



## **BHARAT HEAVY ELECTRICALS LIMITED**

(A Govt. of India Undertaking)

HPEP, RAMACHANDRAPURAM, HYDERABAD-502032

(TOWNSHIP ADMINISTRATION DEPT.)

Phone: 040-23183585 / 23182232

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**NOTICE INVITING EXPRESSION OF INTEREST (EOI)  
FOR RENTING / LICENSING OUT OF  
OLD HIGHER SECONDARY SCHOOL BUILDING AND PREMISES  
AT BHEL, R.C.PURAM TOWNSHIP.**

**EOI Ref. No.: BHEL/HY/TA/EOI/2024-25/01,  
Dated 10.10.2024**

**INDEX OF EOI DOCUMENT**

The EOI document include the following:

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*This EOI document consists of ten (10) pages*

**SECTION – I**

**BHARAT HEAVY ELECTRICALS LIMITED**  
**(A Govt. of India Undertaking)**  
**Heavy Power Equipment Plant**  
**Ramachandrapuram, Hyderabad- 502032.**

**NOTICE INVITING EXPRESSION OF INTEREST (EOI)**

The Heavy Power Equipment Plant (HPEP) Unit of Bharat Heavy Electricals Limited located in Ramachandrapuram, Hyderabad intends renting / licensing out the vacant building(s) / premise(s) as specified in this document to interested organizations on License Agreement basis.

EOI Ref. No.	BHEL/HY/TA/EOI/2024-25/01, Dated 10.10.2024
Purpose of EOI	Inviting Expressions of Interest for Renting / Licensing out of Old Higher Secondary School building and premises at BHEL R.C.Puram Township on License Agreement basis.
Date of Issue of Notice inviting EOI	10.10.2024
Last Date for issue of EOI document from the office of the undersigned.	31.10.2024
Last Date & time for submission/ receipt of sealed EOI	01.11.2024, up to 11:00 AM
Date & time for opening of EOI applications	01.11.2024, up to 01:30 PM
Address for sending the offer	Tender Box, Vendor Complex, Near Administrative Building, BHEL, Ramachandrapuram, Hyderabad – 502032.

- Expression of Interest (hereinafter called EOI) in sealed cover is invited in the prescribed proforma for **Renting / Licensing out of 'Old Higher Secondary School building' and premises at BHEL R.C.Puram Township** on License Agreement basis. Last date & time for receipt of sealed bid is 01.11.2024, up to 11:00 AM.
- The following **Organizations** are eligible to submit their Expression of Interest (EOI):
  - Society / Trust for running School / College

**Note:**

- The vacant building(s) / premise(s) shall not be rented / licensed to business competitor organization / agencies of BHEL. The Decision of BHEL in this regard shall be final and binding on all parties.
- Notwithstanding the eligibility criteria, BHEL reserves the right to deny licensing to any agency, even if otherwise eligible

3. Document consisting of terms and conditions and the Performa of the EOI can be obtained from the aforesaid office by paying a sum of Rs. 500/- towards cost of documents from 11:00 hrs to 16:00 hrs on all the working days, up to the day preceding the last date of submission of the EOI bid.
4. The EOI document can be downloaded from the website <https://www.bhel.com/tenders>.
5. The EOI applications will be opened in the presence of the authorized representatives of the bidders at 01:30 PM. on the last date of receipt of the bids. However, if the authorized representatives do not turn up at the time of bid opening, the opening will be done in the presence of representatives present there.
6. In case of the attested copies of the documents/ testimonials/ certificates, original copies thereof should be produced on demand for verification.
7. BHEL reserves the right to reject any / all the EOI applications without assigning any reasons.

**Sr. Manager / Estate  
Township Administration,  
BHEL, R.C.Puram, Hyderabad – 502032.  
Phone: 040 – 2318 2232 / 3585**

**SECTION-II****GUIDELINES TO BIDDERS****1. DEFINITIONS**

- a) The **Site or Area or Space** shall mean the vacant building / space or any area which is to be given on rent.
- b) The **Bidder** shall mean eligible organization submitting EOI for the space to be taken on rent under the contract and shall include the legal personal representative or such individual or the persons representing such eligible organizations.
- c) The **BHEL** shall mean Bharat Heavy Electricals Limited (A Government of India Enterprise), Ramachandrapuram, Hyderabad - 502032 and having its registered office at BHEL House, Siri Fort, Post Box No-3842, New Delhi-110049 and shall include their legal representatives, employees and permitted assigns.
- d) **Department** means Bharat Heavy Electricals Limited and shall include their legal representatives, employees and permitted assigns, who invite EOI on behalf of BHEL.

**2. SCOPE OF EOI**

- a) BHEL intends to rent / license out the vacant building(s) / space(s) as specified at Section-III of this document on monthly rent & license agreement basis to the eligible organization(s) as mentioned in para '2' of Section-I.
- b) Tentative requisite details of the vacant building(s) / space(s), the likely usage for which the said vacant building(s) / space(s) may be put to use, License Period etc. are available at Section-III. However, the Bidder is required to physically visit the site and its locality with prior permission of BHEL to gather all the requisite information and ascertain the condition of the premises before submitting the EOI.
- c) Bidder may apply in the prescribed format/ procedure for any/all of the vacant building(s) / space(s) mentioned in Section-III.

**3. DECLARATIONS**

The bidder shall be required to furnish the declaration as per Section-IV & Section-V along with the bid.

**4. BID / EOI DOCUMENTS**

The requirements, bidding procedures and terms and conditions are prescribed in the EOI Documents. Refer index for sections in the EOI document.

The Bidder is expected to examine all instructions, forms, terms and conditions in the EOI Documents. Failure to furnish any information required as per the EOI Documents or incomplete submission of the bids document in any respect shall be at the bidder's risk and may result in rejection of the bid.

## 5. **MISCELLANEOUS**

- a) The Bidder must use only the prescribed Proforma for the EOI document issued by BHEL or downloaded from the website <https://www.bhel.com/tenders> in the same form in A4 size paper.
- b) Submission of the EOI by a Bidder would imply that the Bidder has carefully read and agreed to the terms and conditions contained in the EOI document.
- c) The EOI submitted by bidder(s) shall remain valid for a period of One hundred and eighty (180) days from the date of submission of the bids. The validity may be extended, if required, by mutual agreement and the Bidder shall not cancel / alter the terms and conditions or withdraw the offer during this period.
- d) Canvassing in any form whether directly or indirectly, in connection with the bid is strictly prohibited. EOI submitted by the Bidder, who is found to be canvassing, will be liable to rejection.
- e) BHEL reserves the right to reject any or all the EOI / bids without assigning any reason.
- f) Any clarification issued by Bharat Heavy Electricals Ltd. in response to queries raised by prospective bidders shall form an integral part of EOI / Bid Documents and it may amount to amendment of relevant clauses of the EOI / Bid Documents.
- g) References, information and certificates from the respective bidder submitted in compliance of terms and conditions of the bid document should be duly signed by the authorized signatory.

## 6. **SUBMISSION & OPENING OF BIDS AND VALIDITY THEREOF:**

- a) The EOI / Bid should be submitted in a single sealed envelope.
- b) The EOI / bid should be signed by the duly authorized officer of the organization. The Bidder or his authorized representative shall sign and put his seal on each page of the EOI / bid document before submission in token of acceptance of the terms and conditions of the EOI / bid.
- c) Over-writing should be avoided. Correction, if any, should be made up by neatly crossing out, putting initial with date and rewriting. Correction fluid/tape should not be used
- d) The sealed envelope super-scribed thereon "EOI for Renting / Licensing out of Old Higher Secondary School building" should contain the EOI / Bid document along with the other documents that the bidder intends to submit.
- e) The bidders should submit their EOI on or before the prescribed time and date at the given address.
- f) Any EOI received after the prescribed deadline of date and time shall not be opened and summarily rejected.
- g) The sealed cover containing EOI / Bid will be opened at 13:30 hrs. on the last date of receipt of the EOI / bids in the presence of the authorized representatives of the bidders.

- h) If the date fixed for opening of EOI is subsequently declared as holiday, the revised date will be notified. However, in absence of such notification, the EOI will be opened on next working day, time and venue remaining unaltered.
- i) Authorization letter (as per format given in Section-VI) to this effect shall be submitted by the bidder before they are allowed to participate in opening of EOI. A maximum of two representatives for any bidder shall be authorized and permitted to attend the bid opening.
- j) EOI / Bid submitted by bidders shall remain valid for acceptance for a period of 180 days from the date of opening. The EOI in which the bidder has restricted its validity for the period shorter than the aforesaid shall be rejected by BHEL as non-responsive. In certain circumstances, BHEL may request in writing to the bidders for extending validity of their bid.
- k) The un-opened EOI / bids if any shall be returned to the bidder after final decision is taken on the EOI / bids.

