

Notice Inviting Expression of Interest (EOI)

For

**Hiring/Letting out Premises
(Built Up Accommodation) for RSK Dispensary of
BHEL at Prime Locations of Tiruchy**

Issued by

**Bharat Heavy Electricals Limited
Tiruchirappalli – 14**



Bharat Heavy Electricals Limited

Powering Progress, Brightening Lives Touching Every Indian Home

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Date: 29.10.2025

I. INVITATION FOR EXPRESSION OF INTEREST (EOI)

Introduction: This EOI seeks response from interested parties/individuals to Let out Premises (Built Up Accommodation) for RSK Dispensary - BHEL Tiruchirappalli on Lease basis.

About BHEL: Established in 1964, Bharat Heavy Electricals Limited (BHEL) is the largest engineering and manufacturing enterprise in India in the energy and infrastructure sector with the capability to manufacture the entire range of power plant equipment. BHEL caters to core sectors like Power Generation, Transmission, Industry, Transportation, Renewable Energy, Oil & Gas, Water, Defence & Aerospace, and e-Mobility & Energy Storage Solutions, and has references in 83 countries across the globe. More details about the entire range of BHEL's products and operations can be obtained by visiting our web site www.bhel.com.

Purpose: The purpose of this EOI is to invite applications from interested party/parties who are willing to Let out/ rent their Premises for RSK Dispensary Tiruchirappalli on Lease/Rental basis. RSK dispensary provides outpatient treatment to the serving and retired employees of BHEL residing in various locations of Tiruchirappalli town. Invitation for Expression of Interest from agencies/ individuals who are interested in letting their built up accommodation for RSK Dispensary on fixed term basis.

1. The EOI documents will be available up to 15.00 Hrs. on the previous working day of the opening of the bids. The scheduled date for issue, receipt and opening of EOI is as follows.

- a) Date of issue of EOI document - **29-10-2025** onwards
- b) Last date and time for receipt of EOI - **19-11-2025** up to **15.00** Hrs.
- c) Date and time of opening of EOI - **19-11-2025, 15.30** Hrs.
- d) Address for communication, receipt and place of opening of bids:

**Senior Dy General Manager (HR-Administration),
HR Department
Admin Building, (24 Building)
BHEL,
Tiruchirappalli – 600014,
Tamil Nadu, India
Ph no: 0431- 2577372,
Mob No: 9442524969
E-mail: brahadesh@bhel.in**

The completed and sealed EOI should be **physically sent to above address within due date and time**. EOI received after due date and time will be rejected.

- 2. EOI will be opened in the presence of Bidders representative(s) who choose to attend on the specified date and time, at the office of BHEL at the address given in Clause 1 (d) above. The representative will have to produce letter of authorization from the authorized signatory who has signed the bid document.
- 3. BHEL may, at its discretion, extend this deadline for submission of EOI by amending the EOI documents or any other reasons, in which case all rights and obligations of BHEL and Bidders previously subject to the deadline will thereafter be subject to the deadline as extended.

4. BHEL will not be held responsible for the postal delay, if any, in the delivery of the EOI or the non-receipt of the same.
5. The bidder should submit the following information/documents along with the bid document;
 - a. Enquiry No.
 - b. GST (if applicable) and PAN details of the bidder
 - c. An undertaking to the effect that the bidder has not been blacklisted/banned/debarred from dealing and participating in tenders by Government (Centre or State)/PSU. In case of submission of false declaration (found at any stage), such applicants shall be disqualified and BHEL reserves its rights for further legal actions.
 - d. All other documents/certificate/information as specified in the bid document.
6. The Bidder may call during working hours at Phone Nos – 04312577372, 04312577315, 04312577323 between 1000 Hrs and 1600 Hrs for resolution of queries related to the bid submission

Senior Dy General Manager (HR-Administration)

II. INSTRUCTIONS TO BIDDERS

1. Expression of Interest is invited from agencies/individuals who are owning accommodation at prime locations at Tiruchy. Scope of Interested Party shall be limited to response and suggestions to this EOI only.
2. The details submitted by the Interested Party shall be complete in all respects and BHEL may seek clarifications/additional information as considered necessary.
3. The Interested Parties may be called for interaction on their proposed business, if required. Further award of work shall be through tendering process as per policies of the company.
4. EOI documents as above and complete in all respects shall be submitted in a sealed envelope and superscripted as **“Expression of Interest to Let out Premises (Built Up Accommodation) for RSK Dispensary - BHEL Tiruchirappalli on Lease Basis”** and addressed to

Senior Dy General Manager (HR-Administration),
HR Department
Admin Building, (24 Building)
BHEL,
Tiruchirappalli - 600014,
Tamil Nadu, India
Ph no: 0431- 2577372
Mob No: 9442524969

or by email to brahadesh@bhel.in

5. Name of the bidder and address shall be clearly indicated on the sealed envelopes.
6. The authorized signatory should sign the Expression of Interest with date.
7. EOI should be sent by Speed Post/Registered Post/ Courier or by hand. BHEL takes no responsibility for any EOI not reaching in time/ not reaching at all/ reaching late/ reaching in torn and mutilated condition.
8. Proposed terms of Lease or rental are enclosed.
9. BHEL reserves the right to Lease/rent out the facilities at each locations together or separately or in parts thereof.

III. DETAILS OF EOI

BHEL provides free medical treatment to all serving employees and their family members including the retired employees and their spouses. The family members of BHEL Serving and Retired Employees will henceforth be called as BHEL beneficiaries. RSK Dispensary presently located at Tiruchy – Thillai Nagar caters to the outpatient treatment of BHEL Beneficiaries residing in the main skirts of Tiruchy. On an average, 100-120 BHEL beneficiaries visit the premises to avail outpatient treatment on a daily basis. The basic requirements that are to be provided in the let out premises for RSK dispensary are given below followed by the detailed terms and conditions.

Location: Built up accommodation to be located at Prime areas of Tiruchy preferably within 5 kms range of Tiruchy city (Srirangam, Thennur, Thillai Nagar, Malaikottai, Cantonment).

Building Area	: 1600-2000 Sq.feet (Approx)
Location	: Easily accessible by public transport
Rooms	: Provision 4-5 Rooms (Doctors Consultation, Pharmacy, Stores, Observation)
Power supply	: Installation of 5 KVA & Above (To be confirmed by Civil)
Water supply	: 24x7 availability to be ensured
Parking	: To be made available for Two /Four wheeler
Other facilities	: Restroom for Men & Women separately, Space for DG sets

IV. Terms and Conditions

1. Detailed Terms and Conditions of Letting out premises for RSK Dispensary

- 1.1 The space required for BHEL RSK Dispensary approximately **3500-4000** Sq feet built up area offered should preferably be on Ground Floor and on main road. The Building/Property should preferably located within prime areas of Tiruchy like Srirangam, Thennur, Thillai Nagar, Malaikottai, Cantonment etc. The Building/Property should be fit for dispensary and office use. Evidence of appropriate approvals for commercial/institutional use of the property must be submitted along with Technical Bid.
- 1.2 The building/premises offered should have better connectivity by public transport, parking space, toilets, water supply, sewage, ventilation, proper electricity connection and installed load and fulfilling other local needs i.e. easy approach to BHEL beneficiaries will be given preference. The approach road of building should be at least 30 ft. wide.
- 1.3 The accommodation to have provision for
 - 1) Two /three rooms for Doctors Consultation,
 - 2) one room for Pharmacy issue
 - 3) Store room
 - 4) Nursing & Observation room

5) Waiting area for Patients.

The owner/ Authority will have to construct partitions required for the RSK Dispensary requirement / plan and make modifications/alterations in the premises if so desired by the BHEL.

- 1.4 Free parking space within the premises to park Two/Four wheeler vehicles must be available for exclusive use of RSK Dispensary.
- 1.5 The offered property should have electricity supply. A separate electric meter of 5 KVA load must be installed. If additional electric power load is required by the RSK Dispensary later on (i.e. after taking over possession with electric load of required capacity) within the lease period, the same shall be arranged by the owner/ Authority at his own cost.
- 1.6 The accommodation should have provision for sufficient running water supply for both drinking and utility facilities.
- 1.7 There should be enough arrangement for public utilities (Toilets etc.) for men and women separately.
- 1.8 The responsibility for payment of all kind of taxes such as Property Tax, Municipal Tax, etc. in connection with the property offered shall be of the Bidder and updated copies of all tax receipts should be attached with the bids. The Owner/Landlord/ Authority shall continue to bear these charges at his own cost for the lease period or extended lease period as well. All mandatory clearances required should be available for the building.
- 1.9 The property offered should be well connected by public transport at a reasonable distance and should be easily accessible to BHEL beneficiaries.
- 1.10 The property offered should have adequate security cover and fire safety measure installed.
- 1.11 Possession of the accommodation will be handed over to concerned officer of Medical Administration of BHEL on immediate basis from the date of award of the order and lease rent shall be payable from the date of possession subject to clause 1.16 and 1.23 of the Tender document. Further, the lease rent will be paid on actual handover of premises after compliance of clause 1.16 and 1.23.
- 1.12 The space offered should be free from any liability and litigation with respect to its ownership, lease/renting and there should be no pending payments against the same.
- 1.13 Clearances/No Objection Certificates from all relevant Central/State Government and Corporation/Municipal authorities including Fire Department for use as office premises conforming to the municipality

Rules/Bye-laws along with the documents in support of ownership of Building/Land and construction thereon must be submitted with the Technical Bid. Also, Copies of approved plan of the accommodation offered should be submitted along with the Technical Bid.
- 1.14. The Tender will be acceptable only from Original Owner/Competent Authority of the building/property. BHEL will not pay any Brokerage for the offered property. All documents must be signed by the original owner/Competent Authority himself.

Date: 29.10.2025

- 1.15 The space offered should have sufficient electrical fixtures (like Switches, Power points lights, fans etc.). However, if the installed fixtures such as switches, power points, lights, fans etc. are not found acceptable, the bidders should be prepared to remove the same at their own cost and installed new one at their own cost within 10 days from the award of the tender. Further the owner/ Authority of the property shall arrange proper earthing at following parameters:

(i) Phase to Neutral	220 V – 240 V
(ii) Phase to Earth	220 V – 240 V
(iii) Neutral to Earth	below 2 Volts

- 1.16 The Owner/Competent Authority shall provide a separate electric meter, separate water meter and sewerage connections at his own cost before handing over possession to the BHEL-TIRUCHY. These connections should be in the name of the Owner/ Authority and all the dues have to be cleared before handing over the premises to BHEL. The consumption charges of water supply, electricity and sewerage shall be paid by the occupant from the date of occupation of the building by the occupant as per the respective meter reading.
- 1.17 White washing/painting of the premises including front and back verandas, hall, kitchen, bed rooms, bath rooms, toilets, boundary wall, the entire exterior facade and painting or polishing of all doors, windows, ventilators, grills etc. as may be desired by the BHEL will be carried out by the Owner/Authority at interval of every two years within the lease period and also before the handing over possession. In case the owner/landlord fails to do so, the BHEL shall have the right to arrange it at the cost of the owner/ Authority and deduct the amount from the rent payable or that may become payable, or otherwise recover from the owner/ Authority. The maintenance (civil, electrical, mechanical, plumbing including consumable items etc.) shall be provided by the Owner/ Authority and they shall also undertake to carry out annual repairs and maintenance, plantation, pest and rodent control every year. No additional charges for the same shall be payable.
- 1.18 The monthly rent quoted should exclude GST and assessment as applicable at the time of commencement of lease and nothing beyond the quoted rent mentioned in the bid shall be paid by BHEL. Hence the bidders should give rates including of all taxes/charges as applicable excluding GST, Electricity charges, Water & Sewerage Charges.
- 1.19 Rates should be quoted in Indian Rupees only, Rates quoted in currencies other than Indian Rupees shall not be considered.
- 1.20 Overwriting, alterations, if any, in the Bids should be signed by the authorized signatory.
- 1.21 The successful bidder shall provide the building in ready condition as per requirements given above within one month of acceptance of the bid.
- 1.22 The premises offered shall have proper flooring acceptable to the BHEL.
- 1.23 Lease agreement will be executed to the entire satisfaction of BHEL. The registration charges, stamp duty for registration of lease deed will be borne by the Owner/ Authority only.
- 1.24 Tender not confirming to this requirement shall be rejected and no correspondence will be entertained in this regard whatsoever the reason may be.

