

## Advertisement for Guesthouse Text for the MRPL website

Mangalore Refinery & Petrochemicals Limited a Public Sector Company, is looking for a furnished Independent Bungalow/Villa, Residence accommodation for guest house in Central / Western Bangalore on monthly rental basis. Bungalow/Residence should be a good, well-maintained premises free from litigations and shall be around 5 kms radius from MRPL Bengaluru office.

### **1. Independent Bungalow/Residence requirements:**

1. Furnished minimum 4 bedrooms with attached bathroom.
2. Single room for storeroom/care taker/security guard.
3. Furnished hall & kitchen.
4. Furnished dining place/room is desirable.
5. The building location should be easily accessible from the main road.
6. The building should be equipped with necessary power Installations/100% power back up. (UPS / DG support)
7. Proper lighting/electrical fittings and necessary electrical points.
8. The building should be of good construction with aesthetically done interiors, well maintained, neatly painted and have 24 hours water supply.
9. The building should have Vitrified / Marble / Granite flooring.
10. The building should be surrounded by compound wall and secured by CC TV surveillance.
11. There should be no leakages in the walls, pipelines etc.
12. Space for car parking is desirable.

### **2. Bed Rooms minimum requirement:**

1. Attached toilets & bathrooms shall be fitted with geysers and toilet fittings.
2. All the Bedrooms should be air-conditioned along with Fan
3. Bedroom shall be furnished with double bed/two single beds, reputed make mattresses, dressing table, one small study table, side table & curtains for all windows.
4. Wardrobes in all the bedrooms.
5. Min. 32" LED Smart TV in each room with DTH connection.
6. Door locks for each room with 3 set of keys & separate door bells for each room.

### **3. Hall minimum requirement:**

1. Hall with common bathroom & toilet.
2. Min. 42" LED Smart TV with DTH connection.
3. Hall should be air-conditioned along with Fan
4. Sofa set with centre teapoy.

### **4. Kitchen minimum requirement:**

1. A well equipped kitchen with four burner reputed make LPG stove/ hob with chimney.
2. LPG commercial cylinders with pipeline connection till kitchen platform or piped gas connection.
3. Water filter/purifier, microwave oven, mixer grinder, induction stove & fan
4. Min. 300 litres capacity refrigerator with separate freezer compartments
5. Proper lighting/electrical fittings and necessary electrical points.

### **5. Dining room minimum requirement:**

1. Dining table with min. 6 chairs.
2. Fan and air conditioner (AC) is desirable (if it is a separate room)

**6. Store room/care taker room requirement:**

1. Sufficient space to store groceries.
2. Fan is required
3. Proper lighting/electrical fittings and necessary electrical points.
4. Door lock with 2 set keys.
5. One number store rack.

**7. Other requirements:**

1. 1 washing machine of minimum capacity of 6Kg
2. 1 shoe polish machine and shoe rack at entrance.
3. Main door lock with 2 set keys with calling bell.

**Other terms and conditions:**

- a) The premises owner shall be responsible to obtain consent/permission if any from the appropriate authorities/association for using the premises as a guesthouse.
- b) Persons owning bare premises and willing to furnish the same as per requirement mentioned above within 30 days from the date of acceptance of their offer may also send their offers. Broker may submit the offer but no brokerage shall be paid by the company.
- c) Maximum 10 months' rent will be paid as advance. The same will be refunded at the time of vacating the premises by MRPL.
- d) MRPL can consider maximum of 5% annual escalation on the agreed rent year on year.
- e) Consumables like bulb, tube light etc will be replaced by MRPL as and when it is damaged
- f) Breakdown of fridge, washing machine, Air-conditioner, TV, (all appliances provided by the owner) or any major maintenance including electrical works should be attended by owner, if any permanent damage and cannot be repairable owner should replace the item immediately.
- g) Monthly gas bill, electricity bill, water bill, DTH bill etc... will be paid by MRPL.
- h) Premises must be cleaned and painted while handing over the property to MRPL.

All the above requirements are mandatory. Offers should be sent in two sealed envelopes. The first envelope super-scribed as "**Technical Offer**" should contain details of the premises, exact address, facilities available etc. The first envelope must not mention the expected rental. The second envelope super scribed as "**Priced Offer**" should contain the expected rentals per month (all inclusive) and security deposit, if any. Both sealed offers should be put in a common envelope and mailed to "Guest House Technical Committee, MRPL, Plot A1, Opp. KSSIDC AO Building, Rajajinagar Industrial Estate, Bangalore 560 010.

Priced offers will be opened whose premises are found suitable by MRPL and the concerned owners or authorized person of owner will be invited to witness the opening of the priced offers. The decision of MRPL will be final.

For any clarifications, may please contact 080-2264 2264 / 2264 2250 / 2264 2231