

**PASSENGER ROPEWAY FROM DHAPPER TO BHALEYDHUNGA AND SUPPORT FACILITIES AT SELEMTHANG, LOWER DHAPPER & UPPER DHAPPER AT YANGANG UNDER NAMCHI DISTRICT, SIKKIM**

**A. General**

**1. Scope of Bid**

1.1. The Secretary, Tourism & Civil Aviation Department, Government of Sikkim (referred to as Owner in these documents) invites bids for "Operation and Maintenance of Passenger Ropeway from Dhapper to Bhaleydhunga and Support facilities at Upper Dhapper, Selemthang and Lower Dhapper" on as is where is, in fixed revenue Model basis from pre-qualified bidders.

1.2. The bidders may submit bids in two parts (Part A & Part B). The details of works for each part in fixed revenue model basis is tabulated below.

Bid	Name of work	Lease Tenure	Cost of Bidding documents
Part A	Operation and Maintenance of Passenger Ropeway from Dhapper to Bhaleydhunga and Support facilities at Upper Dhapper	33 years	₹ 2,00,000.00
Part B	Operation and Maintenance of Support Facilities at Selemthang and Lower Dhapper		

**1.3. Important Events**

Sl. No.	Event	Date
1	Date of Pre-Bid meeting & Clarification with the bidders	24.01.2024
2	Last date & Time of Uploading/Submission of Bids	05.02.2024

**1.4. Salient features:**

**1.4.1. Passenger Ropeway from Dhapper to Bhaleydhunga (Part A)**

Sl. No	Parameter	Details
1	Ropeway Type	Mono cable detachable ropeway system
2	Lift type	GD8 MULTIX
3	Rotation	CCW (Counter Clock Wise)
4	Horizontal Length	3024 Mtr
5	Vertical Rise	1348 Mtr
6	Carrier Type	C8S190
7	Cable Diameter (Rope)	52 mm
8	Ropeway Length	3540 mtr
9	Line Gauge	6.1 mtr
10	Capacity	400 PPHPD
11	Maximum Speed	6 m/s
12	No. of Towers	18

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13	No. of carriers Passengers /Material/ Maintenance	18/4/1
14	Cabin Details	18 No's. Sigma Make, 08 seater.
15	Tension/Ram	25.4T
16	Electric Motor KW (Amp)	530 (280)
17	Tension Pressure	132 Bar
18	Type of Grip	LPA - XL
19	Tower Types	18 (17 Tubular, 01 Lattice)
20	Number of Stations	02 stations
21	Highest / Smallest Tower height.	48.5 / 5.92 Mtr.

#### 1.4.2. Support Facilities at Upper Dhapper (Part A)

Sl. No	Description	Details
1	Eco Huts	6 pairs of huts (12 rooms)
2	Gazebos	5 Nos
3	Nature Interpretation Centre	1 Nos (designed for showcasing life in Sikkim, Cultural activities Art galleries etc.)
4	Community Service Area with Display Stalls	4 Stalls (designed for display and sales of Handicrafts & local products)
5	Food court	3 Stalls with sit out area
6	Amphi Theater & Ancillary Structures i/c Eco Park.	1 Nos

#### 1.4.3. Support Facilities at Selemthang & Lower Dhapper (Part B)

Sl. No.	Description	Unit
<b>Support Facilities at Selemthang</b>		
1	Reception & offices	1 No
2	Banquet, F & B, kitchen & B.O.H	1 No
3	Family suites with dip pool	2 No (24 Rooms)
4	Deluxe guest rooms units	2 No (25+16 = 41 Rooms)
5	Luxury guest rooms unit & casino.	1 No (18 Rooms)
6	Entertainment zone, gym, spa, indoor games	1 No
7	Swimming pool	1 No
8	Car Park	45 Vehicles
<b>Support facilities at Lower Dhapper</b>		
1	Reception & Waiting area: Administrative office, Souvenir shop & other ancillary areas.	
2	Restaurant i/c Kitchen	40 Pax
3	Deluxe Units	4 blocks - 32 Rooms
4	Villa (Luxury Suites)	3 blocks - 6 Nos
5	Utilities: Swimming pool, Pavilion & Ancillary Structures	

#### 1.5. Salient information of the condition of contract:

1.5.1. The General Conditions Contract, Technical Specification, Departmental Lease agreement, Standard Operating Protocol for Operation and maintenance of Aerial Passenger Ropeway of tourism department and other relevant documents shall be a part of the Tender documents.

