



Phone No. - +91-651-3511741

झारखण्ड राज्य सहकारी लाह क्रय-विक्रय एवं आहरण संघ लि०

The Jharkhand State Co-operative Lac Marketing & Procurement Federation Ltd.

(Manufacturer of SEEDLAC, SHELLAC, ALURITIC ACID, BUTTON LAC, SEALING WAX AND OTHER LAC PRODUCTS)

Website- www.jascolampf.com

E-mail- mdjascolampf@gmail.com

FACTORY CUM ADMINISTRATIVE OFFICE: SIDROLL, NAMKUM, RANCHI PIN- 834010

Ref. No. 429 / Ranchi

Dated: 07.08.2025

EXPRESSION OF INTEREST (EOI) FOR LEASING OF WAREHOUSES AND OFFICE SPACE ON RENT

JASCOLAMPF, a leading apex-level cooperative institution, invites **Expression of Interest (EOI)** from interested parties/organizations/companies for **leasing warehouse and office space on rent**, which are available at various locations under the ownership of the Federation. The detailed terms and conditions / EOI documents may be seen and downloaded from www.jascolampf.com

Last date of submission of the EOI - 25.08.2025 up to 1.00 PM.

sd/-
Managing Director

**EXPRESSION OF INTEREST (EOI)
FOR LEASING OF WAREHOUSES AND OFFICE SPACE ON RENT**

JASCOLAMPF, a leading apex-level cooperative institution, invites **Expression of Interest (EOI)** from interested parties/organizations/companies for **leasing warehouse and office space on rent**, which are available at various locations under the ownership of the Federation. 1. Properties Available for Lease:

1. The Federation proposes to lease the following properties:

a) Warehouse Spaces

- Location : Sidroll, Namkum, Ranchi, Jharkhand Pin - 834010
- Area: Approx. 20,250 sq. ft.

The details of godowns to be leased are given below:

- Godown Number. 1 – 5125 sq. ft
- Godown Number. 2 – 5125 sq. ft
- Godown Number. 3 – 5000 sq. ft
- Godown Number. 4 – 5000 sq. ft

- Features: RCC/pucca structure, easy access for loading/unloading, water/electricity connection, boundary wall, basic security.
- **Minimum Monthly Rent:** ₹ 9 per sq. ft.
- The godowns will be leased to the applicant who has quoted highest rent per sq. feet per month. **Reserved rent per sq. feet shall be Rs. 9 (Nine).** The applicant should quote the rent above this.

b) Office Spaces:

- Location: Purulia Road, Ranchi, Jharkhand Pin – 834010 (*Near Kashyap Eye Hospital*)
- Area: Approx. 3139 sq. ft.
- Features: Ready-to-move office setup with rooms, toilets, electricity, and water connection, Basic Furnitures
- **Minimum Monthly Rent:**
First floor - Approx. 1043 sq. ft - **₹ 16 per sq. ft.**
Second floor - Approx. 2096 sq. ft - **₹ 15 per sq. ft**

- The Office space will be leased to the applicant who has quoted highest rent per sq.foot per month. The applicant should quote the rent above the reserved minimum monthly rent as mentioned above.

2. Eligibility Criteria:

- **For Warehouse** - Individuals, firms, cooperatives, private or government institutions, start-ups, or logistics companies legally eligible to lease such premises.
- **For Office Space** – Any Cooperatives, Co-operative federation, FPO's or any government institutions
- Interested parties must agree to comply with the terms and conditions of the Federation.

3. Terms of Lease:

- Minimum lease period: 5 years
- The godown and office space will be leased out for a period of five years from date of executing the agreement. The lease rent will be increased @ 10% per annum.
- Agreement to be executed on mutually agreed terms.
- Lessee to pay lease rent along with 18% GST should be paid to JASCOLAMPF every month on or before 7th working day of the month
- Electricity charges as applicable shall be paid by Lessee
- The Godown shall be used mainly for storage, no other activities shall be allowed. The Godown shall not be used for storage of any restricted articles. the storage of Cement, fertilizers and similar articles in the Godown shall be strictly prohibited. The Godown shall be used only for the purpose intended and shall not use for any other purposes. Preference may be given to Agri/ MFP commodities / Consumer durables or similar categories.
- The godowns shall not be sub-let to any other firms.
- Any alterations/ modifications/ additional constructions will not be allowed in the godown. However, under special circumstances, the competent authority may allow partial temporary modification upon request of Lessee.
- In case of any query related to this EOI, the pre-bid meeting shall be held on 19.08.2025 at 2:00 PM. Interested parties/organizations/companies representative may participate in the said meeting.

4. Submission of EOI:

Interested parties may submit their EOI in the prescribed format along with:

- A covering letter expressing interest
- Profile of the organization/entity
- Intended use of the premises
 1. Warehouse :
 2. Office Space:
- Acceptance of minimum rental terms
- Copy of PAN, GST registration (if applicable)
- Copy of Character Certificate issued by DC/SP office (issued within last 6 months)

The EOI should be sent in a sealed envelope marked “**EOI for Leasing of Warehouse/Office Space**” and must reach the below address on or before 25.08.2025 up to 1.00 PM

Managing Director,
JASCOLAMPF,
Sidroll, Namkum
Ranchi – 834 010
Jharkhand

Website: www.jascolampf.com

5. Important Notes:

- EOIs not meeting the minimum rent criteria will not be considered.
- The Federation reserves the right to accept or reject any or all EOIs without assigning any reason.
- Site visits may be arranged for interested applicants.

6. Security Deposit

- The Lessee shall furnish a sum EQUAL to one month rent with GST(@18% as advance and Interest free Security Deposit of an amount equal to “three (3) months” rent with GST(@18% to JASCOLAMPF, in the form of Cross Demand Draft drawn on any Scheduled Bank in favor of JASCOLAMPF, within 7 days after the receipt of the LOI along with Draft lease agreement. This shall be followed by signing of the Agreement with JASCOLAMPF within seven days of the receipt of Security Deposit.

Date: 07.08.2025

Place : Ranchi

sd/-
Managing Director
JASCOLAMPF, Ranchi

FINANCIAL BID

(For Warehouse at Sidroll, Namkum, Ranchi)

(TO BE PLACED IN A SEPARATE SEALED COVER)

1.	Lease rent quoted per sq. feet per month	Rs.	per square feet per month*
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(*- 18% GST will be extra)

Place:

(Signature of the applicant)

Date:

Seal of the Company:

Annexure - II

FINANCIAL BID

(For Office space at Purulia Road, Ranchi)

(TO BE PLACED IN A SEPARATE SEALED COVER)

1.	Lease rent quoted per sq. feet per month	Rs.	per square feet per month*
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(*- 18% GST will be extra)

Place:

Date:

(Signature of the applicant)

Seal of the Company: