

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/02)

रतलाम में ट्रांजिट कैंप हेतु न्यूनतम 2000 वर्गफुट कवर्ड एरिया में निर्मित भवन की आवश्यकता है जिसमें कम से कम 5 no. और ज्यादा से ज्यादा 7 no. 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 4 km के दायरे में एवं रतलाम बांसवाड़ा रोड पर स्थित होगा तो प्राथमिकता दी जाएगी। प्रॉपर्टी के विषय में पूर्ण विवरण हेतु फॉर्म <https://ntpctender.ntpc.co.in/NITDetails/NITs/29522> अथवा दिए गए पते से प्राप्त कर सकते हैं। परियोजना निदेशक, एमबीआरएपीपी, अश्विनी, पोस्ट नापला, तहसील छोटी सरवन, जिला- बांसवाड़ा, राजस्थान 327001, email- chandrashekharoni@ntpc.co.in, sandeepsingh02@ntpc.co.in। जिन भवन स्वामियों ने 04.12.2025 के विज्ञापन में अपने आवेदन किए थे वे दोबारा इस EOI में पहले दिये गए संपत्ति का आवेदन न करें।

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 24 मार्च 2026 समय शाम 5 बजे से पहले परियोजना के टेंडर बॉक्स में जमा करें। विलंबित आवेदन या ईमेल पर दिये गए आवेदन स्वीकार नहीं किए जाएंगे।

OFFER AGAINST EOI

ASHVINI/MBRAPP/EOI/02 DATED 03/03/2026

To
GM (C&M)
ASHVINI/MBRAPP
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/02 DATED 03 /03/2026 Hiring/leasing of Guest House for MBRAPP at Ratlam.

Important Dates:

- I. Last date for submission of offers against EOI: 24/03/2026 , 5 PM
- II. Offer submitted after last date for submission of offers against EOI shall not be accepted.
- III. 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.
- IV. Offer submitted via any other mode (for e.g. email) shall not be accepted.
- V. Bidder shall mention Subject on top of outer Envelope “Offer for Hiring of Guest House on Choice – cum – Seclection basis for ASHVINI- MBRAPP at Ratlam-on lease basis for 4+1 years”.
- VI. Bidder should add a “from name” in the outer envelope.

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 <u>ASHVINI/MBRAPP/EOI/02 DATED 03/03/2026</u> Offer for Hiring of Guest House on Choice – cum – Selection basis for ASHVINI- MBRAPP at Ratlam-on lease basis for 4+1 years	
SN	Item Description	Remarks
1	Property details	
	Owner / Company / HUF (Offer of Partnership Firm will not be accepted)	
	Location with Address/Area, Pin code no:	
	Email Id:	
	Mobile No:	
	PAN	
	AADHAAR	
	GST No. (if any)	
	CIN No. (Registration certificate to be submitted, if applicable).	
	Offered property can be independent houses/duplex or flats in multistory building satisfying below: 1. For Independent Property to be offered must satisfy following criteria: a. Lift is compulsory for more than G+2 property. b. Partial leasing of property shall not be	

	<p>accepted in case of independent property.</p> <p>2. Offered Flats in a multistory building shall also be acceptable subject to following:</p> <p>a. Lift is compulsory for more than G+2 property.</p> <p>b. Flats offered should be of same owner and preference in same floor shall be given. Flats on adjacent floors may also be acceptable.</p>	
	<p>Total Built up Area offered unit in sq ft. other than parking (Min. 2000 sq. ft.)</p>	
	<p>Total Carpet Area of the offered property.</p>	
	<p>Reserved / Available Parking Space of owner of offered premises for min 4 vehicles (SUV's) shall be preferable.</p>	
	<p>No. of rooms offered with attached washroom / Bathroom (requirement min. 5 & max 7 rooms with attached toilet & bath)</p> <p>Washroom or bathroom shall mean it should have both toilet and bath</p>	
	<p>Area of room (smallest room excluding washroom area)</p> <p>Please write size of the smallest room that has washroom</p>	
	<p>No. of rooms without washroom offered</p>	
	<p>Common washroom for Visitors(nos)</p>	
	<p>One Pantry/Kitchen facility (min 100 sq ft)</p>	

	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 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.</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

TERMS & CONDITIONS

TERMS & CONDITIONS FOR LEASING GUEST HOUSE AT RATLAM

1. The property being offered should be with good condition and be situated within 04 kms radius of Ratlam Railway Station preferably on Ratlam Banswara Road.

