

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

2nd Call

**RFP
FOR STORAGE ACCOMMODATION**

**Name of Work: Notice Inviting Bid for Storage Accommodation Land Area only at
Hunli under NHIDCL, PMU-Roing (Arunachal Pradesh)**

BID DOCUMENT

NOVEMBER 2023

A handwritten signature in blue ink, consisting of a stylized 'H' followed by a long horizontal line.

**Office of the General Manager (Projects)
Project Monitoring Unit -Roing
National Highways & Infrastructure Development Corp. Ltd.
Roing, Near Bomb Godown, CC Road, Ezengo-III
Lower Dibang Valley, Arunachal Pradesh-792110**

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Notice Inviting Tender



NHIDCL/PMU-Roing/Est./2022-23/Vol-II/


Date 22.11.2023

NATIONAL HIGHWAYS & INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

(Ministry of Road, Transport & Highways, Government of India), invites bids [Single Stage (RFP) process containing Technical and Financial Bids] from property Owners/ Developers/ Builders for Storage Accommodation Land Area only at Hunli on monthly rent basis, for a period of One year (12 Months) with the following details:

1. The Request for Proposal (RFP) including Letter of Invitation (LOI) and Terms of Reference (ToR) is available on NHIDCL's website (www.nhidcl.com).
2. Bid must be submitted physically at NHIDCL PMU-Roing on or before **28.11.2023** (upto 1500 hrs IST). The following schedule is to be followed for this assignment:

(i)	Date of Sale of Bid Documents	22.11.2023
(ii)	Last Date for submission of bid documents	28.11.2023 upto 15:00 Hrs
(iii)	Date and Time for opening of Technical Bid & Financial Bid of tender documents	29.11.2023 at 15:30 Hrs


General Manager (Projects)
NHIDCL PMU-Roing, Arunachal Pradesh
Email: gmproing@gmail.com

Letter of Invitation (LOI)



NHIDCL/PMU-Roing/Est./2022-23/Vol-II/

Date: 22.11.2023

Subject: Hiring of Storage Accommodation Land Area only at Hunli under PMU-Roing.

1. Introduction

- 1.1 The National Highways & Infrastructure Development Corporation Ltd. (NHIDCL) invites bids [Single Stage (RFP) process containing Technical and Financial Bids] from Property Owners/Developers/ Builders for Storage Accommodation Land Area only at Hunli on monthly rent basis, for a period of One Year (12 Months)
- 1.2 The brief description of the assignment and its requirements are given in the **"Terms of Reference"**.
- 1.3 The proposals are invited **through NIT** (Offline bid submission) for this assignment.
- 1.4 Financial Proposals will be opened only for the firms found to be technically eligible in accordance with Para 5 hereof. The selection of the assignment **will be done through Least Cost System i.e., the lowest quoted bidder will be selected.**
- 1.5 Please note that the Client is not bound to accept any of the proposals submitted and reserves the right to reject any or all proposals without assigning any reasons.
2. At any time before the submission of proposals, the Client may, for any reason, modify the Documents by amendment or corrigendum. The amendment will be uploaded on NHIDCL website. The Client may at its discretion extend the deadline for the submission of proposals and the same shall also be uploaded on NHIDCL website.

3 Preparation of Proposal

The proposal must be prepared in two parts viz.

Part 1: Technical Bid

Part 2: Financial Bid

3.1 Document in support of Technical Bid:

3.1.1 The following documents must be submitted along with the Technical Bid:

- (i) Documents related to ownership (any two):
 - a) Photo Copy of AADHAAR Card of the property owner.
 - b) Recent Photographs (Interior and Exterior) of the premises.
 - c) Photo Copy of PAN Card.
 - d) Bank Account Details of the property owner (1st page of Passbook containing information or Cancelled Cheque).

3.1.2 Document fee: 500+18% GST= 590/-. The Document fee to be submitted with the Technical bid in the form a Demand Draft by the name of **"ED(P), NHIDCL RO-ITANAGAR"**.

3.1.3 Bid Security: Not Applicable.

3.1.4 The bidder shall furnish **Power of Attorney (POA)** on Rs. 100/- Stamp paper, in case the bidder is not the actual owner of the proposed premise and only an authorized representative of the owner for this bidding. However, in such case, owner should put full Signature in blue ink on all the pages of the Bid. The POA has to be submitted at the address and in a manner specified in the Data Sheet.

3.1.5 The technical proposal must not include any financial information.

3.2 Financial Bid



3.2.1 The Financial bid should include the costs associated with the assignment. The financial bid should be prepared strictly in accordance of the format specified in "FINANCIAL BID". The financial bid should clearly indicate the amount without any assumptions of conditions attached to such amount. Conditional offer or the proposal not furnished in the said format shall be considered non-responsive and is liable to be rejected.

