DETAILED INVITATION FOR BID

NTPC Limited
(A Government of India Enterprise)

CORPORATE CONTRACTS, NOIDA

INVITATION FOR BIDS (IFB)

FOR

CONSTRUCTION OF 50 BEDDED HOSPITAL PACKAGE AT NTPC-SINGRAULI SUPER THERMAL PROJECT STAGE III (2X800 MW)
LOCATED AT
P.O. - SHAKTINAGAR-231 222, DIST. SONEBHADRA, UTTAR PRADESH, INDIA
(Domestic Competitive Bidding)

BIDDING DOCUMENT No.: CS-1150-364A-9 **Date: 11.11.2026**
GePNIC ID : 2026_NTPC_113494_1

1.0 NTPC Limited invites **online bids** on **Single Stage Two Envelope bidding basis (Envelope-I: Techno-Commercial Bid & Envelope-II: Price Bid)** from eligible bidders for aforesaid package, as per the Scope of Work briefly mentioned hereinafter.

2.0 BRIEF SCOPE OF WORK

The brief scope of work under this package shall include the Construction of Hospital buildings including Civil and Interior, Electrical, HVAC, Plumbing, Fire Detection & Protection, Security systems, Mechanical, Acoustical, AV system, Interior Fit-outs, Partitions, Ceilings, Furniture, Lightning, Modular OT, Minor OT, MGPS, CSSD, Kitchen Equipment's, Laundry, Mortuary Chamber, Boi-medical Waste Management Systems, Sewerage and Drainage, Water Supply, PA system, LAN/IBMS/IT, HDMI, Carpets, Curtains, Painting, etc. The facilities indicated above are indicative and may be changed / clubbed during construction.

S. No.	Description of buildings / Services	No. Of Block
1	Hospital Building (G+5) Storey	01
2	Service Block	01
3	Electrical Substation	01
4	Under Ground Tank & Pump house	01
5	Internal Services- Internal Electrification, Elevators, HVAC, Security & access control and IBMS	
6	Fire Fighting System	
7	Bulk services-Roads, Drains, External Electrification, External Water Supply, Sewerage Network	
8	Hospital Special Services – OT, CSSD, MGPS, Laundry, Kitchen, Mortuary etc. as per BoQ & Specification’s	

9	Furniture as per BoQ & Specifications	
10	IT works – HIMS, PACS etc including 5 year AMC	
11	Site Levelling & Area Development	
12	Landscaping & Horticulture	
13	Compound Walls, Chain Link Fencing	
14	Dismantling works, diversion of service lines, drainage, sewerage etc.	
15	Dismantling, construction/renovation, flooring, cladding, painting, MEP works, other Hospital related services etc. in existing hospital	
16	Elevated interconnection between proposed hospital building and existing hospital building	
17	Any other services which are required for completion of project in all respect for functional use.	

3.0 Employer intends to finance the subject package through **a mix of debt and equity.**

4.0 Detailed specifications, scope of work and terms & conditions are given in the bidding documents, which are available at Government e-procurement portal of NIC (GePNIC) at website- https://eprocurentpc.nic.in/ and as per the following schedule:

Issuance of IFB	11.11.2026
Documents Download Date and Time	From 11.11.2026
Last Date of receipt of queries from prospective bidders	21.11.2026
Last Date and Time for Bid submission (both Techno-Commercial and Price)	10.12.2026 Up to 1500 hrs (IST)
Techno-Commercial Bid Opening Date & Time	11.12.2026 at 1500 hrs (IST)
Price Bid Opening Date & Time	Shall be intimated after opening of Techno- Commercial Bid.
Cost of Bidding Documents in INR	Nil
Estimated cost of work in INR	INR 73.87 Crores (excluding GST) INR 87.17 Crores (including GST)

No Queries from Bidders, whatsoever, shall be entertained by the Employer beyond the last date of receipt of Queries/ Pre-Bid Conference (if applicable) as specified above.

5.0 All bids must be accompanied by Bid security for an amount of **INR 1,00,00,000/- (Indian Rupees One Crores only)** in the form as stipulated in Bidding Documents.