- 1.25 Any form of canvassing/ influencing the bid will attract rejection of bid submitted by the bidder.
- 1.26 There should be separate room(s) for Pharmacy, Doctor(s), Observation and Stores as specified in Clause 1.3.

2. PROCEDURE FOR SUBMISSION OF TENDER

- 2.1 Financial should contain details, as per Proforma at Annexure-C. The Bidder should quote rates, including of all taxes/charges etc. (excluding GST, water and electricity charges). GST Amount will be reimbursed after submission of proof of payment.
- 2.2 Payments of rent will be made on monthly basis through RTGS/ECS in favour of Owner/ Authority/Organization/Dept. after deduction of the tax at source (TDS) as applicable from time to time.
- 2.3 No enhancements of rate during the period of lease will be entertained.

3. TERMS OF TERMINATION OF LEASE

- 3.1 The period of lease will be minimum Five years with provision for extension of lease on mutually agreed terms.
- 3.2 BHEL-Tiruchy shall have the right to terminate the lease prematurely or surrender whole or any part of the premises to the owner/ Authority by giving one-month notice in writing. The right to terminate the lease before the expiry of lease period will vest only with BHEL-Tiruchy.

4. SETTLEMENT OF DISPUTES:

4.1. Conciliation:

Any dispute, difference or controversy of whatever nature howsoever arising under or out of or in relation to the execution of the lease between the Parties, and so notified in writing by either Party to the other Party (the "Dispute") shall, in the first instance, be attempted to be resolved amicably in accordance with the conciliation procedure as per BHEL Conciliation Scheme 2018. The proceedings of Conciliation shall broadly be governed by Part-III of the Arbitration and Conciliation Act 1996 or any statutory modification thereof and as provided in - "Procedure for conduct of conciliation proceedings" (as available in www.bhel.com). Note: Ministry of Finance has issued OM reference No. 1/2/24 dated 03.06.2024 regarding "Guidelines for Arbitration and Mediation in Contracts of Domestic Public Procurement. In the said OM it has been recommended that Government departments/ Entities/agencies are to encourage mediation under the Mediation Act. 2023. The said Act has not yet been notified by the Government. Therefore, the clause "Settlement of Disputes" shall be modified accordingly as and when the Mediation Act 2023 gets notified.

4.2. ARBITRATION:

- i. Except as provided elsewhere in this EOI, in case Parties are unable to reach amicable settlement (whether by Conciliation to be conducted as provided in Clause 4.1 herein above or otherwise) in respect of any dispute or difference; arising out of the formation, breach, termination, validity or execution of the lease; or, the respective rights and liabilities of the Parties; or, in relation to interpretation of any provision of the lease; or, in any manner touching upon the lease (hereinafter referred to as the 'Dispute'), then, either Party may, refer the disputes to **Madras High Court, Arbitration Centre (MHCAC)** and such dispute to be adjudicated by Sole Arbitrator appointed in accordance with the Rules of said Arbitral Institution.
- ii. A party willing to commence arbitration proceeding shall invoke Arbitration Clause by giving notice to the other party in terms of section 21 of the Arbitration & Conciliation Act, 1996 (hereinafter referred to as the 'Notice') before referring the matter to arbitral institution. The Notice shall be addressed to the Head of the Unit, BHEL, executing the Contract and shall contain the particulars of all claims to be referred to arbitration with sufficient detail and shall also indicate the monetary amount of such claim including interest, if any.
- iii. After expiry of 30 days from the date of receipt of aforesaid notice, the party invoking the Arbitration shall submit that dispute to the Arbitral Institution- **Madras High Court, Arbitration Centre (MHCAC)**- and that dispute shall be adjudicated in accordance with their respective Arbitration Rules. The matter shall be adjudicated by a Sole Arbitrator who shall necessarily be a Retd Judge having considerable experience in commercial matters to be appointed/nominated by the respective institution. The cost/expenses pertaining to the said Arbitration shall also be governed in accordance with the Rules of the respective Arbitral Institution. The decision of the party invoking the Arbitration for reference of dispute to **Madras High Court, Arbitration Centre (MHCAC)**- for adjudication of that dispute shall be final and binding on both the parties and shall not be subject to any change thereafter. The institution once selected at the time of invocation of dispute shall remain unchanged.
- iv. The fee and expenses shall be borne by the parties as per the Arbitral Institutional rules.
- v. The Arbitration proceedings shall be in English language and the seat of Arbitration shall be Trichy.
- vi. Subject to the above, the provisions of Arbitration & Conciliation Act 1996 and any amendment thereof shall be applicable. All matters relating to this lease and arising out of invocation of Arbitration clause are subject to the exclusive jurisdiction of the Court(s) situated at **Trichy**.
- vii. Notwithstanding any reference to the Conciliation or Arbitration herein, a. the parties shall continue to perform their respective obligations under the lease unless they otherwise agree.
- viii. It is agreed that Mechanism of resolution of disputes through arbitration shall be available only in the cases where the value of the dispute is less than Rs. 10 Crores.
- ix. In case the disputed amount Claim, Counter claim including interest is Rs. 10 crores and above, the parties shall be within their rights to take recourse to remedies other than Arbitration, as may be available to them under the applicable laws after prior intimation to the other party. Subject to the aforesaid conditions, provisions of the Arbitration and Conciliation Act, 1996 and any statutory modifications or re-enactment thereof as amended from time to time, shall apply to the arbitration proceedings under this clause.

- x. In case, multiple arbitrations are invoked (whether sub-judice or arbitral award passed) by any party to under this lease, then the cumulative value of claims (including interest claimed or awarded) in all such arbitrations shall be taken in account while arriving at the total claim in dispute for the subject contract. Disputes having cumulative value of less than 10 crores shall be resolved through arbitration and any additional dispute shall be adjudicated by the court of competent jurisdiction.

In case of lease agreement with Public Sector Enterprise (PSE) or a Government Department, the following shall be applicable:

In the event of any dispute or difference relating to the interpretation and application of the provisions of commercial contract(s) between Central Public Sector Enterprises (CPSEs)/ Port Trusts inter se and also between CPSEs and Government Departments/Organizations (excluding disputes concerning Railways, Income Tax, Customs & Excise Departments), such dispute or difference shall be taken up by either party for resolution through AMRCD (Administrative Mechanism for Resolution

5. PENALTY CLAUSE

Failure on the part of the owner/ Authority to execute terms and conditions during the period of lease will attract penalty on the rates as decided by the Arbitrator.

6. MISCELLANEOUS

- 6.1 The offer should be valid up to 180 days after Last date of submission of EOI Document.
- 6.2 After screening of the sealed tenders, short-listed Owner/ Authority will be informed by the BHEL for arranging site inspection of the offered premises by a committee constituted by Competent Authority, BHEL. After site inspection, if the offered premise is found suitable considering all aspects/criteria for the BHEL RSK dispensary i.e. constructed building, quality, its location etc., only for those financial bids will be considered to be opened. However Competent Authority, BHEL shall be under no obligation to accept the lowest quotation in favour of office if premises offered is unsuitable. The date, time and venue of opening of Financial bid will be intimated separately.
- 6.3 The Owner/ Authority will have to construct partitions required for the RSK Dispensary requirement / plan and make modifications/alterations in the premises if so desired by the BHEL at his own cost before handing over possession to the RSK Dispensary. Permission/approval required, if any regarding additions/alternations/modifications of the premises shall be obtained by the Owner/ Authority at his own cost from the concerned local authorities/organizations.

Further, BHEL shall have the right to carry out necessary alteration/modification or make such structural or other changes to/in the premises as may be required by it for the purpose of its work. Provided always that BHEL-TIRUCHY shall not make any permanent structural alternations incapable to being reversed or which would render incapable the restoration of the premises to its original position without the consent in writing of the owner/ but such consent

shall not be unreasonably withheld in the case of such and carrying on its working effectively. However, BHEL shall have all rights to make temporary alteration in the demised premises and to erect temporary partitions, cabins, counters etc. to carry out its working effectively.

