

राष्ट्रीय राजमार्ग एवं अवसंरचना विकास निगम लिमिटेड

(सड़क परिवहन और राजमार्ग मंत्रालय, भारत सरकार)

शाखा कार्यालय : म.न. 81/73, बलवीर रोड, देहरादून, उत्तराखण्ड - 248001

National Highways & Infrastructure Development Corporation Ltd.

(Ministry of Road, Transport & Highways, Government of India)

Branch Office - H. No. 81/73, Balbeer Road, Dehradun - 248001

दूरभाष/Phone : 0135-2669709, ई-मेल /e-mail : nhidclddn2@gmail.com

वेबसाइट/Website : www.nhidcl.com



सार्वजनिक क्षेत्र का उपक्रम

A PUBLIC SECTOR UNDERTAKING

NHIDCL/DDN/Estb/2018-19/D-1911

Date: 06.03.2019

To,

General Manager(HR),
NHIDCL, H.Q.,
New Delhi.

Sub:- Notice inviting tenders for hiring of space on rent/lease for office premises of NHIDCL in Rudraprayag district - reg.

Ref:- NHIDCL, H.Q. OM no. NHIDCL/HQ/BO-Ddn,UK/208/4945 dated 12.02.2019.

Sir,

With reference to above cited subject, please find enclosed herewith the NIT document for hiring of space on rent/lease for office premises of NHIDCL in Rudraprayag district.

It is requested to kindly host the same on NHIDCL, web portal for invitation to bidders.

Encl:- As above.

(Navin Kumar)
General Manager (P)

Copy to:-

1. Mr. Kunal Khullar, Manger (IT), NHIDCL, H.Q. New Delhi with the intention to upload the Performa of advertisement on NHIDCL web portal at the earliest.
2. Office copy.

National Highways & Infrastructure Development Corporation Ltd.

(A Public Sector Undertaking of the Ministry of Road Transport and Highways, Govt. of India)

Branch Office – Dehradun,

81/73, Balbeer Road, Dehradun, Uttarakhand

Date2019

Notice inviting tenders (NIT) for hiring of space on rent/lease for Office Premises of NHIDCL in Rudraprayag district of Uttarakhand.

NHIDCL requires office accommodation measuring 200 sq.mtr carpet area (approx) on rent/lease for its Branch Office for a period of 11 months in Rudraprayag district within radius of 30 Kms. situated on Rudraprayag-Joshimath Road in Rudraprayag District of Uttarakhand. Interested persons/firms may visit NHIDCL Website www.nhidcl.com for complete details. The complete tenders will be received upto 3:00 PM on 31.03.2019 in the office of the General Manager (P), 81/73, Balbeer Road, Dehradun, Uttarakhand, 248001.

**General Manager (P)
NHIDCL, B.O.-Dehradun.**

National Highways & Infrastructure Development Corporation Ltd.

(A Public Sector Undertaking of the Ministry of Road Transport and Highways, Govt. of India)
Branch Office – Dehradun. 81/73. Balbeer Road, Dehradun, Uttarakhand

Subject : Notice inviting tenders (NIT) for hiring of space on rent/lease for a period of one year for its office at District Rudraprayag.

Sealed quotations in the form of techno-commercial bids are invited from the owners having “ready to move in” premises and can handover such premises to NHIDCL on rent/lease for a period of 11 months.

1. Scope of work:

NHIDCL invites bids for hiring about 200 sq.mtrs. (2152 sq.ft) carpet area (approx) with at least two parking space for vehicles, and remaining area comprising of five rooms, toilet cum bath, Kitchen and common area for guest house within Rudraprayag district on rent/lease basis for a period of at least 11 months.

