

**PROPOSAL INVITED FOR AQUISITION OF GUEST HOUSE
PREMISES ON RENTAL BASIS AT ANGUL TOWN, ODISHA**

RFP NO. — GMDC/CPD/BW/03/2025



**General Manager (CP)/Tech-II
Gujarat Mineral Development Corporation Limited
Khanlj Bhavan, 132-ft Ring Road, Gujarat University
Ground, Vastrapur, Ahmedabad- 380052
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Contact Details:

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Background:

Gujarat Mineral Development Corporation Ltd (GMDC) is the leading state-owned mining and minerals company of Gujarat with over 60 years of operational experience and a diversified product portfolio across mining, value-added products, and power. GMDC is a zero-debt company listed on the National and Bombay Stock Exchanges. In 1997, the Government of Gujarat disinvested 26% of its stake through an IPO, while retaining the remaining ownership.

GMDC has been allotted coal blocks in Odisha, namely the Burapahar Coal Block in Sundargarh district and the Baitarani West Coal Block in Angul district. In view of its ongoing activities in the region, GMDC is seeking to acquire a guest house in Angul town, Odisha, with 8-10 bedrooms and adequate car parking facilities.

The details requirements are enumerated below:

Guest House premises:

1. The guest house premises situated at Angul town, Odisha only.
2. The guest house premises should be either furnished or non-furnished.
3. Guest house should have Reception with waiting area, Dining space with Kitchen, Minimum 8 to 10 bedrooms with attached bathrooms, a common wash room and adequate car parking facility.
4. Period of Lease/Rental: The rented period is proposed for 3 years, extendable for an additional 2 years based on performance and requirement (3 + 2 years).
5. The property of the subject premises should have a clear marketable title, and the owner should have absolute & exclusive ownership of the premises with undisputed possession.
6. The premises should be ready in all respects for occupation by GMDC within 180 days from the date of LOI/Agreement 'whichever is earlier. The 180 days will be provided if required to owner to prepare the offered area as per requirement & GMDC satisfaction. Jobs like making of partition , paving of Car parking area, fixing/repairing of floor tiles, preparation of toilets & pantry provisions can be carried out during this 180 days period. The agreement will start with the handing over of the area to GMDC.

Note:

- A) Interested applicant is requested to fill up the attached Annexure-2 In support of your offer.
- B) Price Bid May be quoted in a separate envelope as per the attached Annexure – 3.
- C) Applicant will be scrutinized as per the evaluation of Criteria attached as per Annexure -4.

Other Terms and Conditions:

- a) The owner will execute the lease agreement with GMDC in standard format.
- b) The rental should be inclusive of all the amenity charges except electricity which shall be borne by GMDC for which dedicated meter should be made available,
- c) All Municipal/Govt-/other taxes/charges/class/levies shall be borne by the owner
- d) The owner shall have to indemnify GMDC to the effect that the offered property is not subject to any attachment, Lien, charge, recovery or litigation In the standard format.
- e) Guest house Premises should be situated in posh area with easy access and good surroundings; and should be well connected with public transport.
- f) The owner of the property shall enter into lease agreement with GMDC. within one week of receipt of communication regarding LOA. After the completion of the interior works. etc. the rent payable shall be reckoned from the date of occupation. The lease agreement will include inter-alia,, a suitable exit clause and provision of de-hiring of part/full premises.
- g) If lease deed required to be registered with the sub registrar and the cost of registration stamp duty/expenses will be shared equally.
- h) Option of renewal of Leave & License agreement rests with GMDC.
- i) Any dispute with third party arising out with regards to the property shall be directly settled by the owner of the property.
- j) Payment: The lease Rent shall be paid by 7th working day of the respective month against satisfactory services and submission of bill through electronic. mode only.
- k) Unless and otherwise exempted under IT Act, the income tax shall be deducted from monthly rental bill. All taxes applicable on rent shall be borne by the owner.
- l) All statutory taxes & charges etc. for the premises are to *be* paid by the registered owner(s) of the property at his own cost.
- m) if the applicant is an agent of the owner a copy of the authorisation letter from *the* owner to be submitted.
- n) No brokerage will be payable to the agents/agencies.

Requirement For Proposed Guest House : BY GMDC

Details Of Guest House Premises

Particulars	Details
Required Rooms & Other Requirements	A) One VIP/Suite Room (Bed Room with Living Room). B) Ten Rooms of single & double occupancy rooms C) Should have attached toilets in all rooms. D) Kitchen with Store Room with Dining Rooms. E) Reception with Seating Place and a common wash room.
Built-up Area (in Sq. Ft.)	Should have minimum of 7000 Square feet area.
No. of car parking	Should have Car Parking Space to park 6 Vehicles and provision of 2 wheelers parking also.
General Points	A) May be well connected with Bus Stand and railway station and may be situated at Angul Municipal Area/Town. B) Guest House to be available in a Single Building may be in different floors.
Floor – One	No. of Room: 5 No. of Washroom: 5+1 (Common) No. of Kitchen:1, Dining Hall – 1, Store -1
Floor – Second	No. of Room: 6 No. of Washroom:6
Staff Room	No of Rooms : 3 Rooms to accommodate 6 to 8 person minimum with wash rooms.
The floor of the room	Tiles Finished
The adequate 3-phase electric power/connected load	Should be available
Supply of adequate potable water round the clock should be available at the premises-	Should be available
Exclusive Lift For GMDC Users to Guest House	Should be available
Wash Rooms	Should have standard fittings with tiles , WC, wash Basin, Taps, Mixer, etc

Details Of Guest House : To Be Filled By The Applicant.