3.2.2 The financial bid shall be inclusive of all taxes.

3.2.3 Costs shall be expressed in Indian Rupees.

4 Submission of Proposals

4.1 The Bidder shall submit the Technical Bid & Financial Bid Physically at NHIDCL PMU-Roing in a sealed envelope with the following documents:

(a) Power of Attorney (POA) on Rs. 100/- Stamp paper, if required, as mentioned in para 3.1.4 of LOI.

4.2 The documents listed at clause 4.1 above shall be placed in an envelope, which shall be sealed. The envelope should be addressed to the client as specified in the data sheet and shall be submitted on or before the deadline for submission of bids.

4.3 If the envelope is not sealed and marked as instructed above, the Client assumes no responsibility for the misplacement or premature opening of the contents of the BID submitted and consequent losses, if any, suffered by the applicant.

4.4 Bids submitted by fax, telex, telegram or e-mail shall not be entertained and shall be summarily rejected.

4.5 Your proposal must be valid for the number of days (Bid Validity) stated in the Data Sheet from the closing date of submission of proposal.

5 Proposal Evaluation

5.1 Evaluation of Technical Bid

The proposals would be evaluated by an Evaluation Committee. A two-stage procedure will be adopted in evaluating the proposal. In the first stage the Technical bid will be opened by the Evaluation Committee of NHIDCL and will be examined as to whether:

(i)The documents are properly signed by the property owner.

(ii)The proposal has been received on or before the dead line of submission.

(iii)The information to be furnished by the bidder regarding details of the premises should be complete in all respect and should be in conformity with the manner in which the information has been sought in the "TECHNICAL BID".

In case answers to any of the above items is 'No' the bid shall be declared as non-responsive and shall not be evaluated further.

After examining the proposal on above grounds, the Committee shall short - list Bidders on the basis of information provided in their Technical Bid corresponding to the requirements set forth and inspection of the offered premises. The decision of the committee shall be final and binding.

Financial Bids of only those bidders shall be opened and evaluated further which have been declared "Pass" in Technical Evaluation by the Committee.



5.2 Evaluation of Financial Bid

For financial evaluation, the monthly rent quoted by the bidder shall be considered. GST shall be payable extra as per extant guidelines of Government. The bidder quoting least monthly rent in the format as given in the "Financial Bid" shall be ranked L-1. The L-1 bidder shall be declared as the Selected Bidder. Letter of Acceptance (LoA) shall be issued to the Selected Bidder.

6 Performance Security: Not Applicable.

7 Signing of Agreement

The Client will sign Agreement with the Selected Bidder whose Proposal has been determined to be responsive to the RFP and who has offered the **least Monthly Rent** in the bid and to whom the LoA has been issued within 3 working days from the date of LoA.

8 Client's Right to Accept Any Proposal and To Reject Any or All Proposals.

The Client reserves the right to accept or reject any proposal, and to cancel the bidding process and reject all proposals, at any time, without thereby incurring any liability to the affected Bidder or bidders or any obligation to inform the affected Bidder or bidders of the grounds for the Client's action.

Yours sincerely,



General Manager (Projects)

National Highways & Infrastructure Development Corp. Ltd.
PMU-Roing, Roing, Near Bomb Godown, CC Road, Ezengo-III
Lower Dibang Valley, Arunachal Pradesh-792110

Instruction to bidders



1. Bidders are advised to study the procedures related to e-procurement by Government of India, carefully before submission of Bids. For this, Bidders may refer the Bidders Manual Kit available in the NHIDCL website.
2. "TECHNICAL BID" is meant only for all technical details of the Offered Premises e.g., address area, parking facilities, and other terms & conditions etc. Documents supporting the same shall be submitted with the Technical Bid only. Please note that Rent Advances etc. should not be indicated in the Technical Bid.
3. "FINANCIAL BID" is meant only for all Financial Details of the Offered Premises.
4. Points in the Bid forms (Technical & Financial Bids) are to be answered only and no separate sheet should be used. Bidder is expected to furnish all information required in both the Bids. Failure to furnish all information required for the evaluation of Bids (Technical Bid and Financial Bid) in every respect may result rejection of the Bid.
5. Owner should put full Signature in blue ink on all the pages of the Bid.
6. Over writing/white inking of any word/figure in the Bid Forms, unless duly Authenticated by the Bidder, are liable to be rejected at the discretion of the NHIDCL, PMU-Roing.
7. Separate Bid Forms should be used for separate Premises, e.g., if a Bidder wants to offer more than one premises then separate Bid forms should be used.
8. Any Bid uploaded after the time and date specified in Bid notice will be rejected.
9. After Technical Bids are opened a Committee of NHIDCL shall shortlist Bidders on the basis of information provided in their bids and inspection of the offered premise to let in. The decision of the committee shall be final and binding.
10. Client reserves the right to reject any or all the bids without assigning any reason whatsoever.
11. The Committee reserves right to seek confirmation/clarification of any document from the bidder/issuing authority of such document during the process of evaluation.



