



# अखिल भारतीय आयुर्विज्ञान संस्थान(एम्स), भोपाल

## ग्राम चिकलोद कला जिला रायसेन में किराये पर भवन लेने हेतु निविदा

दो बोली प्रणाली पर अखिल भारतीय आयुर्विज्ञान संस्थान(एम्स),साकेत नगर,भोपाल को प्रशिक्षु डॉक्टरों के आवास हेतु भवन किराये पर चाहिए :-

| क्रमांक | स्थान              | भवन का कुल वांछित क्षेत्रफल | बयाना राशि |
|---------|--------------------|-----------------------------|------------|
| 1       | चिकलोदकला (रायसेन) | १८००-३००० वर्ग फीट          | ६०००/-     |

इच्छुक व्यक्ति या संस्था, निविदा में संलग्न प्रारूप में सील बंद लिफाफे में अपनी निविदा बांछित औपचारिकताये पूर्ण कर ग्रामीण स्वास्थ्य केंद्र एम्स ,चिकलोद कला के कार्यालय में दिनांक 08.02.2017 को २:०० बजे तक जमा करें।

नियत आवेदन तथा प्रारूप ग्रामीण स्वास्थ्य केंद्र एम्स भोपाल ( प्राथमिक स्वास्थ्य केंद्र चिकलोद कला) से प्राप्त किये जा सकते हैं। किसी भी अथवा समस्त आवेदनों को बिना कोई कारण बताये अस्वीकार करने का अधिकार एम्स भोपाल सुरक्षित रखता है

उपनिदेशक (प्रशासन)

दिनांक- 18/01/2017

## Notice Inviting Tender

For

### **“HIRING OF RESIDENTIAL ACCOMMODATION (HOSTEL) FOR INTERNS & RESIDENT DOCTORS OF AIIMS BHOPAL”**

| Sr. No. | DME Stage                        | Particular  |
|---------|----------------------------------|---|
| 1.      | NIT No.                          | <b>Tender No. 256 AIIMS Bhopal/CFM/Hiring Of Residential Accommodation/2016-17/01 Dated: 18.01.2017</b> |
| 2.      | NIT issue date                   | <b>18.01.2017</b>   |
| 3.      | Pre Bid Meeting                  | 27.01.2017. at 03:00 PM<br>Office of the CRHA, AIIMS Bhopal located at Chiklod Kalan (Distt.Raisen)     |
| 4.      | Last Date of Submission          | 08.02.2017 Up to 02.00 PM. Office of the CRHA, AIIMS Bhopal located at Chiklod Kalan (Distt. Raisen)    |
| 5.      | Date & Time of opening of Tender | 08.02.2017 at 03:30 PM Office of the CRHA, AIIMS Bhopal located at Chiklod Kalan (Distt. Raisen)        |
| 6.      | Tender Cost                      | Rs. 525/- (Tender Cost Rs.500 + VAT @5% Rs.25 = Rs.525/-)   |
| 7.      | EMD                              | Rs. 6,000/- (Rs. Six Thousands only)  |
| 8.      | Venue                            | Office of the CRHA, AIIMS Bhopal located at Chiklod Kalan (Distt.Raisen)                                |



**All India Institute of Medical Sciences, Bhopal**

Saket Nagar, Bhopal 462020, Madhya Pradesh

Tele: 0755- 2672318, email: stores@aiimsbhopal.edu.in

Website: [www.aiimsbhopal.edu.in](http://www.aiimsbhopal.edu.in)

## TENDER FOR HIRING OF RESIDENTIAL ACCOMMODATION (HOSTEL) FOR INTERNS & RESIDENT DOCTORS OF AIIMS BHOPAL

### 1. INTRODUCTION

- 1.1. All INDIA INSTITUTE OF MEDICAL SCIENCES BHOPAL- Tender from the interested and eligible persons/premise owners for hiring of leased accommodation (Hostel) for the Interns & Resident doctors posted at CENTRE FOR RURAL HEALTH AIIMS BHOPAL, M.P. at CHIKLOD KALA, Dist Raisen in Madhya Pradesh for the period of 03 years which can be extended for a further period on mutual consent.
- 1.2. Details of the Locations: Village Chiklod Kala, 464990 Dist Raisen, Madhya Pradesh