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 proforma 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:-

S. 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.	
2.	<u>Plan of building and area to be leased:</u> 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.	
3.	Year of construction of the building & type of building	
4.	Area of vacant land to be used by the Company.	
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.	
6.	Type of sewerage	
7.	Electricity: Whether surface or concealed wiring.	
8.	Fencing/ compound wall: Is there any proper fencing/Compound wall.	
9.	Basic furnishing and fixtures including Fans, Geysers, ACs etc	
10.	Distance from Hospital and name of Hospital	
11.	Distance from nearest Market and Market name	
12.	Distance from nearest School and name of School	
13.	Distance from nearest Bus stop	

- 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 LI . pro-rata marks will be awarded to all other bidders on the basis of LI.
- 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, BO - Dehradun 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, additions etc. and will be payable monthly on submission of invoices by cheque / ECS /RTGS / NEFT transfer within 15 days. However in unforeseen circumstances if the rent is not paid in time the company shall not pay any interest on late payment.

6. TERMS AND CONDITIONS:

- a. The premises shall be made available at least for 11 months from the date of handing over vacant possession after completion of necessary repairs, renovations, additions, alterations etc. with annual enhancement of rent of 4 % (four percent).
- b. NHIDCL shall be at liberty to vacate the premises at any time during the pendency of lease by giving one month advance notice in writing, without paying any compensation for earlier termination.
- c. Responsibility for obtaining the required permission to use the leased accommodation for Office cum Guest House 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.

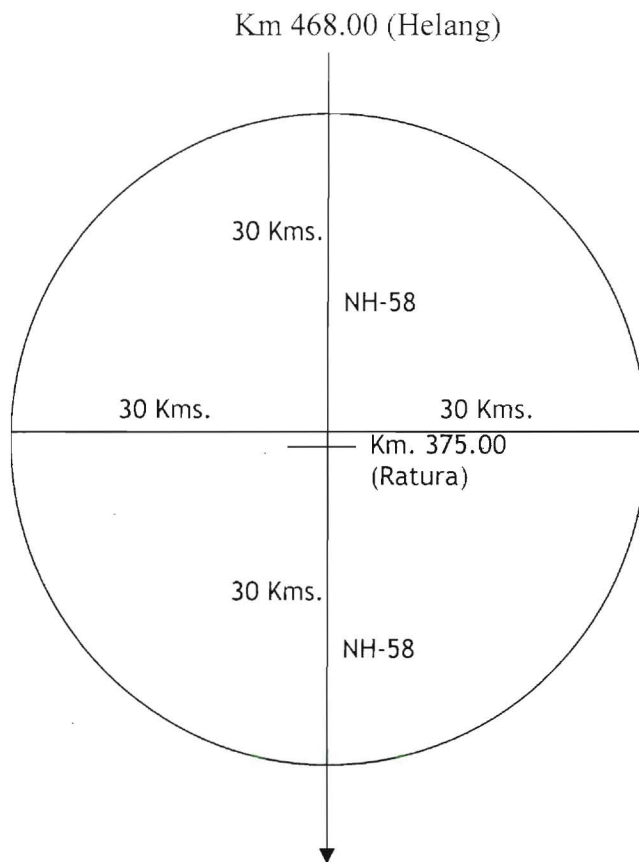
f. Rental Deposit:

NHIDCL shall pay advance rent /rent deposit equivalent to maximum of 2 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. Last Date of submission: The tender complete in all respects should reach the General Manager (P). NHIDCL by 31.03.2019 upto 03:00 hrs.
8. **Opening of Tender:** The Technical Bids shall be opened at 16:00 hrs on the last day of the receipt of tender.
9. NHIDCL reserves the right to reject any or all of the tenders without assigning any reason.
10. Any change or amendment to this notice will be posted on the company website www.nhidcl.com only.

General Manager (P)
NHIDCL, B.O.-Dehradun.



Format for TECHNICAL BIDS

Subject: Hiring of Accommodation for opening of Branch Office of NHIDCL in Rudraprayag district of Uttarakhand.

Sr. 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.	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 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.	
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	
7	Services Provided	
7.1	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.	
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, ACs etc.	
7.7	Distance from Hospital & name of Hospital	
7.8	Distance from nearest Market and name of Market	
7.9	Distance from nearest School	
7.10	Distance from nearest Bus Stop	

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 Accommodation for opening of Branch Office of NHIDCL in Rudraprayag district of Uttarakhand.

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, branch office Rudraprayag.

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 at an early date. 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