



**National Highways & Infrastructure Development Corporation Ltd.
(Under Ministry of Road, Transport & Highways)
Government of India**

**Name of Work: Notice Inviting Bid for Lease of Office Premises of NHIDCL,
Regional Office Gangtok in the State of Sikkim.**

BID DOCUMENT

SEPTEMBER 2023

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NATIONAL HIGHWAYS & INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

NOTICE INVITING TENDER

Name of work: Notice Inviting Bid for Lease of Office Premises for NHIDCL, Regional Office Gangtok in the State of Sikkim.

1. Sealed bids are invited under Two Bid System i.e. Technical Bid and Financial Bid. NHIDCL requires accommodation on lease for National Highways & Infrastructure Development Corporation Limited (NHIDCL), Regional Office Gangtok for a period of two (02) years. Last date for the receipt of complete tenders in the office of undersigned is 09.10.2023 upto 1300 Hours.

Name of work	Min Carpet Area	Period of Contract
Hiring of Office Premises for NHIDCL, Regional Office Gangtok in the State of Sikkim.	Min 5000 Sq Ft	Two (02) Years

2. Interested Companies/Firms/Agencies/Individual may submit the bid document(s) and other requisite documents on or before 29.08.2023 by 1300 (Hours) in the Office of The General Manager (LA & Coord), NHIDCL, Regional Office Gangtok, Sokeythang, Lingding Road, Below ICAR, Tadong, Gangtok (East Sikkim) - 737102. No bid shall be entertained after the deadline under any circumstances whatsoever.
3. The Technical Bid of bidders will be opened at 1500 (Hours) on 09.10.2023 and Financial Bid will be opened on a date which will be intimated later to the Technically Successful Bidders.
4. Every page of Technical as well as Financial Bid should be duly signed by the bidder. NHIDCL reserves the right to accept or reject any bid if it is not duly signed.
5. "TECHNICAL BID" is meant only for all technical details as mentioned. Please note that Monthly Rent, etc. should not be indicated in the Technical Bid. In case any financial detail is found, the Bid shall be declared as "TECHNICALLY NON-RESPONSIVE"
6. NHIDCL reserves the right to amend or withdraw any of the terms and conditions contained in the Bid Document or to accept or reject any or all the bids without assigning any notice or reason whatsoever and without incurring any liability to the effected bidders. The decision of the National Highways and Infrastructure Development Corporation Limited, Regional Office- Gangtok (Sikkim) in this regard shall be final and binding on all.

7. The Bid document can be downloaded from the website www.nhidcl.com from 30.09.2023 (1100 Hrs) and can be obtained from the NHIDCL, Regional Office Gangtok (Sikkim) within 1100 Hrs to 1300 Hrs on all working days.
8. The bidders should go through the Terms and Conditions and other details which are attached as Annexure-I & II.
8. The Schedule of Tendering Process is as hereunder:

Sl. No.	Description	Period
1	Date of issue of NIT	30.09.2023
2	Date of Sale of Bid Documents	30.09.2023 [1100 Hrs]
3	Date of close of sale of Bid Documents	09.10.2023 [1300 Hrs]
4	Last Date of submission of Bid (Hard Copy)	09.10.2023 [1300 Hrs]
5	Date of Opening of Technical Bids	09.10.2023 [1500 Hrs]
6	Date of Opening of Financial Bids of Qualified Applicants	Will be Intimated Later On
7	Validity of Bid	60 Days

General Manager (LA & Coord)
NHIDCL, Regional Office Gangtok,
Sokeythang, Lingding Road,
Below ICAR, Tadong, Gangtok,
East Sikkim-737102
Email: ro.sikkim@nhidcl.com

NATIONAL HIGHWAYS & INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

Name of work: Notice Inviting Bid for Lease of Office Premises for NHIDCL, Regional Office Gangtok in the State of Sikkim.

Sealed bids in the form of techno-commercial bids are invited from the owners who have “ready to move in” premises and can handover such premises, free from all encumbrances; immediately to NHIDCL on lease for a period of three years.

1. Scope of work:

NHIDCL invites bids for hiring minimum 5000 SqFt Carpet Area approx for leasing of Office Premises for NHIDCL, Regional Office Gangtok in the State of Sikkim having facilities of sufficient rooms with attached toilets, kitchen, common area etc. and other necessary amenities on lease basis for a period of at least two (02) years.

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 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 pro-forma will 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:-

Sl. No.	Particulars	Marks
1	Address of the building indicating its location, Municipality: Ward No. locality & other identification marks, such as Dag no., Parcha etc.	10
2	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.	10
3	A copy of the sanctioned plan of the building including NOC 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)	10
4	A key plan of land showing position of existing building and area occupied at the ground floor.	5
5	Year of construction of the building & type of building	5
6	Area of vacant land to be used by the company and the parking space details	10
7	Available Feasibility of Internet Connections	5
8	Availability of Sunlight and ventilation	5
9	Paint, whether new/old, whether bright/dark	5
10	Water supply: Whether Municipal water supply is available or not; suitability of water for drinking should also be indicated	5
11	Type of sewerage	5
12	Electricity: Whether surface or concealed wiring.	5
13	Drains: Type of drains provided	5
14	Fencing / compound wall: Is there any proper fencing/Compound wall.	5
15	List of Basic furnishing and fixtures including Cupboards, Fans, Geysers, etc	10

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 bidder having highest marks in technical evaluation, pro-rata marks will be awarded to all other bidders on the basis of L-1.

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 Executive Director (P), NHIDCL, Regional Office-Gangtok (Sikkim) shall be final.

5. **Payment:**

The Rent will be payable from the date of handing over the vacant possession of the premises to NHIDCL after completion of necessary, repairs, renovation, and addition etc. and will be payable in subsequent month on submission of invoices through cheque/ECS/RTGS/NEFT transfer within 15 days. However, in unforeseen circumstances, if the rent is not paid on time, NHIDCL will not be liable for payment of interest for late payment.

6. **TERMS AND CONDITIONS:**

- a. The premises free from all encumbrances shall be made available at least for two (02) years from the date of handing over vacant possession after completion of necessary repairs, renovations, additions, alterations etc. on agreed amount of rent.
- b. NHIDCL shall be at liberty to vacate the premises at any time during the currency of lease by giving one month's advance notice in writing, without paying any compensation for earlier termination of lease term.
- c. Responsibility for obtaining the required permission to use the leased accommodation for Office 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 office use of the premises will be borne by the owner.
- e. The proposed premises needs to be located relatively at a distance of not more than 05 km from the office of the Secretary, Roads and Bridges Department, Government of Sikkim and the building offered should be ready to be occupied.
- f. The building in which space is offered should have easy and convenient approach and should have adequate parking space for 4/2 wheelers. These parking facilities should be made available on 24*7 basis and should be provided in the same building offered for hire.
- g. The building should be operative 24x7 so that the office work beyond normal working hours and on non-working days is not hampered or stalled.

- h. The independent building will be given preference so that the Government premises can be easily setup.
- 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.
- j. 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.
- k. All Statutory Taxes, if any, shall be borne by the owner.
- l. Offers/Proposals through agents / brokers will not be accepted.

7. Last Date of Submission:

The Tender complete in all respects should reach the Office of The General Manager (LA & Coord), NHIDCL, Regional Office Gangtok, Sokeythang, Lingding Road, Below ICAR, Tadong, Gangtok (East Sikkim) - 737102 latest by 09.10.2023 upto 1300 hrs.

8. Opening of Tender:

The Technical Bids shall be opened at 1500 hrs on the last day of the receipt of tender i.e. 09.10.2023 and the financial bid will be opened on a date which will be intimated later to the Technically Successful Bidders.

- 09. NHIDCL reserves the right to reject any or all of the tenders without assigning any reason.
- 10. Conditional bids will be rejected straight away. The successful bidder will be required to sign the formal Contract Agreement within 07 days of issue of Letter of Award in a Non-Judicial Stamp Paper costing Rs 100/- . The cost of the Stamp Paper has to be borne by the Selected Bidder.
- 11. Any change or amendment to this notice will be posted on the company website www.nhidcl.com only.

Signature of Authorized Person with Date & Seal_____

Format for TECHNICAL BIDS

Name of work: Notice Inviting Bid for Lease of Office Premises for NHIDCL,
Regional Office Gangtok in the State of Sikkim.

Sl. No.	Particulars	Marks
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2	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.	
3	A copy of the sanctioned plan of the building including: NOC 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	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 and the parking space details	
7	Available Feasibility of Internet Connections	
8	Availability of Sunlight and ventilation	
9	Paint, whether new/old, whether bright/dark	
10	Water supply: Whether Municipal water supply is available or not; suitability of water for drinking should also be indicated	
11	Type of sewerage	
12	Electricity: Whether surface or concealed wiring.	
13	Drains: Type of drains provided	
14	Fencing / compound wall: Is there any proper fencing/Compound wall.	
15	List of Basic furnishing and fixtures including Cupboards, Fans, Geysers, etc	

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

Name of work: Notice Inviting Bid for Lease of Office Premises for NHIDCL, Regional Office Gangtok in the State of Sikkim.

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. Office of NHIDCL, Regional Office Gangtok (Sikkim).

Rent payable at the following rate:-

Total carpet area offered for rent / lease:	Amount in figure Per Month (In Rs)	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 within the stipulated time frame. 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