

**BID DOCUMENT FOR EXPRESSION OF INTEREST TO ACQUIRE BUILDING PREMISES**  
**/ SPACE FOR RUNNING SHELTERS FOR URBAN HOMELESS ON RENT**

Assam State Urban Livelihoods Mission Society, a Govt. society registered under Urban Development Department, Government of Assam proposes to acquire building premises / space with clear and unambiguous title deeds etc. at Guwahati on rental basis for setting up of Shelter for Urban Homeless under Deendayal Antyodaya Yojana- National Urban Livelihoods Mission (DAY-NULM) and seeks expression of interest from interested owners and authorized agents of the property.

The requirement is for around 3000 sq. ft. preferably in the ground floor in one building in a ready for possession premise. The offered space / building should be situated in a location within 2 K.M. from Panbazar/ Guwahati Railway Station/ Fancy Bazar/ Gauhati Medical College & Hospital. Water, Electricity and allied services should be available. The following criteria must be fulfilled:

1. The building should be in good condition and well maintained.
2. There should be standby generator of sufficient capacity for uninterrupted power supply.
3. 24 hours potable water supply with adequate water treatment facilities.
4. Electrical load should be adequate for sustaining all utilities in the Shelter.
5. The building shall have emergency exit and adequate fire protection facilities.
6. There should be adequate toilet facilities which should be both clean and well maintained.
7. Bills pertaining to municipality taxes, water and electricity for the building should be regularly paid and updated.
8. The space should be made available initially for a period of 3 (three) years which may be further extended as per the requirements of the user and with mutual consent.

The following are the provision expected in the building premise:

- 1) Small Reception cum Security area at the entrance with a waiting area for 4-5 persons.
- 2) 1-3 Breakout room which can be utilized as single room for managers/employees.
- 3) Adequate wash room for male/female.
- 4) A dining area for Shelter inmates/ staff.
- 5) Documentation Area with facility for retaining files, documents, etc. with adequate storage area for files and folders.

With other things being equal, preference will be given to:

1. Premises offered by Public Sector Undertakings/Government Departments and other Government bodies.
2. Suitability of location of the premises.
3. Premises offering better amenities.
4. Premises ready for possession and occupation with all necessary permissions and approvals in place.
5. Premises suitable for the purpose for which planned to be acquired.

**The EOI should be received at the above address on or before 25-06-2018.**

The EOI should be complete in all respects and signed on all pages of the bid document. The EOI should be delivered in a sealed envelope and with either "EOI FOR BUILDING PREMISES / SPACE ON RENT FOR SHELTER FOR URBAN HOMELESS" clearly written on it. Late offer and any delay by post / courier will not be entertained. The Expression of Interest may be submitted either by the owner of the building or by the owner's authorized representative. Representative will have to enclose the letter of authority along with the expression of interest. Otherwise the offer is liable to be considered null and void at any stage as per the decision of ASULMS. No brokerage will be paid by ASULMS.

Selection of the party / organization shall be made based on the details submitted in the EOI. The offered premises will be inspected for preliminary short-listing by ASULMS. This may include carrying out the measurements, valuation of the offered premises and more important, its suitability for setting up of the Shelter for Urban Homeless.

Notwithstanding anything contained above, ASULMS reserves the right to reject any or all offers without showing any reason thereof and give consideration to properties other than those offered in response to this advertisement.

Note: All Corrigenda, addenda, amendments, time extensions to the EOI will be hosted on the website **www.nulmassam.in** and no separate notification shall be issued in the press. Prospective participants against the EOI are requested to visit said portal regularly to keep themselves updated.

