

# अणुशक्ति विद्युत निगम लिमिटेड (अश्विनी) (भारत सरकार का उद्यम)



माही बांसवाड़ा राजस्थान परमाणु ऊर्जा परियोजना (एमबीआरएपीपी),  
नापला, तहसील छोटी सरवन, जिला- बांसवाड़ा, राजस्थान 327001

## ट्रांजिट कैंप हेतु भवन की आवश्यकता (ASHVINI/MBRAPP/EOI/01)

रतलाम में ट्रांजिट कैंप हेतु न्यूनतम 2500 वर्गफुट कवर्ड एरिया में निर्मित भवन की आवश्यकता है जिसमें कम से कम 6 नो शयनकक्ष (स्नानगृह एवं शौचालय युक्त), किचन, डाइनिंग स्पेस, 1 लिविंग रूम, भवन के परिसर में कम से कम 4 कार के पार्किंग की व्यवस्था होनी चाहिए। भवन यदि रतलाम रेलवे स्टेशन से 3km के दायरे में एवं रतलाम बांसवाड़ा रोड पर स्थित होगा तो प्राथमिकता दी जाएगी। प्रॉपर्टी के विषय में पूर्ण विवरण हेतु फॉर्म <https://ntpc.tender.ntpc.co.in/NITDetails/NITs/29263> अथवा दिए गए पते से प्राप्त कर सकते हैं।

**परियोजना निदेशक, एमबीआरएपीपी, अश्विनी, पोस्ट-नापला,  
तहसील-छोटी सरवन, जिला- बांसवाड़ा, राजस्थान 327001,**

**email - [chandrashekhharsoni@ntpc.co.in](mailto:chandrashekhharsoni@ntpc.co.in), [manojvarma@ntpc.co.in](mailto:manojvarma@ntpc.co.in)**

इच्छुक भवन स्वामी अपने प्रस्ताव दो भागों में अलग- अलग लिफाफे में भेजे। एक लिफाफे में प्रॉपर्टी के विषय में पूर्ण विवरण जैसे की क्लियर ओनरशिप डीड, ओनरशिप तथा फ्रंट व्यू कलर फोटोग्राफ तथा दूसरे लिफाफे में वित्तीय विवरण जैसे कि मासिक किराया होगा। दोनों लिफाफे एक बड़े सील्ड लिफाफे में रखकर विचारार्थ हेतु दिनांक 05 जनवरी 2026 समय 5PM से पहले जमा करवाना सुनिश्चित करें अथवा परियोजना के टेंडर बॉक्स में जमा करें। विलम्बित आवेदन स्वीकार नहीं किया जायेगा।

**EOIOFFER AGAINST EOI**

**ASHVINI/MBRAPP/EOI/01 DATED 04/12/2025**

To,

**DGM (P&S)  
MBRAPP/ASHVINI,  
NAPLA, TEHSIL CHHOTI SARWAN  
DISTT. -BANSWARA, RAJASTHAN 327001**

**Subject: Offer for Hiring of Guest House on Choice – cum – Seclection basis for  
ASHVINI- MBRAPP at Ratlam-on lease basis for 4+1 years**

**Dear Sir,**

Please find my best offer against your enquiry **ASHVINI/MBRAPP/EOI/01**  
**DATED 04/12/2025 Hiring/leasing of Guest House for MBRAPP at Ratlam.**

Last date for submission of EOI: 05.01.2026 , 5PM.

Thank you,

Yours faithfully,

(Signature of Authorized person)

Name and address in full

## **ENVELOPE 1**

### **TECHNICAL DATA AND FORMS**

**General Information of the Property (To be filled by Bidder)**

Enquiry	enquiry ASHVINI/MBRAPP/EOI/01 DATED_04/12/2025	
	Offer for Hiring of Guest House on Choice – cum – Seclection basis for ASHVINI- MBRAPP at Ratlam-on lease basis for 4+1 years	
SN	Item Description	Remarks
1	Property details	
	Owner / Firm/ Company/ HUF	
	Location with Address/Area, Pin code no:	
	Email Id:	
	Mobile No:	
	PAN	
	AADHAAR	
	GST No.	
	CIN No. (Registration certificate to be submitted, if applicable).	
	Only Independent Property to be offered Floor offered on lease (Ground, First, second or duplex (pl mention), Partial leasing of property shall not be accepted.	
	Total Built up Area offered unit in sq ft. other than parking (Min. 2500 sq. ft.)	
Reserved Parking Space of owner of offered premises for min 4 vehicles (SUV's).		