Preference will be given to the property located within **1km** from the road connecting Ratlam railway station to Banswara via - Freeganj road- Powerhouse road- Shri Arvind Marg- NH 927A.
2. In case single property is not available with required 5-7 rooms, two adjacent property (side by side) independent houses/adjacent flats on same floor / flats on adjacent/different floors will also be acceptable meeting all the eligibility criteria from a single Owner / Company/ HUF. (Bids from partnership firm will not be accepted). However, in case of flats preference to offers of flats on same floor shall be given.
3. Bid/Offer is to be submitted only by the registered owner. Lease agreement 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, shall be the responsibility of the property owner.
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 only 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 Minimum Built up area 2000 Sq Ft. with minimum 5 & maximum 7 rooms with attached washroom (WC toilet & bath).
 - a. Each room should have approx. area of 140 sq. ft. (excluding washroom).
 - b. Out of rooms offered, **at least five rooms** must have attached washrooms (**bath & WC**) with Western Toilet with hot and cold water (mixer fitting) facility.
 - c. Other rooms, if offered, can have access to common washroom with western/Indian toilet facilities
 - d. A Drawing cum dining area (minimum 200 sq ft) for common use / reception area inside the building near the entrance is required.
 - e. A Separate Kitchen of min 100 sq ft is required.
 - f. Provision for installation of RO in Kitchen shall be provided by the owner.
 - g. Provision for one time installation of Fans installed in each room with Two (02) LED lights of min. 20W each and one (01) night lamp min. 3W in each room shall be in the scope of property owner.
 - h. The property should have provisions for installation of 1 nos. split AC in each room & hall.
 - i. 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.
 - j. Housekeeping/waste disposal arrangement must be feasible from municipal/local authority system.
 - k. Provision of inverter point wiring is required should be provided by Owner in each room.
 - l. 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).
 - m. A round-the-clock water facility should be available. The property shall have running water connection with underground / overhead tank storage with Minimum 3000 Liter water capacity with motor and pump. Each toilet and kitchen should have provision of running water
 - n. Reserved / Available Parking Space of owner of offered premises for min 4 vehicles (SUV's) shall be preferable.
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. Property should have minimum sanction load to cater to all electrical loads like AC, Geysers, Fans, lighting, various electrical appliances etc. The owner shall be responsible for providing an electricity

connection with a minimum sanctioned load that complies with all applicable Electricity Authority norms and regulations.

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. In case of individual property 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. Any other monthly/yearly outgoing charges viz maintenance / garbage collection / watchmen, non – statutory charges etc being collected by society/any other authority / person / group of individual shall be borne by owner of the premises, and quoted monthly rental will be inclusive of all such charges.
19. 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).

20. Example of Lease Calculation are as follows

Year	Rent (e.g.)	Escalation
1 st Year (1 ST 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%

21. Payment Terms: One Bill shall be raised per month. Payment will be made within 20 days on submission of invoice with all required supporting documents after issuance of Contract and signing of Agreement by both parties.

22. Contract can be terminated during the contract period only with written mutual consent of both the parties with minimum notice period of 6 months.
23. Enclose Cover letter, Summary of Bid, Schedule of Quantity, Documents duly signed and/or stamped on each page as a token of confirmation of compliance of the same.
24. The quotations will be evaluated based on technical compliance and financial will be opened of only those owners fulfilling MBRAPP's Specifications/Requirements.