For further queries, please contact Shri. A.M.B. Rouf at +91-97069-62203

#### **A. TERMS AND CONDITIONS TO BE SATISFIED**

1. The successful party will be declared as 'the lessor' which means and includes not only the party but also his legal heirs, successors, successors in office, legal representatives.
2. Any change in the ownership of the premises shall be notified forthwith by the lessor to the lessee in writing and such change shall not relieve the succeeding owner of liabilities under this contract.
3. In case a particular party owns more than one premises and he wishes to submit EOI in respect of those premises, he should submit separate EOI containing technical document and price quotation in respect of each premises.
4. In case of co-owners/joint owners, the technical document & price quotation should be signed by all the co-owners/joint owners. In case any one of the owners chooses to sign the EOI documents, he should invariably submit an authorization to do so from the remaining owners.
5. Accommodation offered should preferably not be more than 20 years old.
6. The building in which office space is offered shall have all basic amenities like proper water connection/facilities, adequate fire protection system as per local authority requirements etc. The building should have separate electricity and water connections. Sufficient wiring and metres should be in place to take up electricity load for air conditioning of the premises.
7. In case of damage to the leased property due to any natural calamities, rioting etc, ASULMS will not undertake to compensate the loss or damage incurred by the owner of the property.
8. The EOI will be acceptable from the original owner/lease holder /power of attorney holder of the building/property or their authorized agents. The lease deed would however be

executed by the original owner / lease holder. The lease deed would be executed after the verification of documents by ASULMS.

9. The ASULMS will not make any security deposit or any brokerage for the offered property under any circumstances.

10. The lease rental shall be subject to TDS as per the provisions of the Income Tax Act in force.

11. For the carpet area measurement a certificate from the registered architect or any government authority should be submitted along with the technical document.

12. EOI not conforming to these requirements shall be rejected and no correspondence will be entertained in this regard whatsoever.

13. After opening of the technical document and before evaluation of the same, the Committee constituted by the lessee (ASULMS) shall inspect the premises and ascertain its suitability for the purpose of setting up of the Shelter. In case the committee finds the premises not suitable for the purpose of setting up of the Shelter, the technical document submitted by such a owner will not be evaluated and the Price quotation of the owner will not be opened. The decision of the committee in this matter will be final.

14. ASULMS reserves the right to shortlist any offer or reject any offer or cancel the requirement altogether without assigning any reason.

15. Overwriting, alterations, if any, in the document should be signed by the authorized signatory.

16. Possession of the accommodation in the ready-to-move-in condition will be handed over to ASULMS within 15 days from the date of signing the contract. The rent would be payable from the date of actual possession of the hired property.

#### **B. The Following documents should be submitted along with EOI Document:**

- i) Documents in support of ownership of building / Land and construction thereon.
- ii) Copy of PAN No. of original owner of premises.
- iii) Proof that the applicant is the original owners or lease holders or power of attorney holders or authorized agents of properties.
- iv) Certificate of authorized signatory from Head of Organisation, if the owner is a firm, Society etc.
- v) An affidavit swearing that the space offered is free from any liability and litigation with respect to its ownership, lease/renting and that there is no pending payments against the same.
- vi) No Objection Certificate/clearance certificate from all relevant Central/State Government and Municipal authorities, including Fire Department, for commercial dual use of the property.
- vii) Copies of approved plan of the accommodation offered.
- viii) Attested/self-certified copy of completion certificate issued by the competent authority.
- ix) Proof / certificate from the authorized registered architect certifying the carpet area of the space offered for hiring.
- x) Updated copies of all Municipal/other applicable tax receipts.

#### **C. Instructions to bidders and evaluation criteria:**

1) Building offered must be free from all encumbrances, claims and legal disputes etc. Documentary Proof of ownership of Building, payment of all Taxes, Duties, Dues, etc. must be submitted along with this EOI Document.

2) Selected party shall be required to sign a Rent Agreement with the designated authority in ASULMS, in accordance with the provisions of the law applicable. The Agreement shall be signed initially for a period of 3 (three) years and renewed further as per the requirements of the user and with mutual consent.

3) Monthly rent should be quoted initially on a fixed basis for a period of 3 (three) years. Incremental/Decremental rates of rent for the extended period may also be indicated in percentage terms. Quoting parties may note that no increase in Rental Charges per month will be allowed during the initial three years of the Agreement period.

4) Intending Parties may furnish complete details in the Questionnaire given in Annexure –I and details as per Annexure-III of this document.

5) All existing and future rates, taxes including property taxes, assessment charges and other outgoings whatsoever of description in respect of the said premises payable by the owner thereof, shall be continued to be paid by the landlord.

6) ASULMS shall pay charges in respect of electric power, light and water used on the said premises during the lease period.