Data Sheet



1. The Name of the Work:

Hiring of Storage Accommodation Land Area only at Hunli under NHIDCL, PMU-Roing.

2. The Name and Address of the Client:

General Manager (Projects)

National Highways & Infrastructure Development Corp. Ltd.
PMU-Roing, Roing, Near Bomb Godown, CC Road, Ezengo-III,
Lower Dibang Valley, Arunachal Pradesh-792110

3. Duration of the Assignment:

One Year (12 months) which is further extendable.

4. Bid Validity period (Number of days): 60 days

5. Power of Attorney:

The Power of Attorney has to be submitted at the following address:

General Manager (Projects)

National Highways & Infrastructure Development Corp. Ltd.
PMU-Roing, Roing, Near Bomb Godown, CC Road, Ezengo-III,
LowerDibang Valley, Arunachal Pradesh-792110

6. Proposal Evaluation:

6.1 Evaluation of Technical Bid

The proposals would be evaluated by an Evaluation Committee. A two-stage procedure will be adopted in evaluating the proposal. In the first stage the Technical bid will be opened by the Evaluation Committee of NHIDCL and will be examined as to whether:

(i)The documents are properly signed by the property owner.

(ii)The proposal has been received on or before the dead line of submission.

(iii)The information to be furnished by the bidder regarding details of the premises should be complete in all respect and should be in conformity with the manner in which the information has been sought in the "TECHNICAL BID".

In case answers to any of the above items is 'No' the bid shall be declared as non-responsive and shall not be evaluated further.

After examining the proposal on above grounds, the Committee shall short - list Bidders on the basis of information provided in their Technical Bid corresponding

to the requirements set forth and inspection of the offered premises. The decision of the committee shall be final and binding.

Financial Bids of only those bidders shall be opened and evaluated further which have been declared "pass" in Technical Evaluation by the Committee.

6.2 Evaluation of Financial Bid

For financial evaluation, the monthly rent quoted by the bidder shall be considered. GST shall be payable extra as per extant guidelines of Government. The bidder quoting least monthly rent in the format as given in the "Financial Bid" shall be ranked L-1. The L-1 bidder shall be declared as the Selected Bidder. Letter of Acceptance (LoA) shall be issued to the Selected Bidder.

7. Commencement of Assignment:

The assignment shall commence from the date of signing of Agreement.



Terms of Reference



1. The Storage Accommodation Land Area should be ready for immediate occupation. The Bid will be acceptable only from original owner of the building or the person having valid power of attorney. The space offered should be free from all encumbrances/claims and disputes/any liabilities and litigations with respect to its ownerships, lease/renting and pending payments against the offered space. The Owner is responsible for payment of all taxes for the above house and GST shall be paid extra by NHIDCL.
2. The owner should not give said portions of Storage Accommodation Land Area on rent or keep anyone in the premises (under occupation of NHIDCL, PMU-Roing) without the written permission of NHIDCL, PMU-Roing.
3. Security money shall be paid for two months and monthly rent shall be paid on advance of each month or period thereof within 10th of the month through E-Payment.
4. NHIDCL, PMU-Roing if so desires to make its own arrangement elsewhere, shall vacate the house of the owner by giving 1-month prior notice or rent to owner whichever is convenient to NHIDCL, PMU-Roing.
5. In case, there is necessity of committing any annual rent increase in the lease Agreement, the same shall be negotiated with the owner and in no case, the annual rent increase shall not be more than 4%.
6. The provisions/stipulations related to Goods and Services Tax (GST) shall be governed by THE CENTRAL GOODS AND SERVICES TAX ACT, 2017 and its subsequent amendments/clarifications/incorporation issued by the Government from time to time.
7. The Client or his Authorized representative reserves the right to verify/inspect the Storage Accommodation Land Area before opening of the Financial Proposal and reject it out rightly, if the Storage Accommodation Land Area does not confirm to the requirements. The shortlisted bidders will be informed for arranging site inspection of the offered premises.
8. Specific requirement (if any) have been stipulated in the technical and financial bid document.
9. All disputes would lie within the jurisdiction of Itanagar Courts only.
10. IN WITNESS WHEREAS the parties have here to act and subscribe their respective hands and/or seals the day and year respectively mentioned against the respective signatures.



Technical Bid



Offer/Proposal Letter to be the Technical Bid given by the Owner(s),

Offering Premises on LEASE

TECHNICAL DETAILS

From

To,

General Manager (Projects)

National Highways & Infrastructure Development Corp. Ltd.
PMU-Roing, Roing, Near Bomb Godown, CC Road, Ezengo-III,
Lower Dibang Valley, Arunachal Pradesh-792110

Sub: Hiring of Storage Accommodation Land Area only for NHIDCL, PMU-Roing.

