

**National Highways & Infrastructure Development Corporation Ltd.
(Under Ministry of Road, Transport & Highways, Govt. of India)**

**Name of Work: Notice Inviting Bid for Lease of Office Premises of Site
Office at Rongara, South Garo Hills District, Meghalaya.**

BID DOCUMENT

November 2020

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NATIONAL HIGHWAYS & INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

NOTICE INVITING TENDER

Name of work: Notice Inviting Bid for Lease of Office Premises of Site Office at Rongara, South Garo Hills District, Meghalaya.

1. Sealed bids are invited under Two Bid System i.e. Technical Bid and Financial Bid. NHIDCL requires accommodation on lease of minimum 3200 Sqft carpet area (approx) for Site Office, Under PMU-Tura for a period of three years. Last date for the receipt of complete tenders in the office of undersigned is 16.01.2020 upto 1300 Hours.

Name of work	Min Carpet Area	Cost of Documents	EMD/Bid Security	Period of Contract
Hiring of Accommodation for opening of the Site Office Under PMU-Tura NHIDCL at Rongara, South Garo Hills, Meghalaya	80 sq.m	Rs. 500/-	Rs. 10,000/-	03 Years

2. Interested Companies/Firms/Agencies/Individual may submit the bid document(s) duly complete with all respect along with Earnest Money Deposit (EMD) of Rs. 10,000/- (Rupees Ten Thousand only) in the form of Demand Draft pledged in favour of NHIDCL payable at Tura and other requisite documents on or before 21.11.2020 by 1300 (Hours) to the Deputy General Manager (Projects) PMU-Tura Office: House No.91, c/o P.K. Sangma.Rongkhon Songgital, Near DikkiBandi Stadium, Dakopgre, Tura, Meghalaya-794101.No bid shall be entertained after the deadline under any circumstances whatsoever.

3. The Technical Bid of bidders will be opened at 1500 (Hours) on 21.11.2020 and Financial Bid will be opened at 1100 (Hours) on 23.11.2020 in the presence of bidders/authorized representative of Bidders.


4. Every page of Technical as well as Financial Bid should be duly signed by the bidder. NHIDCL reserves the right to accept or reject any bid if it is not duly signed.

5. NHIDCL reserves the right to amend or withdraw any of the terms and conditions contained in the Bid Document or to accept or reject any or all the bids without assigning any notice or reason whatsoever and without incurring any liability to the effected bidders. The decision of the National Highways and Infrastructure Development Corporation Limited, PMU-Tura in this regard shall be final and binding on all.

6. The Bid document can be downloaded from the website www.nhidcl.com from 13.11.2020 up to 21.11.2020 (1100Hrs) and can be obtained from the NHIDCL,PMU-Tura within 1100 Hrs to 1300 Hrs on all working days.

7. The document fee will be accepted in the form of DD in favour of NHIDCL payable at Tura (Non-Refundable).

8. The bidders should go through the terms and conditions and other details which are attached as Annexure-I & II.


Deputy General Manager (Projects)
National Highways & Infrastructure
Development Corporation Limited
Project Monitor Unit, Tura -794001

9. Schedule of tendering Process is given below:

Sl. No.	Description	Period
1.	Date of issue of NIT	13.11.2020
2.	Date of Sale of Bid Documents	13.11.2020 onwards
3.	Date of close of sale of Bid Documents	21.11.2020 (1100 Hrs)
4.	Last Date of submission of Bid (hard copy)	21.11.2020 (1300 Hrs)
5.	Date of Opening of Technical Bids	21.11.2020 (1500 Hrs)
6.	Date of Opening of Financial Bids of Qualified Applicants	23.11.2020 (1100 Hrs)
7.	Validity of Bid	9 Days

Chatekury
13.11.2020

Dy. General Manager (P)
House No.91, c/o P.K.
Sangma.RongkhonSonggital, Near DikkiBandi
Stadium,Dakopgre, Tura, Meghalaya-794101
Email:pmutura337@gmail.com

NATIONAL HIGHWAYS & INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

Name of work: Notice Inviting Bid for Lease of Office Premises of Site Office at Rongara, South Garo Hills District, Meghalaya.

Sealed bids in the form of techno-commercial bids are invited from the owners who have "ready to move in" premises and can handover such premises, free from all encumbrances; immediately to NHIDCL on lease for a period of three years.

1. Scope of work:

NHIDCL invites bids for hiring minimum 80 sq.m carpet area approx. having facilities of sufficient rooms with attached toilets, kitchen, common area etc. and other necessary amenities on lease basis for a period of at least three years.

2. Submission of bid

The offer/ proposal should be submitted in two separate sealed covers consisting of:

(i) Technical proposal in the specified format as at *Annexure -I* along with attested photocopies of PAN No. of the owner and documents in support of ownership title of the property and

(ii) Financial proposal in the specified format as at *Annexure-II*.

Both these covers should be super scribed as "Technical Proposal" and "Financial Proposal" respectively and should be kept in one sealed cover marked "BIDS FOR PREMISES AT Rongara, South Garo Hills District, Meghalaya". Bids not received in the prescribed pro-forma will be liable to be rejected.

3. Evaluation of bids

A minimum score of 60 (out of 100) is required for qualifying in technical bid evaluation based on the following criteria:-

Sl. No	Particulars	Marks
1.	Suitability of location (within a distance of 3 km from the office of the Secretary, Roads and Bridges Department, Government of Meghalaya): Address of the building indicating its location, Municipality: Ward No. locality & other identification marks, such as Dag no., Parcha etc.	20
2	Plan of building and area to be leased: A copy of the sanctioned plan of the building including : NOC (with seal and signature of J.M.DA/Municipality Authority) showing various dimensions, wall thickness, Land boundaries, compound wall etc. (Drawing/Plan shall be submitted with signature of both house owner and authority of hired department)	15
3	Year of construction of the building & type of building	15
4	Area of vacant land to be used by the office/Parking	15
5	Water supply: Whether Municipal water supply is available or not; suitability of water for drinking should also be indicated	5
6	Type of sewerage	5
7	Electricity: Whether surface or concealed wiring.	5
8	Fencing/ compound wall : Is there any proper fencing/Compound wall.	5
9	Basic furnishing and fixtures including Cupboards, Fans, Geysers, Lights etc	15

R. Chatterjee 13.11.2020
Deputy General Manager (Projects)
National Highways & Infrastructure
Development Corporation Limited
Project Monitor Unit, Tura -794001

Only those bids which qualify technically (minimum of 60 marks out of 100) would be considered for financial evaluation.

100 marks will be awarded to bidder having highest marks in technical evaluation, pro-rata marks will be awarded to all other bidders on the basis of L-1.

The final evaluation will be done on the basis of Quality & Cost based selection system (QCBS) i.e 60% weightage for technical qualification and 40% weightage for financial parameters.

4. **Resolution of dispute**

In case of dispute, the decision of Deputy General Manager (P), NHIDCL, PMU-Tura shall be final.

5. **Payment**

The Rent will be payable from the date of handing over vacant possession of the premises to NHIDCL after completion of necessary, repairs, renovation, and addition etc. and will be payable monthly on submission of invoices through cheque/ECS/RTGS/NEFT transfer within 15 days. However, in unforeseen circumstances, if the rent is not paid on time, NHIDCL will not be liable for payment of interest for late payment of rent.

6. **TERMS AND CONDITIONS:**

a. The premises free from all encumbrances shall be made available at least for 3 (three) years from the date of handing over vacant possession after completion of necessary repairs, renovations, additions, alterations etc. on agreed amount of rent.

b. NHIDCL shall be at liberty to vacate the premises at any time during the currency of lease by giving three month's advance notice in writing, without paying any compensation for earlier termination of lease term.

c. Responsibility for obtaining the required permission to use the leased accommodation for Office of NHIDCL shall remain with the owner of the premises i.e lessor.

d. All existing and future/enhanced Municipal Corporation taxes, rates and cases will be paid by the owner. Fees/Renewal fees towards obtaining NOC from COMPETENT LOCAL AUTHORITY for office use of the premises will be borne by the owner.

e. The Lessor shall ensure adequate supply of water and electricity from Government sources and ensure adequate parking space for Lessee's atleast 03 light vehicles.

f. **Maintenance / Repairs:**

(i) NHIDCL shall bear actual charges for consumption of electricity and water. The owner shall undertake to provide separate electricity / water meters for this purpose.