Details Of Guest House Premises

Particulars	Details
Name of Applicant with address and contact number	
Address of the offered property	
Plot Area (in Sq. Ft.)	
Built-up Area (in Sq. Ft.)	
No. of car parking	
Distance from the main connecting road- (in Km)	
Distance from Railway Station- (in Km)	
Applicant is owner/Broker/Realty Agency of the property	
Ground floor	No. of Room: No. of Washroom: No. of Kitchen:
1st floor (if any)	No. of Room: No. of Washroom: No. of Kitchen:

2nd floor (if any)	No. of Room: No. of Washroom: No. of Kitchen:
Living/Center Room (if furnished)	
Carpet Area (in Sq.ft.)	
Three seater sofa (fabric/ leatherite)- YES/NO	
Single seater sofa (fabric/ leatherite)- 2 nos- YES/NO	
Centre Table with glass top- 1- YES/NO	
Split AC of adequate capacity- YES/NO	
Ceiling fan- 01/02 as per requirement- YES/NO	
Dining table (8 seater) with chairs- 01 set- YES/NO	
Curtains in all windows & doors- YES/NO	
Carpet below the Centre Table- YES/NO	
Attached Common Toilet Table- YES/NO	
Kitchen Modular Kitchen with sufficient storage facility	
Carpet Area (in Sq. Ft.)	

Dining Area (either combined with Drawing Room or separate)	
Carpet Area (in Sq. Ft.)	
Bedroom (if furnished)	
Carpet Area (in Sq. Ft.)	
<p>Attached Bathroom- YES/NO</p> <ul style="list-style-type: none"> • WC with hand faucet- 1 No- YES/NO • Wash Basin with Mirror- 1 No- YES/NO • Geyser- 1 No- YES/NO • Exhaust Fan- 1 No- YES/NO • Light as per requirement- YES/NO • Towel Racks/ Rods/ hooks- YES/NO • Shower, Mixer- 1 No- YES/NO 	
Double bed either wooden/steel frame with wood, with good quality mattress- YES/NO	
32" LCD TV- YES/NO	

The floor of the room- Marble/tiles finished.	
Curtains in all windows- YES/NO	
Spilt AC of adequate capacity - YES/NO	
Ceiling fan- YES/NO	
Tube light, Night Lamp, Table lamps- 01 each or as appropriate- YES/NO	
Separate room for cook cum attendant, either in the same premises with common toilet & bathing facility is required	
Can property owner be in a position to give vacant possession of the premises within 30 days of our approval and after carrying out necessary changes/alternations as required by the GMDC.	
The adequate 3-phase electric power/connected load-Give details.	
Supply of adequate potable water round the clock should be available at the premises- YES/NO (give details)	

Other Amenities	
1.Refrigerator-Capacity	
2.Wasing Machine-Capacity	
3.Domestic RO	
4.Inverter/Generator facility- YES/NO	

Place :

Date:

Signature Of Applicant

PIRCE BID

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**(IN A SEPARATE SEALED ENVELOPE SUPERSCRIBED
AS QUOTATION FOR RENT)**

SI No	Total Monthly Rent	In Figure	In Words
1			

Note :

Rent In Indian Rupees per month for Guest House premisses as per requirements and terms and conditions mentioned in RFP documents (Exclusive applicable GST).

Special Conditions :

1. The offer should be unconditional.
2. The rent proposed to be charged should be inclusive of all cost of services including following except applicable GST if any :
 - a) The Charges for parking space , terrace & security.
 - b) Taxes & Duties to be paid to various authorities.

The terms and condition contained in the RFP Documents are acceptable to us.

Place :**Date:****Signature Of Applicant**

Evaluation Criteria

Description	Marks	Marks obtained
Distance from Main road i.e any highway	100 if located at main road. Thereafter, for every 100 m distance from main road marks will reduce by 20.	
No of Bed rooms	100 marks for more than 10 rooms. For each lesser room, marks will reduce by 20 marks	
No of Washroom	100 marks for more than 8 wash rooms. For each lesser room, marks will reduce by 20 marks	
No of vehicle parking	100 marks for more than 6 Car parking. For each lesser car parking, marks will reduce by 20 marks	
Servant/Driver Room	100 marks for having servant/Driver Room accommodating 6 or more person. For each less space marks will reduce by 25	
Lift	100 marks for exclusive Lift for access. 50 Marks for common lift and 30 Marks if Lift is not available.	

- i) Highest marks obtained by party will be selected.
- ii) Furnished room shall not have additional weightage.

Note : The Last date of submission of offer is on or before 15-01-2026.