Dear Sir,

I/We, in reference to your advertisement dated _____ in NHIDCL Website, offer to give you on monthly rent basis for the premises described here below with the following Technical details:

S. No.	Particulars	Information to be furnished
1	Name & Address of the Owner/ Bidder of the Premises: Contact Phone Number:	
2	(i) Whether premises is in absolute name of the Bidder	
	(ii) Whether the Bidder has got absolute ownership rights to enter into lease agreement for hiring the premises (Original documents must be available for verification during inspection)	



	<p>(iii) Is there any pending civil Suit / Litigation in any Court regarding ownership, outstanding taxes or any other issues are there(if yes, attach relevant documents)</p> <p>(iv) Whether the premises is mortgaged. If yes, with whom?(if yes, attach relevant documents)</p>	
3	(a) Full address of Premises Offered on Lease	
	(b) Whether Sanctioned plans of the Premises offered have been uploaded.	
	(c) No. of Photographs of the Premises Offered(enclose photographs)	
4	Area Offered (in Carpet Area) (Sqmt)	
5	Whether there is Direct Access to the Premises from the Main Road	
6	Distance from the Main Road/ Cross Road	



DECLARATION FOR TECHNICAL BID

1. I, Son/Daughter/Wife of Shri competent to sign this declaration and execute this tender document.
2. I have carefully read and understood all the terms and conditions of the tender and undertake to abide by them.
3. The information/documents furnished along with the above application are true and authentic to the best of my knowledge and belief. I/We am/are well aware of the fact that furnishing of any false information/fabricated document would lead to rejection of my tender at any stage besides liabilities towards prosecution under appropriate law.

Signature:

Date:

Full Name:

Place:



Financial Bid



Offer Letter to be given by the Owner(s), Offering Premises on LEASE

FINANCIAL DETAILS

From

To

General Manager (Projects)
National Highways & Infrastructure Development Corp. Ltd.
PMU-Roing, Roing, Near Bomb Godown, CC Road, Ezengo-III,
Lower Dibang Valley, Arunachal Pradesh-792110

Sub: Hiring of Storage Accommodation Land Area only for NHIDCL, PMU-Roing.

Sir,

I/We, refer to your advertisement dated _____ in NHIDCL Website,
offer to give you on monthly rent basis for the premises described here below, for your
Storage Accommodation i.e., NHIDCL, PMU-Roing:

1. FULL ADDRESS OF PREMISES OFFERED ON LEASE:

2. Monthly Rent of lease of _____(INR,in figures)

_____(INR, in words)



TERMS AND CONDITIONS:

(a) Lease Rent:

Monthly Rent will be payable from the date of handing over of vacant possession of the premises to NHIDCL, PMU-Roing after completion of the necessary, construction, repairs, renovation, addition and monthly rent shall be paid in advance of each month or period thereof 10th of the month through e-payment. Statutory deduction will be done by NHIDCL, PMU-Roing as per extant guidelines issued by Government.

(b) Rent Period:

One Year (12 months) from the date of handing over of vacant possession with a provision of enhancement of rent at 4% per year and thereafter option for extension for a further period of 01(One) Year.

(c) Taxes/Rates:

All existing and future / enhances Municipal Corporation taxes, rates and cases will be paid by me / us.

(d) Rental Deposit:

NHIDCL, PMU-Roing agrees to give me/ us interest free advance rent/ rent deposit for one month which will be refunded to the NHIDCL, PMU-Roing at the time of vacating the premises.

(e) Rent Deed / Registration Charges:

I / we undertake to execute an agreement to rent deed, in your favour containing the mutually accepted / sanctioned terms of the rent at an early date. I / We undertake to bear the entire charges towards stamps duty and registration of the rent deed.

(f) GST:

The provisions/stipulations related to Goods and Services Tax (GST) shall be governed by THE CENTRAL GOODS AND SERVICES TAX ACT, 2017 and its subsequent amendments/clarifications/incorporation issued by the Government from time to time.

(g) Tax Deducted at Source:

The Tax at source (TDS) shall be deducted as per the provisions of Income Tax Department, as amended from time to time and a certificate to this effect shall be provided to the owner.



DECLARATION FOR FINANCIAL BID

1. I, Son/Daughter/Wife of Shri competent to sign this declaration and execute this tender document.
2. I have carefully read and understood all the terms and conditions of the tender and undertake to abide by them.
3. The information/documents furnished along with the above application are true and authentic to the best of my knowledge and belief. I/We am/are well aware of the fact that furnishing of any false information/fabricated document would lead to rejection of my tender at any stage besides liabilities towards prosecution under appropriate law.

Signature

Date:

Full Name:

Place:

