



BHARAT HEAVY ELECTRICALS LIMITED
DEPT OF C and PR
RAMACHANDRAPURAM :: HYDERABAD-32

PH: 040-23185277
e-mail: ravikk@bhelhyd.co.in

TENDER NO. : HY/C&PR/DGH/2017
Dated : 08.02.2017
Due Date for submission of bids: 23.02.2017

Subject: Notice inviting Quotations for Leasing a building at New Delhi-Reg

Dear Sir(s),

a) Quotations are invited in sealed cover with Tender Enquiry No., Tender Enquiry Date and Due Date, legibly super-scribed on it, for the scope mentioned herewith as per the enclosed Terms and Conditions. The quotation should reach, **Tender Box, Vendor Complex,, BHEL, RC Puram, Hyderabad-502032** by 11.00 hrs. on or before the due date. Part-I bids shall be opened at 13.30 hrs., in the aforesaid premises, on the due date of submission of offers. The tender documents consist of the following:

S.No	Description / Instructions
1.	<ul style="list-style-type: none">i) This letter (Notice inviting Quotations)ii) Part I bid Technical specifications – Annexure- Aiii) Part II bid Price Formats – Bid (Annexure-“B”)iv) Déviation statement (Annexure “C”)v) Bidders declaration (Annexure-“D”)vi) Filled in tenders shall be dropped at Tender Box, Vendor Complex, BHEL Ramachandrapuram::Hyderabad - 502032
2	<p>IMPORTANT INSTRUCTIONS:</p> <ul style="list-style-type: none">1. Bidders are required go through all the above mentioned documents before submitting the bid.2. Offers should be submitted in Two Parts as described in Annexure-"A" and "B". The prices must be Quoted in the enclosed Price Format only.3. The offers shall remain valid for four months from the date of opening of Part-I bid and 60 days from the date of opening of Price Bids.4. Price Bids will be opened for the technically and commercially acceptable bidders based upon Part-I bid evaluation.5. A DD of Rs. 2,000/- (Non-Refundable) for application in favour of BHEL, Ramachandrapuram, Hyderabad-32

b) Quotations Part-I (Annexure A) and Part-II (Annexure B) shall be submitted in separate sealed envelopes and the same can be put together in one sealed envelope and drop in the tender box at Vendor Complex by 11:00 AM on the due date. Part-I offers of the parties shall be opened on the **Due Date of Opening 23rd February-2017 at 01.30 PM, at the Vendor Complex, Administrative Building, BHEL, RC Puram, Hyderabad-502032.** Due date of opening of Part-II offers shall be informed separately.

Yours faithfully,
for and on behalf of B.H.E.L.

Tender Committee

Encl: as stated.

Signature of the Bidder



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1 General instructions

BHEL, RC Puram, Hyderabad intends to lease a fully furnished bungalow/apartment for operating a guest house at New Delhi for exclusive use of its employees for a period of three (5) years by inviting offers from prospective bidders in two parts. Part I (Annexure A) shall be Techno-commercial bid and Part II (Annexure B) shall be the Price Bid. Due date of the opening date of Techno commercial bid shall be the date of submission of offer as mentioned in the Notice inviting tender. The services to be provided and the terms and conditions are mentioned below.

2 Pre-qualification criteria

The Bungalow/Apartment/ House should be owned individually (by the bidder) or jointly (i.e. one of the owner should be the bidder for which the rest of the partners have to authorize for quoting in this tender) either through inheritance or through purchase. The building should not be more than 10 years old.