1.5.2. The document uploaded in the portal should be clear and readable. If the documents found to be non-readable, the financial bid so submitted through the portal shall be considered non-responsive and will not be considered.

#### 1.6. Submission of Application:

1.8. Tender documents will be uploaded in the [www.sikkimtourism.gov.in](http://www.sikkimtourism.gov.in)

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The cost for bid document shall be submitted in a separate sealed cover, in the form of **Bank Receipt (BR)** of State Bank of Sikkim, (**CH head:1452 Tourism- 800 Cost of tender form**) in favour of Director (Accounts), Tourism & Civil Aviation Department, Government of Sikkim, payable at Gangtok, (any form of Demand Draft will not be accepted).

- 1.5.2. Failure to provide information which is essential to justify the Applicant's meeting the requirements or to provide timely clarification or substantiation of the information supplied may result disqualification of the applicant.
- 1.5.3. The Owner reserves the right to: Amend the scope and value of any contract(s) to bid, in which event the contract(s) will only be bid among those prequalified bidders who meet the requirements of the contract(s) as amended; Reject or accept any bids; and cancel the bidding process and reject all application.

## 2. **Litigation Histories:**

- 2.1. The Applicant should provide accurate information on any litigation or arbitration resulting from contracts completed or under execution by applicant/Firm/Joint Venture/Consortium over the last five years. A consistent history of awards against the applicant/Firm/Joint Venture/Consortium may result in failure of the applicant.
- 2.2. Disqualifications:

Even though the Applicant/Firm/Joint Venture/Consortium meet the above criteria, they are subject to be disqualified if they have: made misleading or false representation in the form, statements and attachments submitted; and /or Records of poor performance such as abandoning the work, rescinding of contract for which the reasons are attributable to the non-performance of the lessee, consistent history of litigation awarded against the applicant or financial failure due to bankruptcy.

## 3. **One Bid Per Bidder:**

- 3.1. Each bidder shall submit only one bid. A bidder who submits or participates in more than one Bid (other than as a subcontractor or in cases of alternatives that have been permitted or requested) will cause all the proposals with the Bidder's participation to be disqualified.

## 4. **Cost of Bidding:**

- 4.1. The bidder shall bear all costs associated with the preparation and submission of his Bid and the Owner will in no case be responsible and liable for those costs.

## 5. **Site Visit:**

- 5.1. The Bidder may visit and examine the Site or asset(s) and its surroundings and obtain all information that may be necessary for preparing the Bid and entering into a contract. The costs of visits to the site shall be at the Bidder's own expense.

## **B. Bid Documents:**

### **1. Content of Bidding Documents:**

- 1.1 The bidder is expected to examine carefully all details in the bid document.

Failure to comply with the requirement of Bid documents shall be at the bidder's S/W

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own risk. The bids which are not substantially responsive to the requirements of the bid documents shall be rejected.

## 2. Pre-Bid Meeting:

- 2.1 The bidder or his official representative is invited to attend a pre-bid meeting which will take place at Office of **The Secretary, Tourism & Civil Aviation Department, Paryatan Bhawan, Tadong on 24.01.2024** at office hours.
- 2.2 The purpose of the meeting will be to clarify issues and to answer questions on any matter that may be raised at that stage. Minutes of the meeting, including the text of the questions rose (without identifying the source of enquiry) and the responses given will be transmitted without delay to all purchasers of the bidding documents. Any modification of the bidding documents, which may become necessary as a result of the pre-bid meeting, shall be made by the Owner exclusively through the issue of an Addendum and not through the minutes of the pre- bid-meeting.
- 2.3 Non-attendance at the pre-bid meeting will not be a cause for disqualification of a bidder.