#### Indicative area of amenities required:

| S. No. | Amenities                             | Indicative Area (Square feet) | Number of Rooms |
|--------|---------------------------------------|-------------------------------|-----------------|
| 1      | Intern's Room                         | 100-150                       | 4               |
| 2      | JR Room                               | 100-150                       | 1               |
| 3      | SR Room*                              | 100-150                       | 1               |
| 4      | Training Hall*                        | 200-300                       | 1               |
| 5      | Office (CRHA Staff)                   | 150-250                       | 1               |
| 6      | Office (Faculty)*                     | 80 – 120                      | 1               |
| 7      | Care Taker Room                       | 100-150                       | 1               |
| 8      | Kitchen                               | 50-100                        | 1               |
| 9      | Public Utilities (Bathroom & Toilets) |                               | 2               |
|        | Total Carpet Area (Built)             | 1800-3000                     |                 |

\*Optional (if available)

### 2. TERMS & CONDITIONS

- 2.1. The space offered should preferably be on ground floor with a single floor. In case, space offered is on multiple floors, it should be on continuous floors with the provision for dedicated entry for movement between the floors.
- 2.2. Free parking space within the premises to park 2/4 Wheeler vehicles must be available for exclusive use of CRHA AIIMS.
- 2.3. The offered property should have 3 phase commercial electricity connection. A separate electric meter of appropriate load must be installed.
- 2.4. The accommodation should have provision for sufficient running water supply for both drinking and utility facilities.
- 2.5. There should be enough arrangement for public utilities (Toilets, etc.) for men and women separately.
- 2.6. The responsibility for payment of all kind of taxes such as property tax, Gram Panchayat tax, service tax etc in connection with the property offered shall be of the Owner and updated copies of all tax receipts should be attached with the bids. The owner shall continue to bear these charges at his own cost for the lease period or extended lease period as well.

- 2.7. The property offered should have adequate security cover and fire safety measure installed
- 2.8. Possession of the accommodation will be handed over to concerned Faculty Incharge of CRHA Chiklod Kala (under administration of AIIMS Bhopal) on within 45 days from the date of award of the order and rent shall be payable from the date of possession subject to terms and conditions of this document. Further, the rent will be paid on actual handover of premises after compliance of terms and conditions of this document.
- 2.9. 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.
- 2.10. Clearances / No Objection Certificates from all relevant authorities 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.
- 2.11. The Tender will be acceptable only from original owner of the building/ property. AIIMS will not pay any Brokerage for the offered property. All documents must be signed by the original owner himself.
- 2.12. The space offered should have electrical fixtures (Switches, Power points lights, fans etc.), as per requirement accommodation or Hostel. However, if the installed fixtures such as lights, fans, ACs are not found acceptable, the bidders should be prepared to remove the same at their own cost and install new one at their own cost within 45 days from the award of the Tender.
- 2.13. The maintenance (civil, electrical, mechanical, plumbing including consumable items etc.) shall be provided by the owner and the owner shall also undertake to carry out annual repairs and maintenance such as white washing, painting, plantation, pest and rodent control every year. No additional charges for the same shall be payable.
- 2.14. The bidders should give rates including of all taxes, as applicable.
- 2.15. The premises offered shall have proper flooring acceptable to the AIIMS Bhopal.
- 2.16. The owner /landlord will have to construct partition as per AIIMS BHOPAL requirement/ plan and make modifications/alterations in the premises if so desired by the AIIMS Bhopal at his own cost before handing over possession to the AIIMS Bhopal. Permission /approval required if any regarding additions/alterations/modifications of the premises shall be obtained by the owner/landlord at his own cost from the concerned local authorities.
- 2.17. The successful bidder shall provide the building in ready condition as per requirements and terms and conditions within 45 days from the award of Tender
- 2.18. The successful bidder should give undertaking for agreeability to provide Rent Reasonability Certificate from CPWD/PWD/Rent Control Authority and for rent on initial hiring to remain in force for the initial period of three years
- 2.19. Bid not conforming to these requirements shall be rejected and no correspondence will be entertained in this regard whatsoever the reason may be.
- 2.20. Any form of canvassing/ influencing the bid will attract rejection of bid submitted by the bidder.