(ii) All repairs including annual/periodical white washing and annual/periodical painting will be got done by the owner at his/her/their cost. In case, the repairs and/or white/colour washing is/are not done by the owner as agreed now, NHIDCL will be at liberty to carry out such repairs white/colour washing, etc. at the owners' risk and cost and shall be deducted from the rent payable.

g. Service Tax and other statutory taxes, if any, shall be borne by the owner.

h. GST will be borne by Authority if any claimed by owner with GST No. & Registration.

g. Offers/Proposals from agents / brokers will not be accepted.

7. The format for the bidding document may be collected on payment of cost of bid

document in the form of DD in favour of Deputy General Manager (P), NHIDCL payable at Tura from the Office of the Deputy General Manager (Projects), mentioned below or can be downloaded from NHIDCL website.

8. **Last Date of submission:** The tender complete in all respects should reach the office of the Deputy General Manager (Projects), **PMU-Tura Office: House No.91, c/o P.K. Sangma. Rongkhon Songgital, Near Dikki Bandi Stadium, Dakopgre, Tura, Meghalaya- 794101** on any working days between 13.11.2020 to 21.11.2020 upto 1300 hrs.

9. **Opening of Tender:** The Technical Bids shall be opened at 1500 hrs on the last day of the receipt of tender i.e. 21.11.2020 and the financial bid will be opened at 1100 hrs on 23.11.2020.

10. NHIDCL reserves the right to reject any or all of the tenders without assigning any reason.

11. Conditional bids will be rejected straight away. The successful bidder will be required to sign the formal contract agreement within 07 days of issue of letter of award.

12. Any change or amendment to this notice will be posted on the company website www.nhidcl.com only.


13.11.2020

Deputy General Manager (P)
House No.91, c/o P.K. Sangma.
Rongkhon Songgital, Near Dikki
Bandi Stadium, Dakopgre,
Tura, Meghalaya-794101

Format for TECHNICAL BIDS

Subject: Notice Inviting Bid for Lease of Office Premises of Site Office at Rongara, South Garo Hills District, Meghalaya.

S. No.	Particulars	
1.	Address of the building indicating its location, municipality: ward no. locality & other identification marks, such as Dag No., Parcha etc.	
2	Property taxes if any paid by the house owner indicating the year and month: (photocopy of latest tax receipt to be enclosed).	
3	Whether land purchased is leasehold or freehold? A copy of the deed of the land purchased duly signed in all the pages by the owner to be enclosed.	
4.1	A copy of the sanctioned plan of the Building including: NOC (with seal and signature of Municipality Authority) showing various dimensions, wall thickness, Land boundaries, compound wall etc. (Drawing/Plan shall be submitted with signature of both house owner and authority of hired department.	
4.2	In the drawing, occupied/ to be occupied portion, shall be hazed	
4.3	A key plan of land showing position of existing building and area occupied at the ground floor.	
5	Year of construction of the Building & Type of building	
6	Area of vacant land to be used by the company and the parking	
7	Services Provided	
7.1	Water supply: Whether Municipal water supply is available; suitability of water for drinking should also be indicated.	
7.2	Type of Sewerage	
7.3	Electricity: Whether surface or concealed wiring.	
7.4	Drains: Type of drains provided.	
7.5	Fencing/ compound wall : Is there any proper fencing/Compound wall.	
7.6	List of basic Furnishing and fixtures including Fans, Geysers,	

I/We declare that I am/we are the absolute owner of the plot / building offered to you and having valid marketable title over the above. Copy of valid title deed along with map is enclosed with proposal.

Signature of Property/House/Building owner along with name

FINANCIAL BID

Subject: Notice Inviting Bid for Lease of Office Premises of Site Office at Rongara, South Garo Hills District, Meghalaya.

I/We, refer to your advertisement dated in (here mention name of the newspaper/website) and offer to give you on lease the premises described here below for your Office i.e. NHIDCL Site office at Rongara, South Garo Hills District, Meghalaya.

Rent payable at the following rate:-

Total carpet area offered for rent / lease:		
Amount quoted (inclusive of all taxes) in Rs.	Amount in figure	Amount in words

I/We undertake to execute an agreement to lease/regular lease deed, in your favour containing the mutually accepted/sanctioned terms of the lease within the stipulated time frame. I/We undertake to bear the entire charges towards stamp duty and registration of the lease deed

Signature of Property/House/Building owner along with name