ANY BID NOT ACCOMPANIED BY AN ACCEPTABLE BID SECURITY IN A SEPARATE SEALED ENVELOPE SHALL BE REJECTED BY THE EMPLOYER AS BEING NON-

RESPONSIVE. IN CASE, THE BID SECURITY IS SUBMITTED AS E-BG/ THROUGH ELECTRONIC FUND TRANSFER (EFT), BIDDER TO SUBMIT THE COPY OF E-BG/PROOF OF E-PAYMENT OF BID SECURITY EITHER IN SEPARATE SEALED ENVELOPE OR IN THE E-TENDERING PORTAL.

6.0 **Qualifying Requirements for Bidders:**

The Bidder should meet the minimum Qualifying Requirements as stipulated at **Annexure-I** to IFB.

7.0 Notwithstanding anything stated above, NTPC reserves the right to assess the capabilities and capacity of the Bidder/ his collaborators / associates/ subsidiaries/ group companies to perform the contract, should the circumstances warrant such assessment in the overall interest of the Employer.

8.0 NTPC reserves the right to reject any or all bids or cancel/withdraw the Invitation for Bids without assigning any reason whatsoever and in such case no bidder / intending bidder shall have any claim arising out of such action.

9.0 A complete set of Bidding Documents may be downloaded by any interested Bidder from the website https://eprocurentpc.nic.in/. The tender is invited under e-tendering process. The bidders can enrol themselves on the website https://eprocurentpc.nic.in/ using the option “online Bidder Enrolment”. The said website also has the detailed guidelines on enrolment and participation in the bidding process including Bidder Manual for online fee payment.
No hard copy of Bidding Documents shall be issued. Bids shall be submitted only at the e-Tender Portal i.e. https://eprocurentpc.nic.in/

10.0 Only **'Class-I local suppliers’** are eligible to participate in this tender, as defined in the bidding documents/ Public Procurement (Preference to Make in India), Order 2017 and its subsequent amendments/ revisions issued by DPIIT. The bidders may apprise themselves of the relevant provisions of bidding documents in this regard before submission of their bids.

Only Class-I local suppliers are eligible to Bid. Bids received (if any) from Class-II Local Supplier / Non-Local Supplier shall be out rightly rejected.

11.0 Any ‘Bidder from a country which shares a land border with India’, as specified in the Bidding Documents, will be eligible to bid in this tender only if bidder is registered with the Competent Authority as mentioned in the Bidding Documents.

Further, any bidder (including bidder from India) having specified Transfer of Technology (ToT) arrangement with an entity from a country which shares a land border with India, will be eligible to bid only if the bidder is registered with the same competent authority.

However, the said requirement of registration will not apply to bidders from those countries (even if sharing a land border with India) to which the Government of India has extended lines of credit or in which the Government of India is engaged in development projects.

12.0 Issuance of Bidding Documents to any Bidder shall not construe that such Bidder is considered to be qualified.

13.0 Transfer of Bidding Documents by one intending Bidder to another is not permissible.

14.0 BIDDER'S TO ENSURE THAT THE TECHNO-COMMERCIAL BID SHOULD NOT CONTAIN ANY PRICE CONTENT ENTRY. IN CASE, THE TECHNO-COMMERCIAL BID IS FOUND TO CONTAIN ANY PRICE CONTENT, SUCH BID SHALL BE LIABLE FOR REJECTION.

15.0 Address for Communication:

Sr. Manager (CS) / AGM (CS)
NTPC Limited,
6th Floor, Engineering Office Complex,
Plot No. A-8A, Sector-24, NOIDA,
Distt. Gautam Budh Nagar, (UP),
INDIA, Pin-201301.
E-mail: sthareja@ntpc.co.in / anujaron@ntpc.co.in
Ph: 0120-4946551/4946517

Websites: https://eprocurentpc.nic.in/ or
www.ntpctender.ntpc.co.in or
www.ntpc.co.in

16.0 Registered Office

NTPC Limited
NTPC Bhawan, SCOPE Complex,
7, Institutional Area, Lodi Road,
New Delhi – 110003

Corporate Identification Number: L40101DL1975GOI007966,
Website: www.ntpc.co.in

GePNIC Help desk No 09266039394

Qualifying Requirements for "Construction of 50 bedded Hospital Package at NTPC-Singrauli Super Thermal Project Stage III (2x800 MW)."

In addition to qualifying requirements stipulated under section ITB (Instruction to Bidder), the Bidder should also meet the technical qualifying requirements stipulated in Clause 1 and financial requirements as stipulated in Clause 2.