### **3. PROCEDURE FOR SUBMISSION OF TENDER**

Technical Bid should contain the details required, as per Performa at Annexure A and should be kept in a separate sealed envelope super scribed as "Technical Bid". The Technical Bid should be accompanied by the documents, as per Annexure A without which the tender will be considered

incomplete and hence, summarily rejected. No rate/rent charge shall be mentioned in Technical Bid. Financial Bid should contain details, as per Performa at Annexure B and should be kept in another separate sealed envelope super scribed as "Financial Bid". The Bidders should quote rates in Financial Bid, including of all taxes, levies and charges, as applicable. These two sealed envelopes must be kept in a separate envelope in a single cover addressed to the CRHA, AIIMS Bhopal superscribed as '**TENDER FOR LEASED ACCOMMODATION FOR AIIMS Bhopal AT CHIKLOD KALA**' and must reach on or before the closing time and date of submissions of bid i.e. 15:30 hours on 08.02.2017 at the Office of the CRHA, AIIMS Bhopal located at Chiklod Kalan (Distt.Raisen). Bids received after the closing time and date will not be entertained.

#### **4. PAYMENTS**

- 4.1. Payments shall be made by AIIMS Bhopal against pre- receipted bills as per the lease deed to be executed between the Director, AIIMS Bhopal or his Nominee and the owner or his/her authorized representatives. The registration charges and stamp duty payable for registration of lease deed shall be borne by the owner.
- 4.2. Payments of rent will be made on monthly basis through electronic mode (i.e. ECS/CBS/NEFT etc., as applicable) in favour of Owner after deduction of statutory taxes as applicable from time to time.
- 4.3. No enhancements of rate during the period of contract will be entertained.

#### **5. TERMS OF TERMINATION OF LEASE**

- 5.1. The period of lease should be minimum Three years with provision for extension of lease on mutually agreed terms.
- 5.2. The lease can be cancelled by either side by giving a notice of not less than 3 months.

#### **6. ARBITRATION**

All disputes in connection with the execution of contract shall be settled under the provisions of arbitration and conciliation Act 1996 (as amended up to date/time to time) and the rules framed there under and in force shall be applicable to such proceedings.

#### **7. PENALTY CLAUSE**

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

#### **8. EVALUATION CRITERIA**

- 8.1. After the submission of bids, AIIMS Bhopal shall identify the technically qualified bidders based on the qualifying requirements indicated in the tender document. However for the final short-listing the technically acceptable properties shall be visited by the committee to ascertain the ambience of the property which being a subjective issue cannot be assessed based on the written information furnished by the bidders. The ambience of the property includes aspects such as approach road, nature of activities being carried out at the surrounding properties, hygiene in the neighbourhood etc. at which can only be judged during the site visit. Thus properties with unacceptable ambience are liable to be rejected and the decision of this committee shall be final and binding.

- 8.2. The price bid shall be opened in presence of the Bidders for only those bidders who would be found qualified after technical evaluation and site visit.
- 8.3. The evaluation criteria of Price Bid would be the L-1 rate per sq. ft. Carpet Area against the scope of tender.