## **7. DOCUMENTS TO BE SUBMITTED ALONG WITH THE BID:**

- i. Declaration in the prescribed Proforma as in Section-IV.
- ii. The prescribed bid document with each page duly signed by the authorized signatory with seal in token of acceptance of its terms and conditions in accordance with clause 6 above.
- iii. Proof of eligibility i.e.
  - a) Certificate of incorporation and/or Certificate of Registration (as applicable)
  - b) A statement on the letter head of the company / department giving details about their organization / Society / Trust.
  - c) Income tax returns along with balance sheets duly authenticated by the CA for the last three years.
- iv. **Bidders are required to submit additional documents containing organization profile, terms & conditions, proposals, plans etc. that the bidder intends to submit.**

## **8. BHEL's right to Accept / Reject any/all EOI applications**

BHEL reserves the right to accept or reject any EOI / bid, and to annul the bidding process and reject all EOI / bids, at any time without assigning any reason whatsoever and without thereby incurring any liability to the affected bidder(s) on the grounds of BHEL's action.

**SECTION-III****Tentative details of the Vacant building(s) / space(s)  
intended for Renting/ Licensing in BHEL, R.C.Puram Township.**

Sl.	Description	Details
1.	Name of the building / space	<b>Old Higher Secondary School</b> In BHEL R.C.Puram Township.
2.	Location Address	Opp. BHEL General Hospital, BHEL Township, Ramachandrapuram, Sangareddy Dist. - 502032
3.	Coordinates on Google Map	17°29'52.1"N 78°18'11.1"E
4.	Total Area	42006 SqM. with surrounding compound wall
5.	Built-up area	3065 SqM. constructed in two floors
6.	Intended usage	Educational Institution (school / college)
7.	License Period	The initial license period will preferably be 10 years with provision for extension up to 5 years.
8.	About the building	The Higher Secondary School building was constructed and started operation during the 1960s. The school stopped being operational in the year 2003 and since then, the school building is lying vacant and unused. The <b>building is nearly 60 years old</b> and may require repair / renovations for further bringing into operation.
9.	Type of construction	RCC framed structure
10.	Total Class rooms	56 Nos. (Another)
11.	Other facilities	4 rooms for Library, Office Room, Staff room 3 rooms for lab facility
12.	Playgrounds	2 Nos. available

**Note : The Bidder is required to physically visit the site and its locality with prior permission of BHEL to gather all the requisite information and ascertain the condition of the premises before submitting the EOI**



**SECTION-IV**

**DECLARATION**

To,  
The Officer-in-charge.  
TOWNSHIP ADMINISTRATION,  
BHEL, R.C.PURAM, HYDERABAD – 502032.

Sub: Submission of EOI for renting / licensing out of Old Higher Secondary School at BHEL, R.C.Puram.

Dear Sir,

- a. I/We have read and examined the EOI document, terms and Conditions thereof and other documents and Rules referred to in the EOI document and all other contents in the EOI document for leasing out the vacant building / space.
- b. I/We hereby submit all the documents mentioned in the EOI document.
- c. I/We agree to keep the EOI / bid open for One Hundred & Eighty (180) days from the last due date of submission thereof and not to make any modifications in its terms and conditions. If, I/We withdraw my/our offer before the said period or before issue of letter of acceptance, whichever is earlier, or makes any modifications in my/our offer BHEL shall without prejudice to any other right or remedy, be at liberty to cancel the bid.
- d. We will obtain prior permission of BHEL to physically visit the site and its locality with prior permission of BHEL to gather all the requisite information and ascertain the condition of the premises.
- e. We have submitted the EOI after physically visiting the site and ascertaining the condition of the premises.

**Signature of the Bidder with seal**

Place:

Date:

**SECTION-V**

**(DECLARATION TO BE GIVEN BY THE BIDDERS  
WHO HAVE DOWNLOADED THE EOI DOCUMENT FROM THE WEB)**

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It is to certify that

1. I/We have submitted the bid in the Proforma as downloaded directly from the website.
2. I/We have submitted EOI documents which are same / identical as available in the website.
3. I/We have not made any modification / corrections / additions etc. in the EOI documents downloaded from web by me / us.
4. I/We have checked no page is missing and all pages are available & that all pages of EOI document submitted by us are clear and legible.
5. I/We have signed (with stamp) all the pages of the EOI document before submitting the same.
6. I/We have sealed the EOI documents properly before submitting the same.
7. I/We have read carefully and understood the important instructions to the all bidders who have downloaded the tenders from the web.
8. In case at any stage later, it is found there is difference in our downloaded EOI documents from the original, BHEL shall have the absolute right to take any action as deemed fit without any prior intimation to me / us.
9. In case at any stage later, it is found that there is difference in our downloaded EOI documents from the original, the license agreement will be cancelled. The department will not pay any damages to me / us on this account.
10. In case at any stage later, it is found that there is difference in our downloaded EOI documents from the original, I/We may also be debarred for further participation in the EOI in the concerned BHEL Division.

Dated . . . . .

(Sign. of Bidder with Seal)

Address: . . . . .

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Contact Person Name: . . . . .

Phone / Mobile Nos.: . . . . .

E-Mail: . . . . .