



பாரதமிகுமின் நிறுவனம்

BHARAT HEAVY ELECTRICALS LIMITED
(A Government of India Undertaking)
BOILER AUXILIARIES PLANT
Indira Gandhi Industrial Complex
RANIPET – 632 406

PHONE: 04172-284092
FAX: 04172-241102
Email : vrajp@bhelrpt.co.in

BAP:HR:Medical:

Dated: 16/07/2016

EXPRESSION OF INTEREST (EOI) FOR EMPANELMENT FOR THE REQUIREMENT OF INDIVIDUAL HOUSE/RESIDENTIAL ACCOMMODATION/OFFICE PREMISES TO ESTABLISH OUTPATIENT DISPENSARY AT VELLORE.

EOI Notice No.	BHEL:BAP:HR: Medi:OP: dt: 16/07/2016
Scope	BHEL Ranipet intends to empanel interested parties for requirement of individual house/residential accommodation/office premises in a prime location at Vellore near to bus stand (upto three kms from old or new bus stand)) on lease or rental basis for a period of five years to establish Out Patient Dispensary for its employees/retired employees
Nature	Pre-qualification terms.
Period of Lease	Five Years
Last Date & Time for submission of EOI	27/07/2016 14:00 hrs
Date & Time and Venue of EOI documents opening	27/07/2016 : 14:30 hrs HRM Conference Hall, BAP, BHEL, Ranipet
The document contains:	Scope, Pre Qualification criteria (PQR), Technical criteria, Terms and conditions, and Annexures
EOI shall be addressed to	Deputy General Manager /HR(Rect) Bharat Heavy Electricals Limited Boiler Auxiliaries Plant Indira Gandhi Industrial Complex, Ranipet – 632406 Vellore Dist. Tamil NaduPhone:04172-284092

DATE:

SIGNATURE(S) OF THE OWNER(S)

1. SCOPE:

The company, BHEL/BAP,Ranipet intends to empanel for the requirement of individual house/Residential accommodation/office premises on lease or rental basis for a period of five years to establish out patient dispensary for its employees/retired employees at Vellore by inviting expression of interest offers from the interested parties as mentioned.

2. PRE-QUALIFICATION CRITERIA:

The Individual house/Residential accommodation/office premises should be owned individually or jointly either through inheritance or through purchase. The building should not be more than 5 years old.

3. TECHNICAL CRITERIA :

- a. Location:** The Individual house/Residential accommodation/office premises should be located in ground floor in prime location at Vellore near bus stand (upto three kms from old or new bus stand) .
- b.** The Individual house/residential accommodation/office premises should consist the following;
- I. Five Rooms (one of the rooms should be drawing room with other facilities.
 - II. Two rooms should have attached toilet facility. The carpet area of these two rooms excluding bath cum toilet room shall be at least 150 sq.ft.
 - III. The carpet area of Drawing room shall be atleast 300 sq.ft
 - IV. The individual house/residential accommodation/office premises should have sets of the following;
Each set shall have atleast one urinal and one toilet preferably western type. In case such facility is not available, the party shall give an undertaking that the mentioned facility will be made available within one month of issue of LOA. The total area of all these rooms and other facilities will be not more than 2000 sqft.
- c.** The Individual house/residential accommodation/office premises should have Municipal/Corporation approved water connection with exclusive/separate meter.
- d.** The Individual house/residential accommodation/office premises should have three phase electricity connection with exclusive/separate meter.
- m.** The flooring of all rooms should be tiled (vitrified/ marble/granite) and should be in neat condition.
- n.** The Individual house/residential accommodation/office premises should have power backup facility (UPS/Inverter) for the building as a whole or independently if the property has one or more floors atleast to take of lighting and fan operations.
- r.** The Individual house/residential accommodation/office premises should have car/two wheeler parking facility exclusively for BHEL.
- s.** The lease agreement registration charges payable to Vellore Municipal/Corporation will be borne by BHEL.