## **9. MISCELLANEOUS**

- 9.1. AIIMS Bhopal shall be under no obligation to accept the lowest quotation i.e. In case the lowest quotation become unreasonable then monthly rent as determined and fixed by the Competent Authority i.e. Director AIIMS Bhopal or his nominee will be final who may take opinion of bodies like CPWD etc. to make such decision.
- 9.2. AIIMS Bhopal 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 the AIIMS Bhopal shall not make any permanent structural alterations incapable to being reversed or which would render incapable the restoration of the premises to its original positions without the consent in writing of the owner/landlord(s) but such consent shall not be unreasonably withheld in the case of such alteration as shall be necessary or required by AIIMS Bhopal for the purpose of better amenities and carrying on its working effectively. But the AIIMS Bhopal shall have all rights to make temporary alteration in the demised premises and to erect temporary partitions, cabins, counters etc. as are necessary to carry on its working effectively.
- 9.3. AIIMS Bhopal shall have the right to install satellite dishes/communication towers and other communication equipments etc. as deemed necessary by the AIIMS Bhopal 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, hoardings/publicity materials, ACs etc. in the terrace for its working activities and the owner/landlord will have no objection of any kind whatsoever and shall not claim any compensation or additional rent.
- 9.4. The AIIMS BHOPAL shall have right to install generator sets for carrying its working effectively. Since AIIMS BHOPAL is the lessee/hire and has no insurable interest, the owner/landlord hereby has to insure the premises/assets rented/hired against risks like burglary, fire or natural calamity at his own (owner's). AIIMS BHOPAL will not be responsible for or liable to make good any losses that may be sustained in any future date in respect of such premises/assets.
- 9.5. Painting of the premises including front and back verandas, kitchen, 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 Faculty In charge CRHA will be carried out by the owner/landlord every year within the lease period and also before the handing over possession. In case the owner/landlord fails to do so, the AIIMS BHOPAL shall have the right to arrange it at the cost of the owner/landlord and deduct from the landlord.
- 9.6. Whenever necessary, the owner/landlord(s) 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/landlord to carry out or effect necessary repairs, it will be optional for the AIIMS BHOPAL 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/landlord 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/landlord. No rent will be payable for the period during which the AIIMS BHOPAL is deprived of the use of the demised premises or part thereof due to the failure, neglect or default of the owner/landlord to carry out the necessary repairs of the demised premises.

- 9.7. The possession of the premises will be given by the owner/landlord to the Faculty In charge CRHA 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/landlord has to complete the same within a reasonable time from the date of possession of premises and in case of default, the AIIMS BHOPAL 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/landlord.
- 9.8. During the currency of the lease agreement the owner/landlord shall not transfer, mortgage, sell or otherwise create any interest in the premises leased to the AIIMS BHOPAL with any other party affecting AIIMS BHOPAL's right of occupation and any of the terms of the lease without written consent of the AIIMS BHOPAL.
- 9.9. 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 by encroaching upon the open spaces which have been herein above made available to the exclusive use of the CRHA.
- 9.10. 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 AIIMS BHOPAL then in such case it shall be optional with the AIIMS BHOPAL to determine the lease or to retain occupation of the demised premises, if the AIIMS BHOPAL so desires without any diminution of rent hereby reserved.
- 9.11. Non-fulfilments of any of the above terms shall result in rejection of bid.
- 9.12. Any clarification can be sought before submitting the bid. No revision in rates shall be allowed after the bid has been submitted.
- 9.13. All disputes lie within the jurisdiction of Bhopal (M.P.) only.
- 9.14. The AIIMS Bhopal -M.P., reserves the right to reject all or any Bid without assigning any reason thereof.

## **10. LIST OF ENCLOSURES**

Each page and all details provided should be duly signed by the authorized signatory. All undertakings provided shall be on the letterhead of the company (if applicable) and duly signed by the authorized signatory. The following documents to be enclosed for submission of Technical Bid: -

- (a) Annexure 'A' duly filled up and signed.
- (b) Copy of cancelled cheque, A/C No., Bank Name, IFSC Code
- (c) Copy of PAN (Self Attested)

- (d) Copy of certified sketch and site plan/approved plan
- (e) Proof in respect of ownership of the premises offered for which copy of purchase deed to be enclosed.
- (f) Copies of electricity bill and water bill for any month of preceding one year
- (g) Copies of latest receipts in support of payments made towards Property Tax/Municipal Tax/Service Tax as applicable.
- (h) Undertaking as per Annexure 'C'.