## 3. Amendment of Bidding documents:

- 3.1. Before the deadline for submission of bids, the Owner may modify the bidding documents by issuing corrigendum.
- 3.2. To give prospective bidders reasonable time in which to take an addendum into accounting preparing their bids, the Owner may, at his discretion extend as necessary the deadline for submission of bids.

## C. Preparation of Bid Documents:

Instructions for Online Bid Submission:

### 1. Preparation of Bid Documents:


- 1.1. Bidder should take into account any corrigendum/addendum published on the bid document before submitting their bids.
- 1.2. Please go through the bid advertisement and the bid document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.


### 2. Submission of Bids:

- 2.1. The Bid document dully filled and signed by the prospective bidder should be submitted in a sealed envelope to the office of the Secretary, Tourism and Civil Aviation Department on **05.02.2024** during office hours.
- 2.2. The Financial bid should be submitted in the prescribed format in sealed envelopes for Part A and Part B Separately.

### 3. Assistance to Bidder:

- 3.1. Any queries relating to the bid document and the terms and conditions contained therein should be addressed to the bid Inviting Authority.

  
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**4. Language of the Bid:**

4.1. All documents relating to the bid shall be in the English language.

**5. Bid prices:**

5.1. The rates and prices quoted by the bidder shall be fixed for the duration of the contract and shall not be subjected to adjustment on any account.

**6. Currencies of Bid and Payment:**

6.1. The unit rates and the prices quoted by the bidder shall be in Indian Rupees. All the payments shall be made in Indian Rupees.

**7. Bid Validity:**

7.1. In exceptional circumstances, prior to expiry of the original time limit, the Bidder may request that the Owner may extend the period of validity for a specified additional period. The request and the owner responses shall be made in writing. Owner may however, refuse the request without forfeiting his bid security. A bidder will be required to extend the validity of his bid security for a period of the extension.

**8. Bid Security:**

8.1. On acceptance of the bid, an earnest money (for Part A and Part B) amounting to **₹ 2.83 Cr. (0.5% of 566.22 Cr. Project Cost)** may be submitted in favor of Director (Accounts), Tourism & CA Department at the time of signing of agreement in the form of TDR/FDR issued from a branch of a scheduled bank in Sikkim. This shall be kept by the owner as a performance security till the completion of Lease period.

**9. Alternative Proposals by bidders:**

9.1. Bidders shall submit offers that fully comply with the requirements of the bidding documents, including the conditions of contract.

**10. Format and signing of bid:**

10.1. The original and copy of the bid shall be typed and shall be signed by an authorized person. All pages of the bid where entries or amendments have been made shall be initiated by the person signing the bid.

10.2. The Bid shall contain no alternations or additions, except those to comply with instructions issued by the Owner, or as necessary to correct errors made by the Bidder, in which case such corrections shall be initialed by the person.

**D. Submission of Bid:**

**1. Sealing & Marking of Bids:**

1.1. The offline documents of the bid should be clearly sealed and marked and address to Secretary, Tourism & Civil Aviation Department, Gangtok.

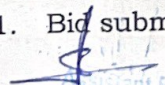
**2. Deadline for submission of the Bids:**

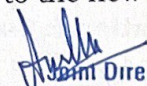
2.1. Complete bids must be Submitted within stipulated time for bid submission.

2.2. The Owner may extend the deadline for submission of bids by issuing a corrigendum in which case all rights and obligations of the Owner and the bidders previously subject to the original deadline will then be subject to the new deadline.

**3. Late Bids:**

3.1. Bid submitted after scheduled time shall not be entertained.

  
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#### 4. Modification / withdrawal of Bids:

- 4.1. No bid shall be modified or withdrawn after the deadline of submission of bids.

