

बिहार राज्य भंडार निगम
बी-2, प्रथम तल, मौर्यलोक परिसर, पटना-1

सूचना

बिहार राज्य भंडार निगम द्वारा विज्ञापन संख्या BSWC/Estt.Rect./01-2025 के अन्तर्गत विभिन्न पदों हेतु आई.बी.पी.एस. मुम्बई द्वारा ऑनलाईन परीक्षा का आयोजन पटना जिला अन्तर्गत किया जाना प्रस्तावित है।

परीक्षा कार्यक्रम निम्नरूपेण है:-

क्र.सं.	पद का नाम	दिनांक	Shift
01	अधीक्षक-I (Superintendent- I)	17 जनवरी, 2026	Shift 1 (Exam Start Time 09:00 AM)
02	तकनीकी सहायक (Technical Assistant)		
03	सहायक लेखापाल (Assistant Accountant)		
04	सहायक-II (Assistant- II)		

प्रबंध निदेशक
०७/१/२०२६

Eligibility Criteria & Terms & Conditions

Hiring of Commission Agents for Letting Out Warehouses of Bihar State Warehousing Corporation ("BSWC") at Selected Locations

1. Eligibility Criteria

A. Registration & Legal Standing

- i. Must be a registered LLP / Partnership firm/ body corporate /individual/ with valid PAN, Adhaar of all partner and Directors, GSTIN, and Trade License & Certificate under Bihar Shop & Establishment Act.
- ii. Must not be blacklisted by any government department/PSU. Supported by affidavit in this regard.

B. Experience

- i. Minimum 3 years' experience in brokerage/real estate/warehousing facilitation.
- ii. Documentary proof of similar assignments with government/PSU/private sector.

C. Financial Capacity

- i. Annual turnover of at least Rs. 10 lakh in brokerage/agency services (CA-certified and Complete Audited financial Statements with UDIN).

D. Professional Conduct

- i. Must have office/establishment in Bihar with adequate staff.
- ii. Must submit KYC details and affidavit of non-conviction.

E. Regulatory Compliance

- i. Must comply with Bihar Financial Rules 2017 provisions on procurement and outsourcing.
- ii. Must agree to abide by BSWC's internal circulars for lease facilitation.

2. Terms & Conditions

2.1 Scope of Work

- i. Identify prospective tenants for BSWC warehouses.

- ii. Facilitate negotiation but cannot bind BSWC without written approval.
- iii. Ensure tenant credentials and submit KYC/financial documents.

2.2 Commission

- i. Commission payable only after execution of lease agreement and receipt of first month's rent.
- ii. Subject to TDS deduction and GST compliance.

2.3 Obligations of Agent

- i. Maintain transparency and fair dealing.
- ii. Not engage in sub-letting, profiteering, or conflict of interest.
- iii. Maintain confidentiality of BSWC's commercial terms.
- iv. Submit quarterly performance reports.

2.4 Obligations of Tenant (facilitated by agent)

- i. Use warehouse strictly for permitted storage purposes.
- ii. Comply with fire safety, insurance, GST, and municipal regulations/electric bill.
- iii. Not store prohibited or hazardous goods.
- iv. Cleanliness of godown & surroundings.
- v. Repairing of damage of floor/wall/gate/surrounding of warehouse caused by the tenant.

2.5 Rights of BSWC (Vested with Managing Director/ Committee thereof formed)

- i. Right to terminate the selected agent for misconduct, non-performance, or violation of rules or any act prejudicial to the interest of BSWC.
- ii. Right to blacklist agent for fraudulent practices or any act not in the interest of BSWC.
- iii. Right to revise commission structure as per policy.
- iv. The power to make any decision regarding the cancellation of tender/agreement will remain solely with the Managing Director, BSWC, Patna.

- v. Any dispute arising under these terms will be within jurisdiction of Patna.

2.6 Documentation & Audit

- i. All agreements, invoices, and KYC records to be filed with Finance.
- ii. Lease income and brokerage expenses to be disclosed per ICAI accounting standards.
- iii. Internal audit to verify compliance with GFR 2017 and BSWC circulars annually.

2.7 Compliance Safeguards

- i. Selection subject to approval of competent authority/Board.
- ii. Transparent selection process with competitive quotations.
- iii. Documentation to withstand scrutiny of CAG, statutory auditors, and internal audit.

3. Dispute Resolution

- i. Disputes to be resolved under Arbitration & Conciliation Act, 1996.
- ii. Jurisdiction: Courts at Patna, Bihar.
- iii. MD BSWC reserves the right to cancel the tender/agreement at any stage.