



बैचलर हॉस्टल हेतु भवन की आवश्यकता

बांसवाड़ा शहर में बैचलर हॉस्टल हेतु न्यूनतम 2500 वर्ग फुट कवर्ड एरिया में निर्मित भवन की आवश्यकता है जिसमें कम से कम 12 शयनकक्ष (स्नान गृह एवं शौचालय युक्त) एवं किचन तथा भवन के परिसर में कम से कम आठ कारों के पार्किंग की व्यवस्था होनी चाहिए। प्रस्तावित संपत्ति स्वतंत्र/बहुमंजिला होनी चाहिए, अच्छी स्थिति में होनी चाहिए और बांसवाड़ा कलेक्ट्रेट कार्यालय से 3 किलोमीटर के दायरे में स्थित होनी चाहिए। प्रॉपर्टी के विषय में पूर्ण विवरण हेतु फॉर्म <https://ntpctender.ntpc.co.in/NITDetails/NITs/29334> अथवा यहाँ पर दिए गए पते से प्राप्त कर सकते हैं : परियोजना निदेशक, एमबीआरएपीपी, (अश्विनी), पोस्ट नापला, तहसील छोटी सरवन, जिला बांसवाड़ा, राजस्थान- 327001 ईमेल : shvetalkshrimali@ntpc.co.in, chandrashekharsoni @ntpc.co.in इच्छुक भवन स्वामी अपने प्रस्ताव को एक बड़े सील बंद लिफाफे के अंदर, दो अलग-अलग सील बंद लिफाफों में भेजें। एक लिफाफे में प्रॉपर्टी के विषय में पूर्ण विवरण जैसे कि क्लीयर ओनरशिप डीड, स्वयं की ओनरशिप तथा फ्रंट व्यू कलर फोटोग्राफ तथा दूसरे लिफाफे में वित्तीय विवरण जैसे कि मासिक किराया होगा। वित्तीय विवरण की जानकारी सील बंद अलग लिफाफे में न होने की स्थिति में आवेदन अयोग्य घोषित किया जा सकता है। आवेदन को विचारार्थ हेतु दिनांक 31 जनवरी 2026 समय शाम 5 बजे से पहले जमा करना सुनिश्चित करें अथवा परियोजना के टेंडर बॉक्स में जमा करें। विलंबित आवेदन या ईमेल पर दिये गए आवेदन स्वीकार नहीं किए जाएंगे।

OFFER AGAINST

NTPC/MBRAPP/EOI/01 DATED 08.01.2026

To,

**GM (C&MM)
MBRAPP
BANSWARA**

Subject: Offer for Hiring of Bachelor Accommodation on Choice – cum – Selection basis for NTPC LTD- MBRAPP at Banswara-on lease basis for 4+1 years

Dear Sir,

Please find my best offer against your enquiry **NTPC/MBRAPP/EOI/01 DATED 08.01.2026_ Hiring/leasing of Bachelor Accommodation for MBRAPP at Banswara, Rajasthan.**

- I. Important Dates:
- II. Last date for submission of offers against EOI: 31 Jan 2026, 5PM. Offer submitted after last date for submission of offers against EOI shall not be accepted.
- III. Offer submitted via any other mode (for e.g. email) shall not be accepted.
- IV. Only Hard copy is to be submitted in the tender box at MBRAPP, Mahi Banswara Rajasthan Atomic Power Project (MBRAPP), Anushakti Vidhyut Nigam Ltd. (NTPC LTD), PO Napla , Tehsil Chhoti Sarwan , Dist.- Banswara, Rajasthan 327001.
- V. Bidder shall mention Subject on top of outer Envelope "**Offer for Hiring of Bachelor Accommodation on Choice – cum – Selection basis for NTPC LTD- MBRAPP at Banswara-on lease basis for 4+1 years**".

Thank you,

Yours faithfully,

(Signature of Authorized person)

ENVELOPE 1

TECHNICAL DATA AND FORMS

to be Put in separate sealed envelope Indicating TECHNICAL DATA AND FORMS
inside outer envelope

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

Enquiry	Enquiry NTPC/MBRAPP/EOI/01 DATED 08.01.2026 Subject: Offer for Hiring of Bachelor Accommodation on Choice – cum – Selection basis for NTPC- MBRAPP at Banswara-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	
	GST No.	
	CIN No. (Registration certificate to be submitted, if applicable).	
Property to be offered: a) Independent Property : Entire premises to be offered b) Multistorey Building, Floors offered on lease (Ground, First, second or duplex (pl mention) Note : In case of Multistorey Building, partial leasing of property shall be accepted. However, in case of Independent Property partial leasing will not be considered.		