	No. of rooms offered with attached washroom/ Bathroom (requirement min. 4 rooms with attached toilet/bathroom)	
	No. of rooms without washroom offered	
	Common washroom for Visitors	
	One Pantry/Kitchen facility (min 100 sq ft)	
	Ceiling Fan in each room	
	Two (02) LED lights of min. 20W each and one (01) night lamp min. 3W in each room	
	One (01) LED bulb 10W in each washroom	
	One (01) exhaust fan in each washroom.	
	<p>Bid/Offer is to be submitted only by the registered owner or legal heir of Premises and payment will be made in the name of owner only.</p> <p>No third-party bid/ application / agreement is acceptable and will be rejected outrightly.</p> <p>Power of attorney for release of payment will not be accepted.</p>	
2	<p>GST %, if applicable</p> <p>If a GST-registered tenant (here ASHVINI) rents a commercial property from an unregistered landlord (here Lessor), the ASHVINI shall pay the applicable GST directly to the government under the RCM. The landlord in this scenario does not need to collect or file the GST.</p>	
3	Other Taxes & Compliance	
4	Lease Start Within 30 Days from the date of the letter of Intent/Award	
5	Validity of offer/bid	120 days
6	Type of Connection of Electricity and capacity (suitable 3 phase connection)	

## **TERMS & CONDITIONS**

### **TERMS & CONDITIONS FOR LEASING GUEST HOUSE AT RATLAM**

1. The property being offered should be independent with good condition and be situated within 02-03 kms radius of Ratlam Railway Station preferably on Ratlam Banswara Road.
2. In case single property is not available with 6 rooms, two adjacent (side by side) independent houses will also be acceptable meeting the all eligible criteria from a **single Owner / Firm/ Company/ HUF**.
3. Bid/Offer is to be submitted only by the registered owner or legal heir of Premises and payment will be made in the name of owner only. No third-party bid/ application / agreement is acceptable and will be rejected outrightly. Power of attorney for release of payment will not be accepted.
4. The lease agreement will be for minimum 04 years, with a provision for extension of 01 year as required by ASHVINI, MBRAPP.
5. All statutory clearances, as applicable & local authority clearances as applicable, need to be submitted by owner of the property.
6. The property must be in the name of the legal owner and free from any disputes/litigations. Ownership documents must be submitted.
7. Offer of the leasing partial property shall not be accepted. Whole property of entire premises will be accepted.
8. Clean & Proper approach road (motorable for 4-wheeler) to the property is mandatory.
9. The offered premises should be in good condition with safe structure (RCC), pest-free, and compliant with fire safety norms as per Local Municipal Norms.
10. The Property shall have unhindered entry and exit for 24 hours for man and material.
11. All rooms need to have proper ventilation and windows, attached bathrooms, provision for 24-hour water, electricity and other basic facilities like provision for fitting of TV, Telephone in each room.
12. The offered property shall be with Minium Built up area 2500 Sq Ft. with minimum 6 rooms and 6 washrooms.
  - a. Each room should have a minimum area of 150 sq. ft. (excluding washroom).

- b. Out of 6 rooms, at least four rooms must have attached washrooms with Western Toilet with hot and cold water (mixer fitting) facility.
  - c. Other 2 rooms can have access to common washroom with western / Indian toilet facilities
  - d. Separate dining cum drawing and modular kitchen for common use is required.
  - e. Provision for installation of RO in Kitchen shall be provided by the owner.
  - f. Fans installed in each room with Two (02) LED lights of min. 20W each and one (01) night lamp min. 3W in each room
  - g. The property should have provisions for installation of 1 nos. split AC in each room & hall.
  - h. The offered premises should be in well condition with fresh painted with all the required running taps / plumbing items, electrification and required sockets before handing over.
  - i. Housekeeping/waste disposal arrangement must be feasible from municipal/local authority system.
  - j. Provision of inverter point wiring is required should be provided by Owner in each room.
  - k. Interior and exterior of the demised premises should be in good order and condition (reasonable wear and tear and damage by fire earthquake, flood, tempest, lightning, inevitable force or accident expected).
  - l. A round-the-clock water facility should be available in each room. The property shall have running water connection with underground / overhead tank storage with Minimum 5000 Liter water capacity with motor and pump. Each toilet and kitchen should have provision of running water
13. In addition to the above, parking space minimum for 4 SUV/MPV should be available without any interference of the nearby houses. Corner end property shall be preferred
14. The property shall have valid Separate Electricity Connection with no backlog of due electricity charges. In case selection of property, have single phase connection, Lessee (ASHVINI, MBRAPP) should have obtain 3 phase connection with minimum sanction load of 15 KW before agreement at his own expenses.
15. The owner shall have no objection for installation of any electrical & electronic equipment / other equipment /furniture / connection – Internet Connection /WIFI, etc as required by ASHVINI, MBRAPP.
16. Before agreement both the parties jointly inspect the premises required initial maintenance work and the same will be complied by the lessor within 15 days and list of available equipment and accessories will be handed over the ASHVINI, MBRAPP and the same will be incorporated in a separate sheet of the agreement. After completion of the contract period all the equipment will be handed over to the lessor by the Lessee ASHVINI, MBRAPP as is where is basis.
17. All the statutory / non statutory payment / taxes will be borne by the Leassor (only electricity & water bills will be paid by the Lessee (ASHVINI, MBRAPP) .

