



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

**Name of Work: Hiring of Accommodation for opening of PMU-Jammu near Akhnoor, Sidhara and Nagrota in the Union Territory of Jammu & Kashmir.**

**BID DOCUMENT**

**March, 2020**

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**NATIONAL HIGHWAYS & INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**  
**(Ministry of Road, Transport & Highways, Government of India)**  
**H. No. 11 Sector No. 2, Trikuta Nagar, Jammu-180020**  
**Telephone No. 0191-2472926, Fax No. 0191-2476421**

**NOTICE INVITING BID**

**Name of work:** Hiring of Accommodation for opening of PMU-Jammu near Akhnoor, Sidhra and Nagrota in the Union Territory of J&K.

1. Sealed bids are invited under Two Bid System i.e. Technical Bid and Financial Bid. NHIDCL requires accommodation on lease of minimum 2500 Sqft carpet area approx for its PMU office for a period of three years. Last date for the receipt of complete tenders in the office of undersigned is 11.03.2020 upto 13:00 Hours.

<b>Name of work</b>	<b>Min Carpet Area</b>	<b>Cost of Documents</b>	<b>EMD/Bid Security</b>	<b>Period of Contract</b>
Hiring of Accommodation for opening of PMU Office of NHIDCL near Akhnoor , Sidhra and Nagrota in the Union Territory of J&K.	2500 Sqft	Rs. 500/-	Rs. 5000/-	03 Years

2. Interested Companies/Firms/Agencies/Individual may submit bid documents complete in all respect along with Earnest Money Deposit (EMD) of Rs. 5,000/- (Rupees Five Thousand only) in the form of Demand Draft pledged in favour of NHIDCL, Jammu and other requisite documents on or before 11.03.2020 by 1300 (Hours) to the General Manager (Projects), PMU Office: Jammu, H. No. 11, Sec 2, Trikuta Nagar, Jammu-180020. No tender shall be entertained after this deadline under any circumstances whatsoever.

3. The Technical Bid of bidders will be opened at 1500 (Hours) on 11.03.2020 and Financial Bid will be opened at 1100 (Hours) on 12.03.2020 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 Office-Jammu in this regard shall be final and binding on all.

Signature of authorized person with Date & Seal\_\_\_\_\_

6. The Bid document can be downloaded from the website [www.nhidcl.com](http://www.nhidcl.com) from 04.03.2020 up to 11.03.2020 (1100 Hrs) and can be obtained from the PMU Office, NHIDCL Jammu within 1100 Hrs to 1600 Hrs on all working days.

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

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

9. Schedule of tendering Process is given below:

<b>Sl. No.</b>	<b>Description</b>	<b>Period</b>
1.	Date of issue of NIT	03.03.2020
2.	Date of Sale of Bid Documents	03.03.2020 onwards
3.	Date of close of sale of Bid Documents	11.03.2020 (1100 Hrs)
4.	Last Date of submission of Bid (hard copy)	11.03.2020 (1300 Hrs)
5.	Date of Opening of Technical Bids	11.03.2020 (1500 Hrs)
6.	Date of Opening of Financial Bids of Qualified Applicants	12.03.2020 (1100 Hrs)
7.	Validity of Bid	60 Days

**General Manager (P)**

National Highways Infrastructure  
Development Corporation Limited  
Regional Office: - H. No. 11 Sector No. 2,  
Trikuta Nagar, Jammu (J&K)-180020  
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**NATIONAL HIGHWAYS & INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**

Ministry of Road Transport & Highways, Govt. of India  
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Telephone No. 0191-2472926, Fax No. 0191-2476421

**Name of work:** Hiring of Accommodation for opening of PMU-Jammu near Akhnoor, Sidhra and Nagrota in the Union Territory of J&K.

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 2500 sq.ft 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 .....”.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.	<u>Suitability of location:</u> Address of the building indicating its location, Municipality: Ward No. locality & other identification marks, such as Dag No., Patta No. etc.	20
2	<u>Plan of building and area to be leased:</u>	15

	A copy of the sanctioned plan of the building including : NOC (with seal and signature of JDA/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.-	
3	Year of construction of the building & type of building	15
4	Area of vacant land to be used by the office	15
5	Water supply: Whether Municipal water supply is available or not, whether it is from ring well or hand pump; 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, Lights etc	15

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 General Manager (P), NHIDCL, PMU-Jammu 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 in time, the 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 with annual enhancement of rent of 4 % (four percent).

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 commercial use of the premises will be borne by the owner.

**e. 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.

**f. Rental Deposit :**

NHIDCL shall pay advance rent /rent deposit equivalent to maximum of 3 months which will be refunded to the NHIDCL at the time of vacating the premises or NHIDCL will be at liberty to adjust the same from the rent payable.

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

**h.** 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 NHIDCL, Branch Office Jammu from the Office of the General Manager (Projects) mentioned below.

8. **Last Date of submission:** The tender complete in all respects should reach the General Manager (Projects), PMU-Jammu, NHIDCL, H.No. 11, Section-2 near Easy Day, Trikuta Nagar, Jammu by 11.03.2020 upto 13:00 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. 11.03.2020 and the financial bid will be opened at 1100 hrs on 12.03.2020.

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](http://www.nhidcl.com) only.

Signature of authorized person with Date & Seal \_\_\_\_\_

Format for TECHNICAL BIDS

**Subject: Hiring of Accommodation for opening of PMU-Jammu near Akhnoor, Sidhra and Nagrota in the Union Territory of J&K.**

S. No.	Particulars	
1.	Address of the building indicating its location, municipality : ward no. locality & other identification marks, such as Dag No., Patta No. etc.	
2	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.	
3	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	
3.1	In the Drawing, occupied/to be occupied portion shall be hazed.	
3.2	A key plan of land showing position of existing building and area occupied at the ground floor.	
4	Year of construction of the Building & Type of building	
5	Area of vacant land to be used by the company	
6	Services Provided	
6.1	Water supply: Whether Municipal water supply is available or not Whether it is from ring well or hand pump; suitability of water for drinking should also be indicated.	
6.2	Type of Sewerage	
6.3	Electricity: Whether surface or concealed wiring.	
6.4	Drains: Type of drains provided.	
6.5	Fencing/ compound wall : Is there any proper fencing/Compound wall.	
6.6	List of basic Furnishing and fixtures including Fans, Geysers, ACs etc	
6.7	Non-encumbrance certificate from Competent Authority	

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: Hiring of Office Accommodation for opening of PMU-Jammu Office of NHIDCL near Akhnoor, Sidhra and Nagrota in the Union Territory of J&K.**

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, PMU office Jammu, J&K.

**Rent payable at the following rate:-**

Total carpet area offered for rent / lease Rate per Sq. ft (inclusive of all taxes and charges) on carpet area basis.		
	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**