1.0 Technical Criteria (Experience of Similar Works):

a) The Bidder should have completed the works as mentioned below, within the preceding seven (07) years reckoned as on the date of Techno commercial Bid Opening,:

i) One similar work, costing not less than **Rs.59.00 Crores**.

Or

ii) Two similar works, each costing not less than **Rs. 36.00 Crores**.

Or

iii) Three similar works, each costing not less than **Rs. 29.00 Crores**.

Similar work shall mean:

Construction of RCC Buildings- Residential/ Integrated township/ Hospitals/ Hotels/Offices/ Colleges/ Schools/ Shopping Complexes/ Malls, having at least one building of **four (04) or more storeys**. The work/works shall include services - Water Supply, Sanitary installation, Drainage, Internal Electrical installations, Lift and at least three **(03)** services out of-

(a)HVAC, **(b**)Fire detection and alarm System, **(c)**Fire Fighting system, **(d)**CCTV, **(e)**EPABX system(equipment as well as cabling and wiring), **(f)** STP, **(g)**DG Set and **(h)**Electric Sub-station (equipment as well as testing/commissioning) executed under one agreement.

NOTES for Clause "1.0 (a)" above:

1	Bids from Joint Ventures / Consortium and Special Purpose Vehicle shall not be accepted.
2	The Cost of works referred above are excluding GST.
3	Each Basement and Stilt constructed in the building shall be considered as a Storey.
4	Mumty, Lift Machine Room, Terrace water tank or any other supporting structure above Terrace Level shall not be counted as Storey for the stated purpose.
5	The work completed in the preceding seven (7) years reckoned as on the date of techno commercial bid opening, even if it has been started earlier, will also be considered as meeting the qualifying requirements.

6	The value of completed works shall be given a simple weightage to bring them at current price level by adding 5% for each year on prorata basis after the end date of completion/execution of the reference work, till the last day of month previous to one in which NIT has been invited. The specified value of executed works is excluding of any taxes and duties.
7	If the bidder has executed reference work under separate orders i.e. separate orders for supply, services, installation etc. for the same work, then the combined value of all such orders (for same reference work) shall be considered as a single order for the purpose of QR.
8	For contracts that include both Construction and Operation & Maintenance (O&M), successful completion shall refer to the completion of the construction portion of the work to the satisfaction of the client, irrespective of the completion of the O&M period. Accordingly, the cost of O&M portion shall not be included for evaluation purposes.
9	Reference work executed by a Bidder as a sub-contractor may also be considered provided the certificate issued by main contractor is duly certified by Project Authority specifying the Scope of Work executed by the subcontractor in support of qualifying requirements.
10	In case, the eligible work has been executed by a Joint venture through one or more individual firm(s), then cost of completed work shall be distributed among the individual firm(s) in proportion to their share in Joint venture and that will be considered as work experience for individual firm(s) for Prequalification in bidding.

2.0 <u>Financial Criteria for Qualification</u>:

2.1.1 The average annual turnover (AATO) of the Bidder on standalone basis, in the preceding three (3) financial years as on the date of Techno-Commercial bid opening, should not be less than INR **36 Crores** (Indian Rupees **Thirty Six crores** only) or in equivalent foreign currency.

In case the Bidder does not satisfy the annual turnover criteria, stipulated above on its own, its Holding Company would be required to meet the stipulated turnover requirement as above, provided that the Net Worth of such Holding Company as on the last day of the preceding financial year is at least equal to or more than the paid-up share capital of the Holding Company. In such an event, the Bidder would be required to furnish along with its Techno-Commercial bid, a Letter of Undertaking from the Holding Company, supported by the Holding Company's Board Resolution, as per the format enclosed in the bid documents, pledging unconditional and irrevocable financial support for the execution of the Contract by the Bidder in case of award.

2.1.2 (a)Net worth of the bidder should not be less than 25% (Twenty five percent) of the Bidder’s paid-up share capital as on the last day of the preceding Financial Year reckoned from the date of Techno-commercial bid opening.

And

(b) Net Worth of the bidder should not have eroded by more than 30% in last three Financial Years. However, Clause (b) is not applicable if Net Worth is equal to or more than 100% of Paid-up Share capital.