18. Escalation @ 5% in rent will be admissible from the 2nd year (date of completion of 1<sup>st</sup> year) onwards over the finalized/offered rent till 4<sup>th</sup> year and a further 5% escalation in the 5<sup>th</sup> year (if extended).

19. Example of Lease Calculation are as follows

Year	Rent (e.g.)	Escalation
1 <sup>st</sup> Year (1 <sup>ST</sup> 12 Month)	25000	NIL
2 <sup>nd</sup> Year (13 <sup>th</sup> to 24 <sup>th</sup> Month)	26250	5%
3 <sup>rd</sup> Year (25 <sup>th</sup> to 36 <sup>th</sup> Month)	27563	5%
4 <sup>th</sup> Year (37 <sup>th</sup> to 48 <sup>th</sup> Month)	28941	5%
5 <sup>th</sup> Year (49 <sup>th</sup> to 60 <sup>th</sup> Month)	30388	5%

20. Payment Terms: One Bill shall be raised per month. Payment will be made within 20-30 days on submission of invoice with all required supporting documents after issuance of Contract and signing of Agreement by both parties.
21. Contract can be terminated during the contract period only with mutual consent of both the parties with minimum notice period of 6 months.
22. Enclosed Cover letter, Summary of Bid, Schedule of Quantity, Documents duly signed and stamped on each page as a token of confirmation of compliance of the same.
23. The quotations will be evaluated based on technical compliance and financial will be opened of only those owners fulfilling MBRAPP's Specifications/Requirements. Further having the most competitive financial offer.
24. Financial evaluation shall be carried out in this case and lowest bidder (L1) on monthly lease / rental value will be considered for award.
25. Overall L1 price offered by technically suitable party irrespective of nos. of rooms (minimum rooms to be offered is 6) shall be considered for award.

**Note :**

**The Lessee (ASHVINI, MBRAPP) is empowered to accept or reject any property on choice – cum – selection basis. The Lessee (ASHVINI, MBRAPP) further reserve the right to select any other suitable property, even if it falls outside the initially specified coverage area, subject to applicable terms and condition of EOI.**



Additional Information (Scope of Lessee - ASHVINI- MBRAPP)

- I. Furniture, air-conditioners, RO, Inverter/DG set, and other electronic equipment will be arranged by ASHVINI- MBRAPP.
- II. Electricity and water charges will be borne by MBRAPP–ASHVINI on actual basis.
- III. GST will be paid under RCM, if applicable.
- IV. All maintenance, like Civil, electricals, Plumbing, Carpentry and Sanitation, shall be within the scope of ASHVINI, MBRAPP. Separate maintenance contract will be issued from ASHVINI, MBRAPP.

**Submission of Offers:**

Interested parties/property owners may submit their Expression of Interest (EOI) with complete details of the property, including:

- I. Location and address of the property
- II. Number and size of rooms.
- III. Facilities available (parking, water, kitchen, dining, etc.)
- IV. Ownership details with copy of documents
- V. Rent expected (exclusive of electricity charges)
- VI. Technically Suitable offers shall be considered for opening of Financial Bids.
- VII. L-1 offer from technically acceptable bids shall be selected.
- VIII. Application will be issued from and to be submitted in sealed cover to:

Project Director (MBRAPP)  
Mahi Banswara Rajasthan Atomic Power Project (MBRAPP)  
Anushakti Vidhyut Nigam Ltd. (ASHVINI)

In front of Deri Busstand , along NH927A, Chhoti Servan block , Dist.- Banswara,  
Rajasthan 327001

For any queries please email to: [chandrashekharoni@ntpc.co.in](mailto:chandrashekharoni@ntpc.co.in) or [manojvarma@ntpc.co.in](mailto:manojvarma@ntpc.co.in)

**Note:**

- 1) Technically Suitable offers shall be considered for opening of Financial Bids.
- 2) L-1 offer from technically acceptable bids shall be selected.
- 3) The premises offered would be made ready for offer by 31<sup>st</sup> December 2025  
Strike out whichever is not applicable.