#### E. Bid Opening and evaluation:

##### 1. Bid opening:

- 1.1. The Bid openers will open all the bids in date as specified. In the event of the specified date of Bid opening being declared a holiday for the Owner, the bids will be opened at the appointed time and location on the next working day.
- 1.2. In all cases, the cost of bid documents, and validity of the bid shall be scrutinized.
- 1.3. Even though the bidders meet the qualifying criteria, they are subject to be disqualified if they have:
- i. made misleading or false representations in the forms, statements, affidavits and attachments submitted in proof of the qualification requirements; and/or
  - ii. record of poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, litigation history, or financial failures etc.
  - iii. participated in the previous bidding for the same work and had quoted unreasonably high or low bid prices and could not furnish rational justification for it to the Owner.

##### 2. Process to be confidential:

- 2.1. Information relating to the examination, clarification, evaluation, and comparison of bids and recommendations for the award of a contract shall not be disclosed to Bidders or any other persons not officially concerned with such process until the award to the successful Bidder has been announced. Any effort by a Bidder to influence the Owner's processing of Bids or award decisions may result in the rejection of his bid.

##### 3. Clarification of Financial Bids:

- 3.1. To assist in the examination, evaluation and comparison of Bids, the owner may, at his discretion, ask any Bidder for clarification of his bid. The request for clarification and the response shall be in writing or by cable, but no change in the price or substance of the Bid shall be sought, offered, or permitted except as required to confirm the correction of arithmetic errors discovered by the Owner in the evaluation of the Bid.
- 3.2. No Bidder shall contact the Owner on any matter relating to his bid from the time of the bid opening to the time the contract is awarded. If the bidder wishes to bring additional information to the notice of the Owner, it should do so in writing.
- 3.3. Any effort by the bidder to influence the owner in the owner's bid evaluation, bid comparison or contract award decisions may result in the rejection of the Bidder's bid.

##### 4. Correction of errors:

- 4.1. No correction of errors shall be allowed after the bid is submitted finally and the time is closed for re-submission.

##### 5. Evaluation & Comparison of Financial Bids:

- 5.1. The Owner reserves the right to accept or reject any variation, deviation and other factors which are in excess of the requirements of the Bidding documents or

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otherwise result in unsolicited benefits for the Owner shall not be taken into account in Bid evaluation.

**F. Award of Contract:**

**1. Award Criteria:**

- 1.1. The Owner will award the contract to the Bidder whose bid has been determined to be substantially responsive to the Bidding documents and whose offer is in line with the objective of the Government.

**2. Owner's Right to accept any Bid and to reject any or all Bids:**

- 1.2. Notwithstanding the Owner reserves the right to accept or reject any Bid, and to cancel the Bidding process and reject all Bids, at any time prior to the award of contract, without thereby incurring any liability to the affected Bidder or Bidders or any obligation to inform the affected Bidder or Bidders of the grounds for the Owner's action.

**2. Notification of Award and Signing of Agreement:**


- 2.1. The Bidder whose bid has been accepted will be notified.
- 2.2. The notification of award will constitute the formation of the Contract.
- 2.3. The Agreement will incorporate all agreements between the Owner and the successful Bidder. It will be signed by the Owner and sent to the successful Bidder, within 28 days following the notification of award along with the letter of acceptance within 21 days of receipt; the successful Bidder will sign the Agreement and deliver it to the Owner.
- 2.4. Failure of successful bidder to comply the Owner may resort to awarding the contract to the next ranked bidder.

**3. Adjudicator:**

- 3.1. The Owner proposes that retired Engineers (Civil/Electrical) of the rank of Superintending Engineer and above, Government of Sikkim to be appointed as Dispute Review Expert under the Contract. If the Bidder disagrees with this proposal, the Bidder should so state in the Bid. If in the Letter of Acceptance, the Owner has not agreed on the appointment of the Dispute Review Expert, the Dispute Review Expert shall be appointed by the State Government at the request of either party.
- 3.2. General Direction and condition of the contract and standard condition of contract of Government of Sikkim shall apply.