7) ASULMS may, at any time during the period of the rent /extended rent Period make such structural alterations to the existing buildings such as partitions, office fixtures and fittings as may be easily removable.

8)

***i) TECHNO-COMMERCIAL BID -***

Interested parties should submit the complete Expression of Interest document, including annexure – I and III duly filled in and ink signed at the bottom of each page, in token of having accepted the terms and conditions. These documents as well as additional information and the documents called for in EOI document should be sealed in an envelope superscripted: “TECHNICAL DOCUMENT FOR BUILDING PREMISES / SPACE ON RENT FOR SHELTER FOR URBAN HOMELESS”

***ii) PRICE BID***

Price Quotation for monthly rent (both in figures and words), in lump sum strictly as per Annexure-II, may be put in second envelop duly sealed and superscripted:

“PRICE QUOTATION FOR BUILDING PREMISES / SPACE ON RENT FOR SHELTER FOR URBAN HOMELESS”

Both this envelopes may then be put in another bigger separate cover. This third cover may also be sealed and bear superscription:

“EOI FOR BUILDING PREMISES / SPACE ON RENT FOR SHELTER FOR URBAN HOMELESS”

9) The EOI offer should be sent either by speed post or may be submitted in drop box so as to reach the address as under on or before **2 P.M. on 25.06.2018.**

Address: State Mission Director, Assam State Urban Livelihoods Mission Society (DAY-NULM, Assam), near APRO Office, near Ganesh Mandir, Ganeshguri, Dispur, Guwahati-781006; email: [nulmassam@gmail.com](mailto:nulmassam@gmail.com).

10) Requests received against the EOI shall be processed in two parts. All information and documents furnished in response to this invitation including Annexure – I shall be deemed to be a technical offer. In the event prices are indicated by the party in the Technical document,

the EOI request shall stand rejected. Details furnished in the Technical Offer shall be assessed/ evaluated. Price quotation of only those bidders/parties shall be opened on a later date whose Technical Offers are found acceptable and suitable by the committee.

11) Rent charges shall be paid at the fixed rate at the end of each month or as per the Lease Agreement entered into with the party on the Terms & conditions mutually agreed.

12) In the event of Technical offer being found acceptable, the selected party will be required to furnish the original copy of the Title Deed of the Property along with proof of identity of the owner along with photograph(s) before the price bids are opened. Original Documents shall be returned after decision is taken to open price bids or otherwise.

13) Quoting parties may keep their offer valid for a period of 90 days. Offers with a shorter validity or inconsistent with the requirements set out in this EOI shall be ignored summarily and no representation in this regard shall be entertained by this Department

14) The price quotations of the selected technical offers only will be opened.

15) The decision of the ASULMS will be final and cannot be challenged.

16) If any special offers, additional facilities are there from the owner's side that may be mentioned as separate attachment.

**Requests received against the EOI shall be processed in two parts (Technical & Financial)**

**Last Date and Time of receipt of EOI:** 25.06.2018 (2 PM)

**Date and Time of opening of EOI:** 25.06.2018 (3 PM)

**Place of opening Tender:** State Mission Director, Assam State Urban Livelihoods Mission Society (DAY-NULM, Assam), near APRO Office, near Ganesh Mandir, Ganeshguri, Dispur, Guwahati- 781006

**Address for Communication:** State Mission Director, Assam State Urban Livelihoods Mission Society (DAY-NULM, Assam), near APRO Office, near Ganesh Mandir, Ganeshguri, Dispur, Guwahati- 781006

### **Annexure-I**

1. Name of Person / Party holding Title to the Property:
2. Nationality of the Owner:
3. Full Postal Address of Property with PIN code:
4. Total Carpet Area in square feet (Floor wise):
5. Contact Details
  - Name:
  - Mobile No:
  - Fax:
  - E-mail:
6. Constitution of vendor/firm. (Whether Proprietary /Partnership/Pvt. Ltd. / Public Ltd./PSU etc.):
7. In case of a Company, details of Incorporation of Company and Commencement of Business. Incorporation Date:  
Ref:  
Commencement Date:  
Ref:
8. Permanent Account Number(PAN ) & TAN:
9. Valid GSTN:
10. Name & Designation of the contact person to whom all references shall be made regarding this EOI:
11. Usage of property (as approved by Competent Authority)
  - a) Commercial
  - b) Shopping Complex
  - c) Residential
12. Tenure of the land
  - a) Freehold
  - b) Leasehold
  - c) If leasehold give residual period of lease and name of the title holder
13. Type of Construction: (Load Bearing/RCC/Steel framed):
14. Whether the building is certified as a Green Building:
15. Clear floor height from floor to ceiling:
16. Floors on which the offered premise is located:

17. Area of premises offered per unit:

- a) Super built up area (sq. ft.):
- b) Built-up area (sq. ft.):
- c) Carpet area (sq. ft.):

18. Year of completion of Construction (in case of Completed one):

19. Whether the building is disabled friendly:

20. DETAILS OF BOUNDARIES AND ADJACENT BUILDING

- a) North
- b) South
- c) East
- d) West

21. AMENITIES PROVIDED (In the premises) Water supply, Electricity, A C Duct/ Fire fighting etc.:

22. COMPLETION / OCCUPATION CERTIFICATE ( Only for ready premises):

- a) Whether completion / occupation certificate is issued by the competent authority:
- b) Designation of the authority which has issued the completion/occupation certificate:

23. OTHER INFORMATION

- a) Solicitor's / Advocate's name and address, Phone / Fax Nos.:
- b) Details of encumbrances, if any:

24. Essential Documents Furnished (please tick mark the correct option)

- i. Copy of TITLE DEED OF THE PROPOSED PROPERTY: YES / NO
- ii. Copy of building plan: YES / NO

PLEASE INDICATE:

- iii. Whether it is an Independent Building for exclusive use of office of Shelter for Urban Homeless without sharing YES / NO
- iv. General Amenities / Toilets available on each floor : YES / NO
- v. Number and Area of Cabins / Rooms already built up : YES / NO  
(if yes, please attach details)
- vi. Any Temporary Structure Built up with area of each such Structure : YES / NO
- vii. Whether proposed building is free from all Encumbrances, Claims, Litigations: YES / NO
- viii. Whether proposed building is PHYSICALLY VACANT / READY TO OCCUPY: YES / NO
- ix. Whether all Govt. dues, (property) Taxes, Electricity/Telephone/Water Bills are Paid up as on date of Application with: YES / NO (DOCUMENTARY PROOF should be furnished)
- x. Water Storage Tanks fitted on the roof : YES / NO If yes , Water storage capacity (In Litres) –



xi. Other Information which the Indenting Party wishes to furnish:

I hereby confirm that, all the terms and conditions specified with respect to this Expression of Interest are acceptable to me. I further confirm that all the required details have been furnished and if this Expression of Interest form is incomplete in any respect on my part then the same is liable to be rejected at the discretion of ASULMS.

I am aware that ASULMS is not bound to accept the Expression of Interest and will not be required to give any reason for rejecting this Expression of Interest.

I further certify that I am an authorized signatory of my company and am, therefore, competent to submit the details towards this Expression of Interest.

Yours faithfully,

(Signature of the self / authorized signatory)

Name:

Designation:

**Annexure - II**  
**(Price Quotations)**

a) Name:

b) Address (office & residence):

c) Address of Property offered:

Sl. No.	Brief Description	Total Carpet area	Rent quoted per square foot	Total amount /Month in Rs.
1	Property offered			
2	Taxes if any			
3	Any other charge			
	Total			

Total Monthly rental (in figures inclusive of every charge): Rs.

Total Monthly rental (in words inclusive of every charge): Rs.

Incremental/Decremental rates of rent for the extended period in percentage:  
(After three year period)

Signatures:

Name:

Designation:

Note:

- a. Quote should be covering all taxes and duties.
- b. Total Monthly rental shall be the amount payable by ASULMS by 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 number and words, the amount mentioned in words shall prevail.

**Annexure-III**

**DECLARATION**

I .....s/o .....hereby offer the premises stated in the Annexure I (Questionnaire) for rent to the ASULMS. Whatever is stated in the EoI document is true to the best of my knowledge and ability. I have not changed the contents of the EoI document and have duly verified and signed the same.

Yours faithfully,

Name & signature with stamp (if any)  
of party or Authorized Signatory