

**EXPRESSION OF INTEREST (EOI)
FOR HIRING OF ACCOMODATION AT HAZARIBAGH FOR NTPC COAL MINING PROJECTS**

NTPC COAL MINING PROJECTS invites Expression of Interest (EOI) for HIRING OF ACCOMODATION AT HAZARIBAGH. The requirement is for Hiring of 10 Flats with 3 Rooms or in any other combination with total 30 Rooms with each Room Size > 100 sqft in single property/premises at Hazaribagh. Interested parties are advised to carefully review and submit all relevant information with their EOI. The detailed EOI documents are uploaded on <https://ntpctender.ntpc.co.in> and same can be downloaded from there. The EOI document download start date is 29.07.2024. The deadline for submission of the EOI bids, only in physical form, is 19.08.2024 at 15:00 hours. The EOI shall be opened on same day at 15:30 Hrs of 19.08.2024 The submission of physical EOI shall be made to

DGM (C&M)
CB/KD Coal Mining Project
Sikri, Barkagaon, Hazaribagh.
Dist. Hazaribagh, Jharkhand
Mobile 9650992993
Email :prashantgupta@ntpc.co.in

No brokers please.

PRASHANT
KUMAR GUPTA

Digitally signed by
PRASHANT KUMAR GUPTA
Date: 2024.07.26 14:26:24
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**DGM(C&M)
CB/KD Coal Mining Project**

**EXPRESSION OF INTEREST (EOI)
FOR HIRING OF ACCOMODATION AT HAZARIBAGH FOR NTPC COAL MINING PROJECTS**

NTPC COAL MINING PROJECTS intends to hire on lease basis, accommodation which are in ready to occupy condition for use of its Employees or any other person authorized by NTPC as per details given below :

Number of Rooms Required	Location
<p>10 Flats with 3 Rooms or in any other combination with total 30 Rooms with each Room Size > 100 sqft in single property/premises.</p> <p>Each flats should have toilets (western), bathroom facilities with hot water facilities, drawing & Dining space, a kitchen, with parking facility for each flat, and a separate connection for water and Electricity Supply for 24 Hrs. The Flats should be either on single or multiple floors, but in a single property/premises.</p> <p><u>Facility requirement:</u></p> <ul style="list-style-type: none">• Elevators (If floor number is >3)• 24 Hrs DG Power backup• Adequate parking space	<p>Hazaribagh preferably in 15 KM vicinity of District More (Arogyam Hospital) of Hazaribagh.</p>

TERMS AND CONDITIONS

The EOI with all documents as required in EOI shall be submitted in envelope duly superscribed on top of the envelope as **EOI for HIRING OF ACCOMODATION AT HAZARIBAGH** and should be submitted at the Office of DGM (C&M), CB/KD Coal Mining Project, Sikri, Barkagaon, Hazaribagh, Dist. Hazaribagh, Jharkhand on or before 15:00 Hrs of **19.08.2024**.

Important points of Parameters –

1	Name of Work	EXPRESSION OF INTEREST (EOI) FOR HIRING OF ACCOMODATION AT HAZARIBAGH FOR NTPC COAL MINING PROJECTS. 10 Flats with 3 Rooms or in any other combination with total 30 Rooms with each Room Size > 100 sqft in single property/premises.
2	Amenities	Each flats should have toilets (western), bathroom facilities with hot water facilities, drawing & Dining space, a kitchen, with parking facility for each flat, and a separate connection for water and Electricity Supply for 24 Hrs. The Flats should be either on single or multiple floors, but in a single property/premises. <u>Facility requirement:</u> Elevators (If floor number is >3) 24 Hrs DG Power backup Adequate parking space
3	Possession	Ready to be occupied
4	Premises under construction	Will not be considered and summarily rejected.
5	Location	Should be located Hazaribagh preferably in 15 KM vicinity of District More (Arogyam Hospital) of Hazaribagh.
6	Preference	(i) All the rooms/Flats should be well maintained located in a single property/premises. (ii) Ready to occupy premises/property. (iii) The property/premises should be safe and secured adequately.

7	Period of lease	For a period of 2 Years extendable upto 1 year.
8	Selection procedure	The EOI will be opened on 19.08.2024 at 15.30 Hrs in the Presence of bidders or their authorized representatives who may like to be present. After scrutiny of the EOI documents, site inspection of the premises/property offered by them based on selection criteria specified in EOI, the list of short listed parties shall be made. The shortlisted parties shall be put up for approval of Competent Authority as per NTPC rules. The approved short listed parties shall be issued Limited Tender enquiry for their financial bids and same shall be opened on at a later date. The Financial bid shall be evaluated as per NTPC policies and award shall given to lowest evaluated party in Financial bid subject to NTPC policies.
9	Validity of offer	4 months from the last date of EOI submission.
10	Documents to be enclosed with the EOI	<p>a. Drawings & dimensions of premise/property offered including Room , Dining/Drawing Hall, Kitchen etc. Photograph of same showing the main approach road to property/premises.</p> <p>b. The Party should have clear and absolute title to the premises/property and shall submit legal documents supporting same. These documents shall be scrutinized by Legal Cell of our NTPC. The decision of our Legal Cell regarding clear and absolute title to the premises/property shall be final and binding on parties. Only Party having clear and absolute title to the premises/property shall be entitled for further processing of their EOI.</p> <p>The Party may be required to produce the originals of above documents for verification if required before finalizing the EOI.</p>