3 Technical criteria

- (a) The Bungalow / Apartment / House should be within a 5 Km road distance from BHEL, Corporate Office, BHEL House, Khel Gaon Asiad, New Delhi-110049 in Greater Kailash I, Greater Kailash II or Defence colony or any other area with minimum of 4500 Sq ft carpet area.
- (b) The building can be an independent house / two or three apartments in the same building /two or three floors in the same building, consisting of at least 12 bed rooms.
 - i) Each bed room should be at least 100 Sqft.
 - ii) The master bed room should be at least 130 Sqft.
 - iii) The kitchen should be at least 80 Sq. ft.
 - iv) The drawing room should be at least 200 Sq ft.
 - v) Dining Hall should be at least 120 Sq ft.
- (c) Bungalow / Apartment / Independent House should have water connection from the Delhi Jal Board.
- (d) Bungalow / Apartment / Independent House should have three phase electricity connection.
- (e) All floors/ floor space offered should be as per the norms of Delhi Municipal Corporation. (Copy of the layout approved by the DMC to be submitted)
- (f) All the bed rooms should have attached bath rooms with basic amenities like commodes, geysers, wall water mixtures, shower, mirror, wash basin.
- (g) All the bed rooms should be fully furnished with beds (single or two beds).
- (h) All the bed rooms should have cup boards.
- (i) All the bed rooms / drawing rooms should be provided with flat panel TVs (LCD/LED) (with digital cable connection) of minimum 32" size.

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- (j) 1.5 T Air conditioners should be provided in all the bed rooms and drawing rooms.
- (k) Drawing room / Hall should have a sofa set (cloth based) and a tea poy.
- (l) The dining hall should have a dining table with chairs for accommodating 6 members at a time.
- (m) The flooring of the rooms shall be tiled (vitrified / marble / any modern flooring) and should be in a neat condition.
- (n) The building should have a lift if the property offered has more than one floor.
- (o) Bungalow / Apartment / Independent House should have a modular set up in the kitchen along with running water.
- (p) Bungalow / Apartment / Independent House should have a power back up facility (invertor/UPS) for the building as a whole or independently if the property offered has one or more floors.
- (q) The building should have a domestic RO machine of reputed make.
- (r) The Bungalow / Apartment/ Independent House should have a parking facility for 2 cars or more.

4 Advance for the building

Three months advance will be paid as interest free refundable security to the legitimate owner of the property, which has to be refunded within 7 days to BHEL from the date of vacating the building.

5 General Conditions

- a) All taxes for the building should be paid by the owner of the property. However payments for electricity/water/cable will be paid by BHEL.
- b) Any maintenance to the building (Structural or otherwise) should be done by the owner. Minor maintenance for taps, electrical points (due to usage) will be taken care by BHEL. However, power back up maintenance and annual Maintenance contract for lifts etc. should be taken care by the property owner.
- c) Adequate water supply should be ensured by the property owner.
- d) The terrace (if at all the top floor of the Bungalow / Apartment / Independent House is leased) should be under the control of BHEL and no construction/ letting out/ use of terrace by others or any other activity what so ever on the terrace will be allowed during the lease period.
- e) The lease will be for a period of five years which can be extended on mutual consent. However the lease contract can be terminated by either side after an initial period of one year by giving 6 (six) months' notice.

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- f) All issues legal or otherwise arising with respect to the ownership/facilities provided by the Association/Municipal corporation/Delhi Jal board, Delhi electricity board, parking issues shall be handled by the owner of the property. BHEL reserves the right to terminate the contract without any notice if at a late stage any information furnished by the bidder is found to be false.
- g) If service tax is applicable the same will be reimbursed after producing proof of payment.
- h) If any amount is due to the bidder/owner, no interest shall be paid on any account but efforts will be made to pay the amount at the earliest.
- i) BHEL reserves the right to go for Reverse Auction (RA) (Guidelines as available on www.bhel.com) instead of opening the sealed envelope price bid, submitted by the bidder. This will be decided after techno-commercial evaluation. Bidders to give their acceptance with the offer for participation in RA. Non-acceptance to participate in RA may result in non-consideration of their bids, in case BHEL decides to go for RA.

6 Composition of the Bids

- (i) Part I
Annexure A (Techno-Commercial Bids)
- (ii) Part II
Annexure B shall comprise of Price Format, duly filled, as per the enclosed instructions / details.

7 Evaluation criteria and award of contract

BHEL shall carry out detailed evaluation of the bids which includes the tender committee physically visiting the property to determine that the requirements set forth in the bid specifications are met. BHEL may accept or reject the deviations sought by the bidder (s). The Rate per Square feet and yearly escalation %age will be taken for the purpose of evaluation of bid. However for determining the rent of the property a total of 4500 square feet only will be taken. Bidders are advised to adjust their financial bid accordingly.

In the event of any bidder offering total carpet area of less than 4500 Sq. Ft. such offer will be summarily rejected.

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In the event of any bidder offering a total carpet area equal to or more than 4500 Sq. Ft. all such bids will be evaluated for 4500 Sq. Ft. only amongst technically and commercially qualified bidders.

In the event of tie between two or more offers, least of the Sq. Ft. after dividing the evaluated amount i.e. 4500 Sq. Ft. X offered Sq. Ft. rate by the actual Sq. Ft. of the offered premises will be considered as L1.

Technical Committee will visit all the offered premises for the tendered Guest House at Delhi for BHEL and accept/reject based on the following criteria.

- a) Locality
- b) Layout of the rooms
- c) Quality of furnishings
- d) Ambience
- e) Defects like seepage, smell etc.
- f) Any other criteria that the committee may deem fit.

However in this regard the decision of the Technical Committee is final.

Based upon the evaluation, which includes inspection by the Tender committee the techno-commercially acceptable bidders will be determined. BHEL reserves the right to reject any bidder without assigning reason for the same.

Price bid opening will be in respect of techno-commercially acceptable bidders only.

8 Finalization of Award

Based on the outcome of Price Bid Opening, the bidders would be ranked from L1 position in ascending order. The contract will be awarded to the L1 bidder only. On acceptance the L1 bidder should execute an agreement with BHEL in the prescribed format.

9 Termination of Contract

BHEL reserves the right to terminate the contract at its own discretion by giving a notice of 6 months, similarly if the party wants to terminate the contract 6 months' notice has to be served on BHEL.

10 Payment terms

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Bills should be submitted to BHEL once in thirty (30) days in the format prescribed with the authorized signatures. Payment will be made within 30 days of receiving the bill complete in all respects.

Payments will be made through NEFT/RTGS only and TDS as applicable will be deducted.

11 Arbitration

In the event of any dispute or difference arising out of the execution of the Order/Contract or the respective rights and liabilities of the parties or in relation to interpretation of any provision between BHEL and Property owner in any manner touching upon the Order/Contract, such dispute or difference shall (except as to any matters, the decision of which is specifically provided for therein) be referred to the arbitration of the person appointed by the competent authority of BHEL.

Subject as aforesaid, the provisions of Arbitration and Conciliation Act, 1996 (India) or statutory modifications or re-enactments thereof and the rules made there under and for the time being in force shall apply to the arbitration proceedings under this clause. The venue of arbitration shall be at Hyderabad.

In case of order/contract on Public Sector Enterprises (PSE) or a Govt. Dept., the following clause shall be applicable:-

In the event of any dispute or difference relating to the interpretation and application of the provisions of the Order/Contract, such dispute or difference shall be referred to by either party to the arbitration of one of the arbitrators in the department of public enterprises. The award of the arbitrator shall be binding upon the parties to the dispute, Provided, however, any party aggrieved by such award may make a further reference for setting aside or revision of the award to the Law secretary, Deptt. of Legal Affairs, Ministry of Law and Justice, Government of India. Upon such reference the dispute shall be decided by the Law Secretary or the Special Secretary or Additional Secretary when so authorized by the Law Secretary, whose decision shall bind the parties hereto finally and conclusively. The parties in the dispute will bear equally the cost of arbitration as intimated by the arbitrator.

12 Laws governing the contract

The Order/Contract shall be executed and governed by the laws of India and the courts of India alone shall have jurisdiction in respect of any matter arising under or in connection with the Order/Contract.

13 Jurisdiction of Court

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Courts at Hyderabad shall have exclusive jurisdiction to decide the dispute, if any, arising out of or in respect of the contract(s) to which these conditions are applicable.

14 Default/Breach of contract, Insolvency

If the Service Provider / Contractor fails to provide the required services as per the Contract / fails to deliver the goods or materials or any instalment thereof within the period(s) fixed for such delivery or delivers goods or materials not of the contracted quality and failing to adhere to the contract specifications or at any time repudiates or otherwise abandons the contract before expiry of such period or refuses or is unable to supply / provide goods / services or materials covered by the Order/Contract either in whole or in part or otherwise fails to perform the Order/Contract or commits any breach of the Order/Contract not herein specifically provided for or in the event of the death or insanity or if the Seller/Contractor being an individual or if a firm on a partnership thereof, shall at any time, be adjudged insolvent or shall have a receiving order for administration of his estate made against him or shall take any proceeding for composition under any Insolvency Act for the time being in force or make any assignment of the Order/Contract or enter into any arrangement or composition with his creditors or suspend payment or if the firm dissolved under the Partnership Act or if the Seller/Contractor (Service Provider) being a company is wound up voluntarily or by order of a Court or a Receiver, Liquidator or Manager on behalf of the debenture holders and creditors is appointed or circumstances shall have arisen which entitles the Court of debenture holder and creditors to appoint a receiver, liquidator or manager, the purchaser without prejudice to his right to recover any expenses, losses or damages to which the purchaser may be put to incur or sustain by reason of the Seller/Contractor's default or breach of Order/Contract shall be entitled to cancel the Order/Contract either in whole or portion thereof without compensation to the Seller/Contractor (Service Provider) and if the purchaser so desires, he may procure upon such terms and in such manner as he deems appropriate, stores / services not so delivered or others of a similar description where stores / services exactly complying with particulars are not, in the opinion of the purchaser, which shall be final, readily procurable, at the risk and cost of the Seller/Contractor (Service Provider) and the Seller/Contractor (Service Provider) shall be liable to the purchaser for any excess costs provided that the Seller/Contractor (Service Provider) shall continue the performance of the Order/Contract to the extent not cancelled under the provisions of this clause. The Seller/Contractor (Service Provider) shall on no account be entitled to any gain on such repurchases.

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Annexure A

Techno Commercial Bid

I hereby bid against your NIT No. HY/C&PR/DGH/2017 dt. 08.02.2017 for extending on lease my property at _____, _____, _____ New Delhi, _____ Pin code: _____. The property consists of _____ rooms and has _____ drawing/Hall. The total carpet area of the building is _____ Sq. Ft. The following are the additional facilities in the property. I hereby declare that I fulfill all the conditions of the NIT. All the documents as mentioned below are enclosed.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6

The following are my details

Name:
Address:

Mobile phone No.

Landline Phone No.

Email address.

Signature of the bidder

Date:

DOCUMENTS TO BE ATTACHED WITH THE OFFER PART-I BID

- 1) Format for seeking deviations. (Annexure C)
- 2) Latest Property Tax payment to Delhi Municipal Corporation
- 3) Declaration Sheet (Annexure D)
- 4) Complete details of the contact person with email id and mobile number etc.
- 5) Photograph and the floor plan of the of the building should be submitted for evaluation of the building.
- 6) A Demand Draft of Rs. 2,000/- in favour of BHEL, R C Puram, Hyderabad - 32
- 7) Any other information that bidder may like to furnish.

Signature of the Bidder



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Annexure B

Price Bid

1. I would like to lease my house as per the technical specifications given in the NIT at the rate of Rs. _____ per Sq. ft.

Other conditions which the property owner may like to specify.

- 1.
- 2.
- 3.
- 4.
- 5.

S. no.	Total Carpet Area	Rate /Sq. ft.	Total Rent for the Building
1)			

S. no.	Yearly escalation	%age of yearly escalation over last rent paid	Remarks
1)	Yes/No		

Note: The combination of both rate and escalation will be considered for evaluation on total cost to BHEL. However for determining the rent of the property a total of 4500 square feet only will be taken. Bidders are advised to adjust their financial bid accordingly.

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Annexure C

FORMAT FOR SEEKING DEVIATION
(To be attached with Part-I bid)

CLAUSE NO.	DESCRIPTION / DETAILS OF DEVIATION	REMARKS / REASONS

NOTES:

1. Any deviation specified elsewhere in the tender 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.

SIGNATURE OF BIDDER WITH SEAL

NAME:
DESIGNATION:
COMPANY:
DATE:

Signature of the Bidder



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Annexure-D

Tender No. HY/C&PR/DGH/2017

Due Date: 23.02.2017 (Upto 11:00 AM)

DECLARATION

I / We hereby declare that I / We have not been banned and de-listed by any PSU / Government Department / Financial Institution / Court.

Signature

(Name and Address of the Bidder with official seal)

NAME:
DESIGNATION:
COMPANY:
DATE:

Place:

Signature of the Bidder