**Note: The Lessee (ASHVINI, MBRAPP) is empowered to accept or reject any property on choice – cum – selection basis. The Lessee (ASHVINI, MBRAPP) further reserve the right to select any other suitable property, even if it is fall outside the initially specified coverage area, subject to applicable terms and condition of EOI.**

Authorized Signature of the Bidder with seal

## **CRITERIA FOR SELECTION OF PROPERTY**

### **ON CHOICE – CUM – SELECTION BASIS** **TECHNICAL SPECIFICATION**

Sr No.	Criteria (Whether qualifying on this parameter)	Qualified or not	Maximum marks	Marks Obtained.
1.	The property being offered should be independent and good condition and be situated within 3 Kms from Ratlam Railway Station. 0 to 1 Kms : 10 Marks 1 ksm to 2 Kms 8 Marks 2 kms to 3 kms 6 Marks Beyond 3 kms : 4 Marks		10	
2.	Preference will be given to the property located on Ratlam Banswara Road		10	
3.	The property should have a minimum of 6 rooms.		10	
4.	Each room should have a minimum area of 150 sq. ft. (excluding washroom).		9	
5.	Each room must have an attached bathroom with proper ventilation, western WC, and continuous water supply. A round-the-clock water facility should be available on each floor.		9	
6.	Uninterrupted electricity supply with separate metering arrangements is required. Provision of inverter point wiring is required.		9	
7.	Adequate open/covered parking space for minimum 4 vehicles must be available inside or adjacent to the property		9	
8.	Clean & Proper approach road (motorable for 4-wheeler) to the property		9	
	Total Marks		75	
9	Observation of committee on Site visit and Inspection of the offered premises for its surrounding environment/ambience/ locality/gated community etc. / ventilation and approach to property By Committee members		25	
	Grand Total		100	

#### **Note :**

1. In any property is disqualified based any of the above criteria then it will not be considered for further evaluation.
2. Property having Less than 6 rooms shall not be considered for evaluation
3. Minimum criteria for acceptance of technical bid shall be 75 out of 100
4. The final decision of the Committee will be final and binding on all concerned, in this regard. The committee has the discretionary power to select or reject any or all the properties that are not suitable as per the requirements decided by the management.

**ENVELOPE 2**

**FINANCIAL BID**

**FINANCIAL BID**

**(Put in separate envelope Indicating Financial bid)**

<b>Offer for Hiring of Guest House on Choice – cum – Seclection basis for ASHVINI-MBRAPP at Ratlam-on lease basis for 4+1 years</b>		
<b>SOQR (Schedule of Quantity and Rates) (IN RS)</b>		
<b>Name of the Owner</b>		
Property Address :		
<b>S. N</b>	<b>ITEM Description</b>	<b>Rate offered per month for initial 12 Months as per Terms and conditions refereed above.</b>
		Excluding GST
<b>A</b>	<b>B</b>	<b>C</b>
1	Hiring of Property at Ratlam as per technical Specification (with min 6 rooms) for first year starting from 01/01/2026 to 31/12 /2026  <b>NOTE: A Maximum of 5% escalation will be paid on succeeding year rental rate/value over preceding year MONTHLY/YEARLY LEASE.</b>	Rs _____/- Per month

- Financial evaluation shall be carried out in this case and lowest bidder (L1) on monthly lease / rental value will be considered for award.
- Overall L1 price offered by technically suitable party irrespective of nos. of rooms (minimum rooms to be offered is 6) shall be considered for award

1. **Note:** The lease agreement will be for minimum 04 years, with a provision for extension of 01 year as required by ASHVINI, MBRAPP.

**Rate In Words: (Rupees)\_\_\_\_\_Only  
(Excluding GST)**

Request Remarks:

AUTHORISED SIGNATORY

Stamp/Seal  
Owner of the property