## TECHNICAL BID FORM

## TENDER TITLE –HIRING OF RESIDENTIAL ACCOMMODATION (HOSTEL) FOR INTERNS &amp; RESIDENT DOCTORS OF AIIMS BHOPAL

| S. No. | Particulars   | Documents to be submitted |
|--------|---|---------------------------|
| 1      | 1. Full particulars of the legal owner of the premises: -<br>a) Name:<br>b) Address (office & residence)<br>c) Telephone & Mobile No.<br>d) Tele fax:<br>e) E-mail ID<br>f) PAN No.   |                           |
| 2      | Full particulars (with complete contact details e.g. postal address, phone number, mobile number and e-mail ID of person(s) offering the premises on rent/lease and submitting the Tender   |                           |
| 3      | a) Complete address with brief description and location of the accommodation offered.<br>b) Whether commercial or dual use (Residential-cum-commercial)   |                           |
| 4      | Total area offered for rent (floor wise) in sq. ft. Carpet area<br>Please enclose approved plan of accommodation as per clause 2.10 of T & C.<br>i) Covered area<br>ii) Super area<br>iii) Dimensions of staircase  |                           |
| 5      | Facilities for vehicle parking  |                           |
| 6      | Type of accommodation - Please provide answer to each of the sub points:<br>a) whether single floor or multi-storey<br>b) In case of multi-storey, number of floors with details of area on each floors.<br>c) With provision of rooms on each floor or hall type.<br>d) Type of structure (load bearing structure/RCC framed structure)<br>e) Details of space available for installation of GENSET/UPS etc. |                           |
| 7      | Number of lifts and their carrying capacity (if any   |                           |
| 8      | Availability of facilities/utilities (TOILETS etc.)   |                           |
| 9      | a) Whether running water, both drinking and Otherwise, available round the clock<br>b) Whether sanitary and water supply installations have been provided   |                           |
| 10     | Total electrical fittings such as lights, fans, power plugs, switches etc. installed floor wise.  |                           |
| 11     | i) Sanctioned electricity load  |                           |

|           |   |  |
|-----------|---|--|
|           | ii) Whether willing to get the electricity load increased in case AIIMS requires  |  |
| <b>12</b> | Details of power backup facilities  |  |
| <b>13</b> | Details of Fire Safety mechanism along with   |  |
| <b>14</b> | The period and time when the said accommodation could be made available for occupation after the approval by AIIMS BHOPAL |  |
| <b>15</b> | Various Tax Receipts (Property/Municipality tax/Service Tax receipts etc.)  |  |

**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 the AIIMS BHOPAL may wish to take.

Signature: \_\_\_\_\_

Name : \_\_\_\_\_

Address: \_\_\_\_\_

**FINANCIAL BID****Hiring of Premise for AIIMS Bhopal****Full particulars of the legal owner of the premises:**

a) Name:

b) Address (Office &amp; Residence):

c) Telephone &amp; Mobile No.:

d) Tele fax:

e) E-mail ID:

f) Address of Property offered (Self attested copy of approved plan is enclosed)

| <b>S.NO</b> | <b>Brief Description of Property</b>       | <b>Total Carpet Area/Open Area.</b> | <b>Rate Quoted per Sq Ft.</b> |
|-------------|--|-------------------------------------|-------------------------------|
|             |  |                                     |                               |
|             | <b>Total Amount Per Month (in Figures)</b> |                                     |                               |
|             | <b>Total Amount Per Month (in words)</b>   |                                     |                               |

**Note:**

a. Lowest bidder shall be decided based on the total amount filled in above. No other charges shall be considered in deciding lowest bidder.

b. Quoted amount should be covering all taxes as applicable from time to time. This shall be the amount payable by the AIIMS Bhopal Office monthly as rent.

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.

Signature: \_\_\_\_\_

Name : \_\_\_\_\_

Designation: \_\_\_\_\_

Date : \_\_\_\_\_

**(To be given on Non-Judicial stamp paper worth Rs. 100/-)**

**Undertaking**

I/We do hereby solemnly declared and undertake that:

- 1) All terms & conditions of the Tender are acceptable to me/us. If any information furnished by me/us is found incorrect/false, the contract is liable to be cancelled without prejudice to any other legal action.
- 2) I/We also confirm that I/We understand that the AIIMS BHOPAL reserves absolute rights to reject any bid or all bids without assigning any reason.
- 3) I/We also declare that there is not any Government/ Municipal/ Gram Panchayat restrictions barring the letting of the proposed building on rent and I/We am/are the legal owner of the proposed building.
- 4) I/We have not been black listed in any Govt. Organization /institution.
- 5) I/We also agree to provide Rent reasonability certificate from CPWD /PWD /Rent control authority. Monthly rent as fixed by Competent Authority will be agreeable to me.

DATE :

(OWNER'S SIGNATURE & NAME)

PLACE-