- 6.4 BHEL shall have the right to install satellite dishes/communication towers, other communication equipment's, LAN Cabling & Power Cabling required for IT & computer networking purposes etc. as deemed necessary by BHEL for facilitating electronic communication as also installation of power generating/amplifying devices including but not restricted to power transformers, power generators etc. as well as placing of sign boards, hoarding/publicity materials, ACs etc. in the terrace for its working activities and the Owner/ Authority will have no objection of any kind whatsoever and shall not claim any compensation or additional rent but however if any damage is resulted upon the demised premises due to such activities, BHEL would be liable to repair the damage so caused, normal wear & tear is however expected. Further, BHEL shall on the expiry or termination of the agreement be entitled to remove all such units i.e. LAN Cabling, Power Cabling, satellite dishes/communication towers, power generating/amplifying devices, ACs, Coolers and exhaust fans etc.
- 6.5 BHEL-TIRUCHY shall have right to install generator sets for carrying its working effectively. Since BHEL-TIRUCHY is the lessee and has no insurable interest, the Owner/ Authority hereby has to ensure the premises/assets rented/hired against risks like burglary, fire or natural calamity at his (owner's) own cost and the BHEL-TIRUCHY will not be responsible for and liable to make good any losses that may be sustained in any future date in respect of such premises/assets.
- 6.6 Whenever necessary, the Owner/ Authority will carry out necessary repairs of the building from time to time within reasonable period and in the event of failure or neglect or default on the part of the Owner/ Authority to carry out or effect necessary repairs, it will be optional for the BHEL-TIRUCHY either to terminate the lease or to retain the occupation of the demised premises or part thereof or to make or effect or carry out the necessary repairs of the premises, after a due notice to the Owner/ Authority and to deduct, the expenses so incurred along with interest etc. from the rent which is payable or become payable or otherwise recover from the Owner/ Authority. No rent will be payable for the period during which the BHEL- TIRUCHY is deprived of the use of the demised premises or part thereof due to the failure, neglect or default of the owner/ Authority to carry out the necessary repairs of the demised premises.
- 6.7 The possession of the premises will be given to the BHEL-TIRUCHY after completion of entire work as per their requirement and specifications. After taking possession, if it is found that any item or work remains unattended or not according to the specifications, the owner/ Authority has to complete the same within a reasonable time from the date of possession of premises and in case of default, the Competent Authority will have right to get the above unfinished jobs/works/items completed by availing the services of other agencies and recover the amount so incurred from the rent payable to the Owner/ Authority.

- 6.8 During the currency of the lease agreement the Owner/ Authority shall not transfer, mortgage, sell or otherwise create any interest in the premises leased to the BHEL-TIRUCHY with any party affecting BHEL-TIRUCHY's right of occupation and any of the terms of the lease without written consent of the BHEL-TIRUCHY.
- 6.9 That if the landlord is desirous of making any addition to the building, it shall be ensured by him that no access/approach by whatever means is made from the demised portion or the encroaching upon the open spaces which have been herein above made available to the exclusive use of the BHEL-TIRUCHY.
- 6.10 If the demised premises at any time during the said terms or any extension thereof damaged, destroyed or rendered uninhabitable by fire, earthquake, cyclone, tempest, flood, violence of any army or mob or other irresistible force or act of God, and be not caused by the acts or neglect or fault of the BHEL-TIRUCHY then in such case it shall be optional with the BHEL-TIRUCHY to determine the lease or to retain occupation of the demised premises, if BHEL-TIRUCHY so desires without any diminution of rent hereby reserved and in such cases, BHEL-TIRUCHY is not liable to pay for any such damage or destruction caused to the Building/Premises or for any repair works also.
- 6.11 BHEL-TIRUCHY shall have the right to terminate the lease prematurely or surrender whole or any part of the premises to the owner/ Authority by giving one-month notice in writing. The right to terminate the lease before the expiry of lease period will vest only with BHEL- TIRUCHY.
- 6.12 After receipt of BHEL confirmation for leasing of the premises which is considered to be most suitable/reasonable and its acceptance by its owner/ Authority, if they back out on account of any reason they shall be liable to pay to BHEL, the full expenditure incurred by the BHEL from releasing of advertisement to finalizing the premises and other incidental expenditure incurred in the process.
- 6.13 That BHEL after the expiration of the said term or extension thereof (if agreed mutually) will deliver possession of the demised premises to the owner/ Authority in the nearly same condition as at the time of commencement of lease with normal wear & tear, except in case of Force majeure incidents like fire, earthquake, cyclone, tempest, flood, violence of any army or mob or other irresistible force. This condition shall not be construed to render the BHEL liable to do any repairs of any kind to the demised premises. BHEL shall be at liberty to remove at any time or at the time of vacating the premises, all furniture, fixtures and fittings including strong room doors, FBR ventilators, lockers, safes, counters etc. installed in the premises and the owner/ Authority shall not claim any compensation.
- 6.14 Non-fulfillment of any of the above terms shall result in rejection of bid.
- 6.15 All disputes lie within the jurisdiction of Tiruchy only.
- 6.16 The Competent Authority of BHEL-Tiruchy reserves the right to reject all or any Tender without assigning any reason thereof.
- 6.17 Any corrigenda to this EOI will be only through e-Mai correspondence and BHEL Website