	<p>Lift is must for property offered with floors more than Ground and First & Second Floor. Lift should have a capacity of minimum 6 passengers or more (approx. 450kg for 6 passengers) & should have DG/battery backup.</p> <p>Total Built up Area offered unit in sq ft. other than parking (Min. 2500 sq. ft.)</p> <p>Reserved Parking Space of owner of offered premises for min 8 vehicles (SUV's).</p> <p>No. of rooms offered with attached washroom/Bathroom (requirement min. 12 rooms with attached toilet/bathroom)</p> <p>No. of rooms without washroom offered</p> <p>Common washroom for Visitors</p> <p>Space for set up of One Pantry/Kitchen facility (min 100 sq ft)</p> <p>Ceiling Fan in each room</p> <p>Two (02) LED lights of min. 20W each and one (01) night lamp min. 3W in each room</p> <p>One (01) LED bulb 10W in each washroom</p> <p>One (01) exhaust fan in each washroom.</p> <p>Provision for AC connection in each room (for min 1.5 T)</p> <p>Provision for Geyser connection in each washroom</p> <p>Backup for Uninterrupted power supply (DG Set min. 25 KVA).</p> <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. No third-party bid/ application / agreement is acceptable and will be rejected outrightly. 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 NTPC LTD) rents a commercial property from an unregistered landlord (here Lessor), the NTPC LTD shall pay the applicable GST directly to the</p>	

	government under the RCM. The landlord in this scenario does not need to collect or file the GST.	
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/Multistorey with good condition and be situated within 03 kms radius of Collectorate Office, Banswara.
2. In case single property is not available with 12 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 NTPC LTD, 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. In case of Multistorey Building, partial leasing of property shall be accepted. However, in case of Independent Property partial leasing will not be considered.
8. Multistorey Building should have an emergency exit facility.
9. Clean & Proper approach road (motorable for 4-wheeler) to the property is mandatory.
10. 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.
11. The Property shall have unhindered entry and exit for 24 hours for man and material.
12. 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.
13. The offered property shall be with Minimum Built up area 2500 Sq Ft. with minimum 12 rooms with attached washrooms.
 - a. Each room should have a minimum area of 150 sq. ft. (excluding washroom)

- b. All rooms must have attached washrooms with Western Toilet with hot and cold water (mixer fitting) facility.
- c. Other rooms, if available, should have access to common washroom with western / Indian toilet facilities
- d. Lift is a must for buildings having more than ground, first and second floor. For all floors above second floor, lift must have direct access to each floor. (No climbing of stairs to reach any floor for taking lift)
- e. Provision for installation of RO connection 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 maintained condition with fresh painting done 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 and should be provided by the 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

14. In addition to the above, parking space for minimum of 8 SUV/MPV should be available without any interference of the nearby houses. Corner end property shall be preferred

15. The property shall have valid Separate Electricity Connection with no backlog of due electricity charges. In case of selection of property, having single phase connection, the Owner should obtain 3 phase connection with minimum sanction load of 25 KW before lease agreement at his own expenses.

16. The owner shall have no objection for installation of any electrical & electronic equipment / other equipment /furniture / connection – Internet Connection /WIFI, etc as required by NTPC LTD, MBRAPP.

17. Before lease agreement, both the parties would jointly inspect the premises for the required initial maintenance works and the same will be complied by the Owner within 30 days and list of available equipment and accessories will be handed over to the NTPC LTD, 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 (Owner) by the Lessee (NTPC LTD, MBRAPP) on as-is-where-is basis.

18. All the statutory / non statutory payment / taxes will be borne by the Lessor/Owner (only electricity & water consumption bills will be paid by the Lessee (NTPC LTD, MBRAPP)).
19. In case of Multistorey Building, Electricity Bill shall be segregated if Property is partially Leased/rented out and charges for leased portion on actual metering will be reimbursed by NTPC-MBRAPP. Common connection and electricity charges for lift is included in Monthly Maintenance charges which is included in Lease Amount. No separate payment will be made by NTPC LTD / MBRAPP, on account of maintenance, to the owner of the premises.
20. Escalation @ 5% in rent will be admissible from the 2nd year (date of completion of 1st year) onwards over the finalized/offered rent till 4th year and a further 5% escalation in the 5th year (if extended).