INSTRUCTION TO TENDERERS

1. The Parties should have clear and absolute title to the premises/property. The approved short listed parties shall be issued Limited Tender enquiry for their financial bids and same shall be opened on at a later date. The Financial bid shall be evaluated as per NTPC policies and award shall given to lowest evaluated party in Financial bid subject to NTPC policies.
 2. EOI document, without signed & without clear title documents in the name of party or received after due date i.e. 15:00 Hrs of **19.08.2024 shall be summarily rejected.**
 3. EOI with all documents as required in EOI shall be submitted in envelope duly superscribed on top of the envelope as **EOI for HIRING OF ACCOMODATION AT HAZARIBAGH** and should be submitted at the Office of DGM (C&M), CB/KD Coal Mining Project, Sikri, Barkagaon, Hazaribagh, Dist. Hazaribagh, Jharkhand on or before 15:00 Hrs of **19.08.2024.**
 4. All columns of the EOI documents must duly filled in and no column should be left blank. **All pages of the EOI documents are to be signed by the authorized signatory of the EOI.** Any over-writing or cutting is to be duly authenticated by the Party. The NTPC reserves the right to reject the incomplete EOI.
 5. In case the space in the EOI document is found insufficient and Party wants to add additional information, the party may attach separate sheets.
 6. The EOI offer should remain valid at least for a period of 4 (Four) months to be reckoned from the last date of submission of offer i.e. 19.08.2024.
 7. There should not be any deviation in terms and conditions as have been stipulated in the EOI. However, in the event of imposition of any other conditions, which may lead to a deviation with respect to the terms and conditions as mentioned in the party document, the party is required to attach a separate sheet "list of deviations", if any.
 8. The EOI will be opened on 19.08.2024 at 15.30 Hrs in presence of parties who choose to be present at the office of DGM (C&M), CB/KD Coal Mining Project, Sikri, Barkagaon, Hazaribagh, Dist. Hazaribagh, Jharkhand. All Parties are advised in their own interest to be present on that date at the specified time. The prospective parties will be informed by the NTPC for arranging site inspection of the offered premises/property.
- 9. Evaluation of EOI**
- i. A committee formed by NTPC will evaluate the proposals of Parties as per prescribed selection criteria and shortlist premises as per the laid down criteria. The decision of the Committee shall be final and binding on the parties.

- ii. The approved short listed parties shall be issued Limited Tender enquiry in due course for their financial bids and same shall be opened on at a later date. The Financial bid shall be evaluated as per NTPC policies and award shall given to lowest evaluated party in Financial bid subject to NTPC policies.
 - iii. The NTPC reserve the right to accept or reject any or all the offers without assigning any reason therefor at any time during course of finalization of EO/Limited Tender.
10. Canvassing in any form will disqualify the Parties. NO Brokers are allowed to participate in the EOI.
 11. The tenderer should not have been black listed by any of the NTPC/Government /PSU/ Trusts and no case should be pending or filed or pending in any courts for any illegal activities.
 12. The Property/Premises offered should be in good and ready to occupy condition.
 13. During the agreed lease period with NTPC, Party is not permitted to enter into lease agreement with any third party for property hired by NTPC.
 14. The Property/Premises shall be hired on lease for a period of 02 years, The lease period may be extendable for a further period of 1 year.
 15. The Party shall Pay taxes like, ground rent, house-tax or any other statutory charges/or any charges in respect of the demised premises/property.
 16. Party shall ensure adequate and regular water supply and electric connection. If there is requirement of extra power supply, D.G Sets have to be installed by the Party.
 17. All the repair and maintenance work shall be carried out by the Party for utilizing the premise as Bachelor Accommodation. If the Party fails to carry out the necessary repairs within the noticed period of the schedule dates, the NTPC shall be at liberty to carry out the repair/maintenance work by itself after serving notice to the Party. The amount spent on such activities shall be recovered from the rent amount for the period of occupancy for which Party shall have no objection.
 18. On the condition that the NTPC continues to pay the lease rent hereby reserved and observe and perform the covenants on their part herein contained, the NTPC shall peacefully and quietly hold and enjoy the demised premises/property during the said terms without any interruption or disturbance by the Party or any person claiming under him or in trust of his or any other person whatsoever and Party shall defend the same at his own costs.
 19. The NTPC may utilize parts of the premises for gardening or other aesthetic activities at their own cost to which the Party shall have no objections.
 20. The Party shall paint the premises offered before handover. If Party fails to do so the NTPC will have right to get it done at the cost of Party and the amount so spent will be adjusted with the payable lease rent. However, Party shall not object if NTPC decides to paint the entire/any part of the premises at their own cost to meet their requirement.
 21. Day to day minor repair works such as fuses, leakage of water taps, wash basins, other fitments

/ utilities in the Bath Room / Kitchen etc. shall be done by the NTPC at their own cost, it shall be the duty and obligation of the Party to upkeep the premises in good condition and to replace any broken items / fixtures which are part of the building and also carry out the major repairs such as leakages in electricity and sanitary water pipes or cracks, repair of motor for supply of water etc. These will be attended by the Party at his cost within 7 days of such defects being notified to the Party by the NTPC. Provided that if the Party fails to carry out such necessary repairs within 7 days time, the NTPC shall be at liberty to carry out the same by itself and deduct the amount spent on such repairs from the rent of the next month.

