deviation in carpet area etc. However, the allottee can modify the interiors only after permission by J&K SIDCO as per his requirement.
9. The allottee shall not sub-let any part or whole allotted built-up space.
10. No other activity will be allowed in the allotted built-up space other than the IT/ITES based services.
11. The allottee shall make his /her own arrangement for electric/ Water supply for the built-up space. The allottee shall have to pay the electricity/Water charges consumed by him/her directly to the department concerned.
12. The allottee shall pay the cleaning and general maintenance charges amounting to Rs. 5000/- (Rupees five thousand only) per annum to be enhanced from time to time, which shall be paid in advance for each financial year.
13. The corporation reserves the right to accept or reject all or any application or postpone / withheld or cancel the process of allotment of space without assigning any reason thereof.
14. The rent / license deed of the Built-up Space shall initially be of 11 months only from the date of execution of rent/license deed with renewal after mutual consent and on the terms & conditions applicable at that time. The allottee shall abide by the terms and Conditions as laid down in the rent/license deed and allotment order.



15. The allottees shall have to obtain all clearances required for establishment of the unit from all the concerned/line departments and other agencies including DIC/PCB/PDD.
16. The stamp duty and registration as applicable under rules shall be born by the lessee/allottee.
17. The allottee has to furnish an undertaking duly attested by the Judicial Magistrate that he will take special precautions for fire safety and lighting and lessee shall be solely responsible for paying all kinds of compensation and damages.
18. In case allottee fails to comply with the terms and conditions, J&K SIDCO may terminate the rent / license deed / allotment order at any time, without assigning any reason.
19. In case, the date of submission / opening date happens to be a holiday, the applications shall be received / opened on the next working day.



General Manager
(Regional Office Kashmir),
J&K SIDCO
On behalf of
Managing Director