Ref No: BP:HR: ADMN: EOI: RSK Dispensary

Date: 29.10.2025

6.17 All correspondence relating to this EOI shall be in English, and to be sent to:

**Senior Dy General Manager (HR-Administration),
HR Department
Admin Building, (24 Building)
BHEL,
Tiruchirappalli – 600014,
Tamil Nadu, India
Ph no: 0431- 2577372
Mob No: 9442524969**

Ref No: BP:HR: ADMN: EOI: RSK Dispensary

Date: 29.10.2025

Annexure-A

PROFORMA FOR UNDERTAKING BY THE BIDDER (Letter to be enclosed in Bidder's Letter Head)

Name of EOI: Expression of Interest to Let out Premises (Built Up Accommodation) for RSK Dispensary - BHEL Tiruchirappalli on lease basis

Ref No: BP: HR: ADMN: EOI

Date: 29-10-2025

- 1) I/We (Name of Bidder/ Name of Company) am/are willing to participate in this request for EOI. If any information furnished by me/us is found incorrect/false, the lease is liable to be cancelled without prejudice to any other legal action.
- 2) We have gone through the terms and conditions of this EOI and accept the same. We hereby undertake that that we have not been blacklisted / banned / debarred from dealing and participating in tenders by Government (Centre or State) / PSU.
- 3) I/We also declare that there is not any government/Municipal restriction barring the letting of the proposed building.
- 4) I/We also confirm that I/We understand that the Competent Authority, BHEL, Tiruchy reserves absolute rights to reject any bid or all bids without assigning any reason.

Signature of bidder /Authorized Signatory

(with Date / Name seal)

FORMAT TO SUBMIT EXPRESSION OF INTEREST (EOI)

Sl. No	Description	Details
1	Name of the Person/Firm/Organization	
2	Whether Proprietary or Company, or Partnership firm etc.	
3	Full particulars of the legal owner of the premise	
3	Name of the Individual/Partners	
	Address	
	Telephone & Mobile No	
	E-Mail ID	
	PAN No (Enclose copy)	
	Bank Name and Address	
	Bank Account No	
	IFSC Code	
	Bank MICR No	
4	a)Details of Property with Address and location of the accommodation	
	b) Whether commercial or dual use(residential cum commercial)	
5	Details of Accommodation/Premise offered for rent in Sq.ft (Showing length & width)	
	a Total Plot Area	
	b Open Area	
	c Built up covered Carpet area	
	d Year of Construction	
	e No of rooms and dimensions thereof	
	f No of toilets	
	g No of Halls and dimensions thereof	
	h Guideline value declared by Govt	
6	Distance in kms from the nearest Bus stop	
7	Facilities for vehicle parking	
8	Sanctioned Electricity Load (Attach copy of latest paid Electricity bill)	
9	The period and time when the accommodation could be made available to BHEL after issue of LOI	
10	Undertaking that that the bidder has not been blacklisted / banned / debarred from dealing and participating in tenders by Government (Centre or State) / PSU (Letter to be enclosed in bidder's letter head as per Annexure-A)	