22. The Party being the legal owner of the premises is fully entitled to execute the Lease Deed and that NTPC will hold the lease free and harmless of any demands, claims, action or proceedings by others in respect of quiet possession of the demised premises.
23. Limitation of liability - Except in cases of criminal negligence or willful misconduct, neither Party shall be liable to the other Party, whether in contract, tort, or otherwise, for any indirect or consequential loss or damage, loss of use, loss of production, or loss of profits or interest costs, which may be suffered by the other Party in connection with the Contract, provided that this exclusion shall not apply to any obligation of the Contractor to pay liquidated damages to the Employer and the aggregate liability of the Contractor to the Employer, whether under the Contract, in tort or otherwise, shall not exceed the total Contract Price, provided that this limitation shall not apply to any obligation of the Contractor to indemnify the Employer with respect to patent infringement the aggregate liability of the Employer to the Contractor, whether under the Contract, in tort or otherwise, at any point of time during the execution/performance of the Contract, shall not exceed the 'total Contract Price less payments already released to the Contractor'.
24. Adherence to Fraud Prevention Policy and Anti Bribery and Anti Corruption Policy - The Party shall strictly adhere to the Fraud Prevention Policy and Anti Bribery and Anti Corruption Policy of Employer displayed on its website <https://ntpctender.ntpc.co.in> A declaration in this regard shall be submitted along with EOI.
25. Party shall also submit the duly filled in vendor data format and GSTIN along with the offer. In case GSTIN is not specified, it shall be considered that the Party is an unregistered dealer and Party shall submit a declaration regarding the same.

Place:

Name & Signature of Party

Date:

with seal if any

EOI Details to be furnished by Party

1	Name of Party and Address Property/Premises (attach clear title papers in the name of Party as prescribed in EOI T&C) Is Party has clear and absolute title to the premises/property offered (Yes/No)	
2	Phone Nos.	
3	Email ID	
4	Contact Person with designation and Mobile No.	
5	Drawings & dimensions of premise/property offered including Room,Dining/Drawing Hall, Kitchen etc. Photograph of same showing the main approach road to property/premises. (Submitted or not)	
6	No of Flats and Rooms offered	
7	Minimum Room Size (Should be >100 sqft as per EOI T&C)	
8	Elevator and 24 Hrs DG Back up facility available as per Terms and Condition of EOI	
9	Distance from District More (Arogyam Hospital) of Hazaribagh	
10	Total Built-up area and No. of four-wheeler/Two wheeler parking available for NTPC exclusive use	
11	Bathroom facilities with hot water facilities, drawing & Dining space, a kitchen, with parking facility for each flat, and a separate connection for water and Electricity Supply for 24 Hrs along with 24 Hrs DG Back up (Mention each facilities are available or not)	
12	Property/Premises ready to be occupied	
13	Declaration for adhering to NTPC Fraud Prevention Policy and Anti Bribery and Anti-Corruption Policy submitted or not	
14	Safe and Secured Property (Details may be provided)	
15	Adherence to all condition to EOI	
16	Any other detail(s) other than the aforesaid you would like to add	

Place:

Name & Signature of Party

Date:

with seal if any

Selection Criteria

(NOT TO BE FILLED BY THE PROSPECTIVE PARTY)

PARAMETER ON WHICH PROPERTY SHALL BE SELECTED :

S No	Parameters
1	Clear Title as per Legal Cell of NTPC
2	Distance from desired location.(District More – Arogyam Hospital)
3	Facility available as prescribed in EOI for Property/Premises (Such as overall premises/property build/construction quality, Room/Dining/Drawing Room/Kitchen finishing, sizes,ventilation and quality, 24 Hours Water/Electricity supply including DG Back up and provision of Hot water supply, adequate safety and security etc)
4	Nearby surroundings, approach road and location
5	Availability of Parking Space for exclusive use of NTPC
6	Adherence to EOI Terms and Conditions
7	NTPC acceptability of list of deviation as per Party in line with Clause 7 of Instruction to Tenderer.

1. A committee has been formed at NTPC for evaluating EOI offers based on above parameters.
2. The Committee shall put-up short-listed parties among parties who have submitted offer against EOI based on parameter enumerated above for approval of competent authority at NTPC as per NTPC Policies and procedures.
3. The parties so approved by Competent Authority at NTPC shall be only eligible for further processing such as issue of Limited Tender etc.
4. NTPC decision, in this context, shall be final and binding on Parties.
5. No Party shall have any grievances or claim against NTPC or its officers, employees, successors or assignees for rejection/not being short listed in the EOI.

Place:

Date:

Name & Signature of Party with seal if any

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