Note: The Lessee (ASHVINI, MBRAPP) is empowered to accept or reject any property on choice – cum – selection basis from the offers received. The Lessee (ASHVINI, MBRAPP) further reserves 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. 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 Bus-stand, along NH927A,

PO Napla, Tehsil Chhoti Sarwan

Dist.- Banswara, Rajasthan 327001

For any queries please email to:

chandrashekharoni@ntpc.co.in or sandeepsingh02@ntpc.co.in

Offers submitted via email shall not be considered.

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 handover within 30 days of award.
- 4) ASHVINI reserves the **sole discretion** to consider under-construction properties. Such properties may be evaluated based on ASHVINI's assessment of whether the premises can be completed and handed over within the required timeline.

Note: The Lessee (ASHVINI, MBRAPP) is empowered to accept or reject any property on choice – cum – selection basis. The Lessee (ASHVINI, MBRAPP) further reserves 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.

Authorized Signature of the Bidder with seal

CRITERIA FOR SELECTION OF PROPERTY ON CHOICE – CUM –
SELECTION BASIS

TECHNICAL SPECIFICATION

ASHVINI/MBRAPP/EOI/02 DATED 03/03/2026

Sr No.	Criteria (Whether qualifying on this parameter)	Maximum marks	Marks Obtained. (shall be assessed & filled by ASHVINI)	Qualified or not
1.	The property being offered should be independent and good condition and be situated within 4 Kms from Ratlam Railway Station. 0km to 2 Kms : 12 Marks 2km to 4 Kms 9 Marks Beyond 4 kms : 6 Marks	12		
2.	Preference will be given to the property located within 1km from the road connecting Ratlam railway station to Banswara via - Freeganj road-Powerhouse road- Shri Arvind Marg- NH 927A.	10		
3.	The property should have min 5 & max 7 rooms with Attached Bath & WC. 7 Rooms – 10 6 Rooms – 9 5 Rooms - 8	10		
4.	Each room should have a approx. area of 140sq. ft. (excluding bath cum toilet).	8		
5.	Each room must have an attached bath cum toilet 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		

Sr No.	Criteria (Whether qualifying on this parameter)	Maximum marks	Marks Obtained. (shall be assessed & filled by ASHVINI)	Qualified or not
7.	Reserved / Available Parking Space of owner of offered premises for min 4 vehicles (SUV's) shall be preferable.	8		
8.	Clean & Proper approach road (motorable for 4- wheeler) to the property	9		
	Sub 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 on any of the above criteria then it will not be considered for further evaluation.
2. Property having Less than 5 rooms and more than 7 rooms shall not be considered for evaluation.
3. Minimum criteria for acceptance of technical bid shall be 75 out of 100
4. The Committee's decision shall be final and binding on all parties. The Committee reserves the discretionary power to accept or reject any property that does not align with the requirements established by management

ENVELOPE 2

FINANCIAL BID

(To be put in separate envelope Indicating Financial bid)

FINANCIAL BID

ASHVINI/MBRAPP/EOI/02 DATED 03/03/2026

(Put in separate envelope Indicating Financial bid)

Offer for Hiring of Guest House on Choice – cum – Selection basis for ASHVINI- MBRAPP at Ratlam-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 Ratlam as per technical Specification (with min 5 & max. 7 rooms with attached bath & WC) for first year. NOTE: A Maximum of 5% escalation will be paid on succeeding year rental rate/value over preceding year MONTHLY/YEARLY LEASE.	Rs_____/- Per month

Note for L1 Calculation:

- A. Financial evaluation: Lowest bidder (L1) will be chosen on “**Price per square feet basis**” for award. “**Price per square feet basis**” shall be calculated by dividing offered monthly rate by Carpet area of the offered building/house/flat on monthly lease / rental value.
- B. Verification of the Carpet Area is a **Condition Precedent** to the determination of L1 and award of the contract. ASHVINI shall have the right to inspect and independently measure the carpet area of the offered building/house/flat premises at any stage of evaluation.

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

Rate offered per month (In Words) (Rupees
_____ Only (Excluding GST))

Request Remarks:

AUTHORISED SIGNATORY
Stamp/Seal Owner of the property