Date: 29.10.2025

11	Documents to be submitted	Yes/No
	A) Undertaking as per Annexure-A	
	B) Duly filled and signed Annexure-B	
	C) Copy of Cancelled Cheque	
	D) Copy of self-certified sketch/drawing and site plan/approved plan (Map).	
	E) Proof in respect of ownership of the premises i.e. proprietary rights of building (Copy of Purchase deed to be enclosed)	
	F) Copy of latest electricity bill	
	G) Duly signed Financial Bid as per Annexure-C	
	H) Copies of Property Tax /Municipal Tax/GST as applicable	

Declaration:

- 1) I/we have read and understood the detailed terms and conditions applicable to the subject offer as supplied with the bid documents and agree to abide by the same in totality.
- 2) It is hereby declared that the particulars of the buildings etc. as furnished against the individual items are true and correct as per my/our knowledge and behalf. In the event of any of the same being found to be false, I/we shall be liable to such consequences/lawful action as per BHEL terms and conditions.

Place:

(Signature of the Owner)

Date:

Name:

Address:

Seal of the Authorized Signatory

FINANCIAL BID

Expression of Interest (EOI) to Let out Premises (Built Up Accommodation) for RSK Dispensary - BHEL Tiruchirappalli on Lease Basis

- a) Name :
b) Address (Office & Residence) :
c) Telephone & Mobile No. :
d) Telefax :
e) E- mail Id :
f) Address of Property offered :

Brief Description of Property	Total Carpet Area	Lease Rent Quoted per Sq.feet(₹)

Total Lease Rent Per Month (In figures)	
Total Lease Rent Per Month (In words)	

Note:

- a) Lowest bidder shall be decided based on the amount filled in above. No other charges shall be considered in deciding lowest bidder.
- b) Quoted amount should be covering of all taxes and duties (excluding GST, water and electricity charges) as applicable from time to time. This shall be the amount payable BHEL monthly as rent. Income Tax/TDS will be deducted on the amount payable at the prevailing rate. GST amount will be reimbursed only after submission of proof of payment.
- c) Rates should be quoted in figures and words without any errors, overwriting or corrections and should include all applicable taxes etc. in case of any discrepancy between the amount mentioned in numbers and words, the amount mentioned in words shall prevail.
- d) The period of lease should be for 5 years' duration, extendable on mutual consent for further periods.
- e) BHEL-Tiruchy reserves the right to accept or reject any or all the offers without assigning any reason thereof.

Owner's/ Authority's signature

Name:

Address:

Date:

Seal of the Authorized Signatory:

DISCLAIMER

All information contained in this EOI provided / clarified are in good interest and faith. The information contained in this Expression of Interest document or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of BHEL, is provided on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their application for qualification and subsequent selection pursuant to this EOI. This EOI is not an offer by BHEL to the prospective Applicant(s) or any other person. This EOI is neither intended nor shall it be construed as creating or requiring any ongoing or continuing relationship or commitment with any party or person. This is not an offer or invitation to enter into an agreement of any kind with any party.

Though adequate care has been taken in the preparation of this EOI document, the interested firms shall satisfy themselves that the document is complete in all respects. The information is not intended to be exhaustive. Interested Agencies are required to make their own enquiries and assumptions wherever required. Intimation of discrepancy, if any, should be given to the specified office immediately. If no intimation is received by this office by the date mentioned in the document, it shall be deemed that the EOI document is complete in all respects and firms submitting their interest are satisfied with the EOI document in all respects.

The issue of this EOI does not imply that BHEL is bound to select and shortlist Applicant(s) for next stage or to enter into any agreement(s) with any Applicant(s). BHEL reserves all right to reject any applications submitted in response to this EOI document at any stage without assigning any reasons thereof. BHEL also reserves the right to withhold or withdraw the process at any stage. Neither BHEL nor its employees and associates shall have any liability, loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI document or any matter deemed to form part of this EOI document, the information and any other information supplied by or on behalf of BHEL. BHEL accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance/use of any statements/information contained in this EOI by the Applicant. BHEL is not making any representation or warranty, express or implied, as to the accuracy or completeness of any information/statements made in this EOI.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, visit to BHEL office, expenses associated with any demonstrations or presentations which may be required by BHEL or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and BHEL shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the EOI.