**G. Additional Terms and condition:**

1. The lessee while carrying out its obligations, shall comply with the provision of all laws and rules in force affecting the said operations and maintenance. The Standard Operating Procedure (SOP) for operation and maintenance of aerial passenger ropeway in Sikkim shall apply along with the Lessee Agreement of Tourism & civil Aviation Department.
2. The Prospective lessee shall undertake entire operations and maintenance of the asset as a whole on "as is where is" fixed revenue basis and make property operational and safe on their own expense. The lessee shall keep necessary competent team as may be required supported by its organization for operating and maintaining the entire ropeway system together with all other facilities and activities.

  
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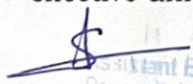
3. The Prospective lessee shall be responsible for expenditure incurred in electricity / Fuel, lubricants, backup power system, security and safe operation of the ropeway and support facilities.
4. The cost of consumables, routine spares as and when required will be included in the scope of the lessee including cost replacement. The lessee shall procure the spare items from the manufacture and specification approved by the owner.
5. Due to non-availability of expert workforce locally, the Prospective lessee would use their technical workforce for running and maintenance of Ropeway and Support Facilities. However, for all other non-technical areas like lift operators, security staff, ticketing staff etc. the lessee will employ local manpower.
6. The operations staff should have the necessary expertise, knowledge, skills, experience and personal qualities for the tasks to be performed.
7. The Prospective lessee shall be responsible for compliance of all the manufacturers' regulations for Operation and Maintenance of the Ropeway and carry out all daily, weekly, monthly, annually and other relevant checks as per manufacture's manual on timely manner, maintain the report and submit the report to the Owner on quarterly basis.
8. Before the Ropeway is opened for operation (Daily), it shall be required that the facilities are in reliable condition and that all of the key security features are working properly. Operations Manager (employed by Prospective Lessee) is required, simultaneously, to ensure that adequate rescue personnel are available and maintain the log on daily basis and same be submitted to owner on quarterly basis.
9. The ropeway is to be kept operational for at least 2 (two) hours every day subject to planned shutdown, force majeure conditions and reasons beyond the control of the lessee. Lessee may fix the operational hours and the recess hours periodically as per the requirement and flow of passenger, on prior information to the Owner.
10. The lessee shall host a Joint Inspection comprising the member of Commercial operation team, technical expertise team (to be engaged by the lessee) and owner before initial operations and any other time if ropeway operation is stopped for more than 30 days for any reason.
11. The lessee shall be responsible for the proper planning and utilization of space in the premises with the objective that the project attracts maximum tourists.
12. Prospective lessee shall not sub-let any part of the asset to third party without prior approval of the Owner.
13. Any modification, improvements of the asset required from time to time may be suggested by the lessee and after approval by the owner, the same shall be executed by the lessee as per approved plan supervised by the owner at their own expenses.
14. In case of major repair to be carried out such as replacement of cable, main drive wheel, saddles, gearbox, engine, main motor etc. the lessee shall give a detailed report to the owner before carrying out such repairs. The components shall be procured by the owner.
15. The lessee shall be responsible for safe operation of the ropeway. In the event of any accident or break down due to wilful negligence of the lessee or its employees causing damage to equipment, structures, facilities or machines and injury/ life of any person, the lessee will pay the compensation and damage to third party, if any, and bear the costs of repair and or replacement after adjusting the insurance claim.

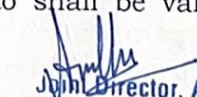
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16. Revise agreement may be drawn if any value adding asset is created by the department in addition to the existing property within the lease period.
17. **Reporting of Accidents:**
- The lessee shall be solely responsible for safety of the Passengers, Rescue of the passengers and safety of the project.
  - Lessee shall without any delay shall inform the Owner regarding the accident and initiate the SOP the as per the guideline laid down by the manufacturer in proper coordination with the department.
18. **Insurance:**
- Lessee shall make sure that proper insurance of the all the asset and employees is in place.
  - Lessee shall make sure the passenger traveling the ropeway is insured and the insurance premium may be included in the ticket cost after due approval.
19. **Proper Signages:**
- Prospective Lessee shall put in place proper signages by embarking and disembarking area as well as along the pathways it should be distinct signs with concise instructions and/or illustrations of how the passengers are to use the facilities and how to move. Do's & Don'ts and other relevant information should be clearly signposted.
20. **Owner** shall update the rules time to time and the same shall be intimidated to the lessee for necessary obligation, further Lessee shall have the authority to make their own Rules & guideline for operation of ropeway on prior approval from the department.
21. **Confidentiality:** Lessee shall not provide any data, documents and technical specification of the ropeway to public/media or any other department/boards etc. All such requests must be forwarded to the department.
22. The lessee shall arrange to provide the requisites security for the Project in assistance of local police and concerned authority.
23. Lessee shall be free to mobilize/collect revenue that can be generated from all other sources and activities from the ropeway setup, building etc.
24. Recreational activities, souvenir points, food stalls etc. is to be done at support facilities only and not at the upper terminal.
25. The prospective lessee shall indemnify and keep the OWNER always indemnified, saved and harmless from any claims, charges from third party which the OWNER may suffer or incur due to reasons attributable to the prospective lessee or operation and maintenance of the project.
26. All disputes, differences or questions arising between both the parties or any of them under or relating to this Agreement shall be resolved amicably between the parties, failing which, such differences, the parties shall be at liberty to seek appropriate remedy in appropriate forum under section 89 of code of civil procedure 1905 in the court having jurisdiction at Gangtok, Sikkim. This Agreement and the Schedules/ enclosure together constitute a complete and exclusive statement of the terms of the Agreement between the parties on the subject hereof and no amendment or modification here to shall be valid and effective unless agreed to by both the Parties in writing.

  
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


27. Unless otherwise stated, notices to be given under this Agreement including, but not limited to a notice of waiver of any term, breach of any term of this Agreement shall be in writing and shall be given by hand delivery, recognized national courier, registered mail at their respective known address.
28. If the situation arises the State government reserves the right to terminate the contract agreement in the public interest.
29. If, for any reason whatever any provision of this Agreement is or becomes invalid, illegal or unenforceable or is declared by any court of competent jurisdiction or any other instrumentality to be invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining provisions shall not be view to agreeing upon one or more provisions which may be substituted for such invalid, unenforceable or illegal provisions, as far practicable.
30. Each of the parties shall maintain strict confidentiality of this Agreement are not divulged or disclosed to third person until such time as both the parties agree.
31. Keeping in view the sanctity of the project and its close proximity to the wildlife sanctuary the lessee shall maintain the natural vegetation around it. Lessee shall maintain the cleanliness of the area and proper Solid Waste Management system must be in place.
32. Renaming of the property by the lessee is permitted vide Clause 6.6 of department Lessee Agreement on prior approval of the owner. Further the owner has the right to cancel such approval if needed.
33. **Rescue exercises:** A rescue exercise/mock drill shall be conducted at least once a year or at such intervals as may be required in presence of Owner, Line department and SSDMA. By this exercise, all parties involved in the rescue plan shall participate and it shall include rehearsals on how to evacuate the passengers and other measures. Upon completion of the rescue exercises the exercise is to be evaluated, and the need to take action to be considered. The evaluation of action review should be documented by the lessee.
34. The rescue path shall be checked regularly and same shall be kept free from blockages all the time. In case of blockage by landslide/falling boulders/falling trees, lessee shall inform the concern authority and clear at the earliest by the lessee.
35. After the completion of the lease tenure, the lessee shall handover the asset to the Owner in working condition along with inventory list, modifications made over the period of lease and/or any other details necessary to the owner.
36. For the purpose of this Agreement, force majeure means act of God, natural Calamity, Riots, Political Disturbance and external factors beyond the control of the lessee and/or the OWNER or any act event or circumstance which materially and adversely affects the affected lessee's performance of its obligations pursuant to the terms of this Agreement. Thus, the lessee shall give notice in respect of application of force majeure situations as soon as possible to the OWNER.