In case the Bidder does not meet the Net worth criteria on its own, it can meet the requirements of Net worth based on the strength of its Subsidiary(ies) and/or Holding Company and/or Subsidiaries of the Holding Company, wherever applicable. In such a case, however, the Net worth of the Bidder and its Subsidiary(ies) and/or Holding Company and/or Subsidiaries of the Holding Company, in combined manner, should not be less than 100% of the paid-up share capital. However, the individual Net Worth of the bidder should be Positive and for others, the Net Worth should be atleast 75% of their respective Paid-Up share capitals.

Net worth in combined manner shall be calculated as follows:
Net worth (combined)= [(X1+ X2 +X3) / (Y1 +Y2+Y3)] X 100
Where X1, X2, X3 are individual Net worths and Y1, Y2, Y3 are individual paid-up share capitals.

2.1.3 In case the Bidder is not able to furnish its audited financial statements on standalone entity basis, the unaudited unconsolidated financial statements of the Bidder can be considered acceptable provided the Bidder further furnishes the following documents for substantiation of its qualification:

i) Copies of the unaudited unconsolidated financial statements of the Bidder along with copies of the audited consolidated financial statements of its Holding Company.

ii) A Certificate from the CEO / CFO of the Holding Company, as per the format enclosed with the bidding documents stating that the unaudited unconsolidated financial statements form part of the consolidated financial statements of the Company.

In cases where audited results for the last financial year as on the date of Techno Commercial bid opening are not available, the financial results certified by a practicing Chartered Accountant shall be considered acceptable. In case, Bidder is not able to submit the Certificate from a practicing Chartered Accountant certifying its financial parameters, the audited results of three consecutive financial years preceding the last financial year shall be considered for evaluating the financial parameters. Further, a Certificate would be required from the CEO /CFO as per the format enclosed in the bidding documents stating that the Financial results of the Company are under audit as on the date of Techno – commercial bid opening and the Certificate from the practicing Chartered Accountant certifying the financial parameters is not available.

Notes for 2.0.0 :

(i) (a) In case of a Company, “Net Worth” means the sum total of the paid-up share capital and free reserves. “Free reserves” means all reserves credited out of the profits and share premium account but does not include reserves credited out of the revaluation of the assets, write back of depreciation provision and amalgamation. Further any debit balance of Profit and Loss account and miscellaneous expenses to the extent not adjusted or written off, if any, shall be reduced from reserves and surplus.

(b) In case of sole proprietorship/partnership," Net Worth" means the aggregate of the balances in the Capital Account and the Current Account, where the Current Account is maintained to record regular transactions such as drawings, share of profit, interest on capital and other owner/partner related adjustments. The aggregate of balances should be positive.

(ii) Annual turnover shall mean Revenue from Operations of standalone Financial Statements of the Bidder and other income shall not be considered for arriving at annual turnover. While working out annual turnover of a bidder for the purpose of QR during bid evaluation, Taxes & Duties separately indicated (if any), in the Profit & Loss account shall not be considered.

(iii) For annual Turnover indicated in foreign currency, exchange rate as on seven (7) days prior to the Techno-Commercial bid opening shall be used.

(iv) "Holding Company" and "Subsidiary Company" shall have the meaning ascribed to them as per Companies Act 2013, as amended from time to time.

(v) If a bidder is not required to get its accounts audited under section 44AB of the Income Tax Act, 1961, the financial statements duly certified by a practicing Chartered Accountant shall be considered acceptable along with a certificate from chartered Accountant that bidder is not liable for audit under section 44AB.

(vi) In case a bidder meets the technical QR but could not furnish his / their audited financial statement of last three financial years for evaluating the average Annual turnover, due to the incorporation / formation of the bidder, within a period of less than 3 years from the original scheduled date of tender opening, then, such bidder shall also be considered and the Average annual turnover of such bidder shall be arrived at as below:

a. If such bidder furnishes audited financial statements for the last financial year only, then such bidder's average Annual turnover shall be arrived at by dividing the Turnover of the last financial year by 1.5.
b. If such bidder furnishes audited financial statements for the last two financial years only, then the bidder's average Annual turnover shall be arrived at by dividing the sum of Turnover of last two financial years by 2.5.

(vii) For meeting financial criteria stipulated under the Qualifying Requirements, financial statements on standalone basis will be considered.

Note for Clause 1.0 & 2.0

(i) For the purpose of this tender, any reference to the date of Techno-commercial bid opening for qualifying requirements, wherever mentioned in the qualifying requirements, shall be taken as the date of Techno-commercial bid opening specified in the initial published NIT/IFB.