21. Lease Calculation are as follows (example calculation)

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

22. 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.
23. Contract can be terminated during the contract period only with mutual consent of both the parties with minimum notice period of 6 months.
24. 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.
25. 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.

26. Financial evaluation shall be carried out in this case and lowest bidder (L1) on monthly lease / rental value will be considered for award.
27. Overall L1 price offered by technically suitable party irrespective of no of rooms (minimum rooms to be offered is 12) shall be considered for award.

Note :

The Lessee (NTPC LTD, MBRAPP) is empowered to accept or reject any property on choice – cum – selection basis. The Lessee (NTPC LTD, 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 conditions of EOI.

Additional Information (Scope of Lessee - NTPC LTD- MBRAPP)

- VI. Furniture, air-conditioners, RO and other electronic equipment will be arranged by NTPC LTD- MBRAPP.
- VII. Electricity and water charges will be borne by MBRAPP–NTPC LTD on actual basis.
- VIII. GST will be paid under RCM, if applicable.
- IX. All maintenance, like Civil, electricals, Plumbing, Carpentry and Sanitation, shall be within the scope of NTPC LTD, MBRAPP. Separate maintenance contract will be issued from NTPC LTD, 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 and carpet area
- 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. Overall L1 price offered by technically suitable party irrespective of no of rooms (minimum rooms to be offered is 12) shall be considered for award
- IX. Application will be issued online and from following address also and duly filed in application is to be submitted in sealed cover to:

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

In front of Deri Bus Stand , along NH927A, Chhoti Sarwan block , Dist.- Banswara,
Rajasthan 327001

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) Overall L1 price offered by technically suitable party irrespective of no of rooms (minimum rooms to be offered is 12) shall be considered for award
- 4) The premises offered would be made ready for offer by _____
~~Strike out whichever is not applicable.~~

Note: The Lessee (NTPC LTD, MBRAPP) is empowered to accept or reject any property on choice – cum – selection basis. The Lessee (NTPC LTD, 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 (shall be filled by NTPC)
1.	The property being offered should be independent and in good condition and be situated within 3 Kms from District Collectorate, Banswara. 0 to 1 Kms : 10 Marks 1 kms 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 Banswara Udaipur Road / Old Housing Board Area		10	
3.	The property should have a minimum of 12 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 8 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 12 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

(to be Put in separate sealed envelope Indicating Financial bid inside outer envelope)

FINANCIAL BID

(to be Put in separate sealed envelope Indicating Financial bid inside outer envelope)

Subject: Offer for Hiring of Bachelor Accommodation on Choice – cum – Selection basis for NTPC LTD- MBRAPP at Banswara-on lease basis for 4+1 years		
SOQR (Schedule of Quantity and Rates) (IN RS)		
Name of the Owner		
Property Address:		
S. N	ITEM Description	Rate offered per month for initial 12 Months as per Terms and conditions referred above. Excluding GST
A	B	C
1	Hiring of Property at Banswara, Rajasthan as per technical Specification (with min 12 rooms) for first year starting from 01/01/2026 to 31/12 /2026 NOTE: a) Maintenance of the property (applicable for Multistorey building only) Viz. Electricity charges for lift, maintenance charges for lift, maintenance of common facilities, water supply facility and any other statutory and non-statutory expenses relating premises are inclusive in quoted rate. b) A Maximum of 5% escalation will be paid in succeeding year rental rate/value over preceding year MONTHLY/YEARLY LEASE.	Rs _____/- Per month
	Total	Rs _____/- Per month

- Financial evaluation shall be carried out in this case and lowest bidder (L1) on monthly lease / rental including maintenance, quoted rate will be considered for award.
- Overall L1 price offered by technically suitable party irrespective of nos. of rooms (minimum rooms to be offered is 12) 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 NTPC LTD, MBRAPP.

**Rate In Words: (Rupees) _____ Only
(Excluding GST)**

Request Remarks:

AUTORISED SIGNATORY
Stamp/Seal
Owner of the property