#### **H. Financial Details:**

1. Technical Operation and Maintenance cost up to Feb 2025 is covered by the department through the contractor (executing agency) vide separate agreement. After which the responsibility of technical Operation and Maintenance shall be of the lessee.

  
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2. 4 years of Grace period / Moratorium, is given by the department, keeping in mind the upcoming Skywalk project at Bhaleydhunga that may disrupt the flow of tourist for a period of 2 years. As Yangang is a new tourist destination and lessee needs some time for advertising and publishing the property to get proper inflow of tourists, additional moratorium period of 2 years is considered.
3. Lessee shall submit the Financial Bid in prescribed format for Part A and Part B Separately.

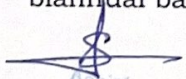
**Part A: Operation and Maintenance of Passenger Ropeway from Dhapper to Bhaleydhunga and Support facilities at Upper Dhapper**

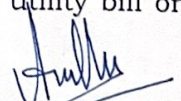
Rent per Annum for Ropeway	=	₹ 445.16 Lakh		
Rent per Annum for Upper Dhapper	=	₹ 54.75 Lakh		
<b>Total</b>	<b>=</b>	<b>₹ 499.91 Lakh</b>		
Sl. No.	Period	Base Rent Per Annum (in Lakh)	Quoted Rent Per Annum	Remarks / Justification (If any)
1	1 <sup>st</sup> year to 2 <sup>nd</sup> Year	Grace Period/ Moratorium		
2	3 <sup>rd</sup> year to 7 <sup>th</sup> Year	499.91		
3	8 <sup>th</sup> Year to 12 <sup>th</sup> Year	624.89		
4	13 <sup>th</sup> Year to 17 <sup>th</sup> Year	781.11		
5	18 <sup>th</sup> Year to 22 <sup>nd</sup> Year	976.39		
6	23 <sup>th</sup> Year to 27 <sup>th</sup> Year	1220.48		
7	28 <sup>th</sup> Year to 33 <sup>rd</sup> Year	1525.60		

**Part B: Operation and Maintenance of Support Facilities at Selemthang and Lower Dhapper**

Rent per Annum for Lower Dhapper	=	₹ 89.66 Lakh		
Rent per Annum for Selemthang	=	₹ 367.86 Lakh		
<b>Total</b>	<b>=</b>	<b>₹ 457.52 Lakh</b>		
Sl. No.	Period	Base Rent Per Annum (in Lakh)	Quoted Rent Per Annum	Remarks / Justification (If any)
1	1 <sup>st</sup> year to 2 <sup>nd</sup> Year	Grace Period/ Moratorium		
2	3 <sup>rd</sup> year to 7 <sup>th</sup> Year	457.52		
3	8 <sup>th</sup> Year to 12 <sup>th</sup> Year	480.40		
4	13 <sup>th</sup> Year to 17 <sup>th</sup> Year	504.42		
5	18 <sup>th</sup> Year to 22 <sup>nd</sup> Year	529.64		
6	23 <sup>th</sup> Year to 27 <sup>th</sup> Year	556.12		
7	28 <sup>th</sup> Year to 33 <sup>rd</sup> Year	583.92		

4. All Taxes i/c GST, Cess, utility bills and other liabilities shall be entirely borne by the lessee.
5. Lessee shall make the payment to the Owner on biannual basis.
6. Lessee shall further submit clearance of electrical, water and other utility bill on biannual basis.

  
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Project Sub-Division  
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