4. Advance for the Building

Advance amount will be paid which is interest free and refundable within one week after registration of lease agreement towards security to the legitimate owner of the property, which has to be repaid back within 7 days of vacating the building by BHEL.

SIGNATURE(S)OF THE OWNER(S)

5. OTHER TERMS AND CONDITIONS

During the tenure of the lease,

- a) The relevant house/property taxes should be paid by the owner of the individual house/residential accommodation/office premises within the prescribed time. However, payments of electricity, water charges pertaining to BHEL portion will be paid by BHEL.
- b) The regular maintenance works like white/colour washing, painting, etc. should be carried out by the owner to the satisfaction of the company at periodicity agreed upon mutually.
- c) All major maintenance work suitable for medical dispensary towards . maintenance of building (structural or otherwise), Electrical cabling, breakdown of water pumping motor, cracks, shall be attended to by the owner immediately(within 48 hours). This is only indicative and not exhaustive In the event of any failure on the part of the owner, BHEL shall have the right without any prejudice to other rights available as per law to get the work done through any other agency at the risk and cost of the contractor. The additional cost, loss, if any incurred by BHEL on account of such alternative arrangement will be paid from the account of the owner and shall be deducted from the monthly lease rental amount.
- d) However, minor maintenance works viz.,leak in plumbing fitting, re-fixing of electrical fuse, replacing of fused electrical bulbs will be borne by BHEL.
- e) BHEL shall have the right to carry out minor modification works like fixing counters for pharmacy/consulting room/ dressing room/ laboratory, additional plumbing connections, additional power points, lightings & fittings etc., at it's own cost without disturbing the physical structure of the building. BHEL shall also remove such additional facilities on it's own cost while vacating the premises.
- f) The rent/lease agreed upon by both the parties will remain firm throughout the tenure and no increase whatsoever will be entertained. Service tax, if applicable will be payable at actual against documentary evidence. Applicable Income Tax will be deducted at source. In case of exemption from Income Tax, required certificate received from jurisdictional ITO is to be submitted.
- g) The Owner shall execute a lease agreement with the company consisting the term and conditions of the lease as may be agreed by both parties after finalization of the lease arrangement. The lease agreement can be terminated by either party by issuing six month notice in advance. BHEL shall have all rights to use common areas viz. stair case, lifts, car parking allotted to them etc.,
- h) EOI will be received up to 14:00 hrs on 27/07/2016 in the prescribed form. The pre-qualification criteria will be opened on 27/07/2016 at 14:30 hrs at HRM Conference Hall, BAP, BHEL, Ranipet.
- i) Interested parties to ensure that their offers are complete in all respect. Offer should be either typed or written legibly. Alterations / over-writings, if any, in the EOI should be attested by the person signing the EOI.. Any deviation or non-compliance may lead to rejection .
- j) EOI offers should be posted with due allowance for any delay in postal delivery. EOI offers received after the due date and time will be summarily rejected.

Signature(s) Of the owner(s)

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k) The management of BHEL will not be responsible for any loss or damage or delay in transit of offer documents sent by BHEL to the prospective party or sent by the party to BHEL duly filled in, by Post.

i) Interested parties shall affix signature and seal on all pages as a token of acceptance.

l) COMPOSITION OF DOCUMENTS::HOW TO QUOTE:

01. This Expression of Interest consists details as below:

02. Technical details

03. Details along with Annexures must be duly completed and sealed in a separate envelope superscribed '**BHEL/BAP/Ranipet (Technical details)**

04. EOI submitted by post should be sent through Registered Post/ Courier/Speed Post. EOI documents consisting of details in separate covers and super scribed as said above. The cover should be sent in a sealed cover superscribing "**EXPRESSION OF INTEREST FOR LEASING INDIVIDUAL HOUSE/ RESIDENTIAL ACCOMODATION/ OFFICE PREMISES AT VELLORE**".

05. Name should be written legibly on the sealed envelope.

06. The party should submit the EOI documents intact without detaching any page or pages.

m) The party shall expressly accept all the terms and conditions of the EOI. Alternatively, the EOI should list deviations from the terms and conditions given in the documents. The EOI which does not comply may be rejected as Non-Responsive.

n) BHEL reserves the right to assess the capacity and capability of the parties for pre-qualification. BHEL's decision in this regard shall be final and binding.

6. EVALUATION CRITERIA AND AWARD OF CONTRACT:

Authorized officials of BHEL shall visit the property for physical inspection and carry out detailed evaluation of the EOI to determine that criteria/requirements set forth in the EOI specifications.. The date and time of such physical verification will be intimated in advance Based on evaluation, which includes physical inspection by the authorized BHEL officials, the EOI documents acceptable parties to BHEL will be determined. BHEL reserves the right to reject any offer without assigning any reason for the same.

7. FINALIZATION OF EOI:-

Based on the outcome of the EOI the parties would be ranked from L1 position in the ascending order.

DATE:

SIGNATURE(S)OF THE OWNER(S)

ANNEXURE I

PREQUALIFICATION CRITERIA

S. No.	Details	Remarks (to be filled by the owner for all the enquiries).	
1	Name of the Owner Land Line No.: Mobile No.: Email address:		
2	Location of the Property (Address). Distance from Vellore Bus Stand (old/new)		
3	Year of Construction		
3	Type of the Property (whether Individual House, Flat, Ground Floor, First Floor, etc.)		
4	Description of Property	a)Total Plinth Area	_____ Sq.ft
		b)Number of Rooms with attached Bath/Toilet	_____ Nos.
		01) carpet area of room without Bath/Toilet	1. _____ Sq.ft
		02) carpet area of room without Bath/Toilet	2. _____ Sq.ft
		c)Number of Rooms without attached Bath/Toilet	_____ Nos.
		01)Carpet area of room	1. _____ Sq.ft
		02)Carpet area of room	2. _____ Sq.ft
		d)Carpet Area of Drawing Room	_____ Sq.ft
		e)Carpet Area of Verandah and passage	_____ Sq.ft
		f) Total Carpet Area (b+c+d+e)	_____ Sq.ft
Car parking slot available	Yes / No		
Whether all facilities are available as per specifications	Yes / No		

DATE:

SIGNATURE(S) OF THE OWNER(S)

5	Acceptable lease period	Years
6	Copy of Documents to be submitted: 1. Ownership deed, 2. Latest property tax receipt 3. Latest Water tax 4. Latest EB payment bill 5. Copy of PAN card 6. Photograph & Floor Plan of the building 7. Any other information that like to furnish viz. any additional facilities 8. Expected advance amount	Mention Documents enclosed: 1. Yes / No 2. Yes / No 1. Yes / No 2. Yes / No 3. Yes / No 4. Yes / No 7. 8. Rs.-----

I/We hereby declare that details furnished above by me/us are true to the best of my knowledge and I/we fulfill all the conditions.

DATE:

SIGNATURE(S) OF THE OWNER(S)

Certificate of Acceptance

"Certified that I/we have read and understood all the terms and conditions
No.BHEL:BAP:HR:Medical: _____ Dated.....and _____ that
I/We.....
.....being
owner(s) of the Housing property located at
.....
..... do hereby
unconditionally accept all the Terms and Conditions set out in the expression of interest.

Date:

Signature of the Owner(s)

Place:

FORMAT FOR SEEKING DEVIATION
To be attached.

CLAUSE NO.	DESCRIPTION / DETAILS OF DEVIATION	REMARKS/ REASONS

Note:

- 1. Any deviation specified elsewhere in the EOI shall not be considered.**
- 2. In case of no deviation, “NIL” is to be indicated in this format.**
- 3. BHEL reserves the right to reject the offer without assigning any reason.**

Date:

Signature of the Owner(s)

DECLARATION
(To be attached.

I/We hereby declare that I /We have not been banned and de-listed by any PSU/ Government Department/ Financial Institution/ Court for any of our property owned by us.

Date:

Signature of the Owner(s)

