



Chinta Se Mukti

REGIONAL OFFICE : PUDUCHERRY
ESI CORPORATION
R.S.NO. 89/2, BOUVANKARE STREET,
ESIC COMPLEX, MUDALIARPET
PUDUCHERRY-605 004
ISO 9001:2015 Certified

IP is our VIP

No.55-D-11-12-02-2018-19(Nedungadu) Genl- Disp.

Date: 31.12.2018

NOTICE INVITING TENDER FOR HIRING OF PREMISES FOR ESI DISPENSARY

The Regional Director, ESI Corporation, Regional Office, Puducherry invites sealed Tenders from the interested and eligible Landlords of the premises for hiring of accommodation on rental basis for "ESI Dispensary" at Karaikal region (Nedungadu) preferably in ground Floor at following location for an initial period of 5 (Five) years which can be extended for further period on mutual consent basis.

Nature of Work	Upper limit area	Geographical location/site in which accommodation required	Period of Contract
Hiring of Accommodation for ESI Dispensary	150 sq.mtr (not above 1615 sq.ft)	Nedungadu, Karaikal (Puducherry Jurisdiction)	Initially for 5 (Five) years which can be extended for further period on mutual consent basis.

1. The interested bidders shall submit their e-tender through online mode at the e-procurement portal <https://esictenders.eproc.in>. In addition to e-tender which has to be filed online, the bidders are also required to submit hard copies of Tender documents (Annexure-A to Annexure-F) duly completed, signed in all the pages by the authorized signatory along with requisite documents / forms, as mentioned in the tender document and submit the same with a covering letter in a sealed envelope duly superscribed with "**TENDER FOR HIRING OF ACCOMMODATION FOR ESI DISPENSARY - (Nedungadu- Karaikal)**" and should be sent either by post or can be dropped in the Tender Box kept in the Regional Office, ESI Corporation, R.S.No.89/2, Bouvankare Street, ESIC Complex, Mudaliarpet, Puducherry-605004 on or before **21.01.2019 @ 01.00 PM**. For all practical purposes, the e-tender only shall be considered final for evaluation and the hard copy of tender documents would be scrutinized in case of any dispute.

(or)

2. May download Tender Form, Technical and Financial Bid Formats from ESIC websites "<http://www.esic.nic.in>". The detailed terms and conditions of the Tender are also given in the said website. The duly filled tender form comprising Technical and Financial Bid (each in separately sealed cover superscribed as "**Technical Bid for hiring of office premises for ESIC Dispensary at Nedungadu**" and "**Financial Bid for hiring of office premises for ESIC Dispensary at Nedungadu** ", along with all relevant documents/certificates may be put in one sealed cover and dropped as per location mentioned above at Point No.1. on or before **21.01.2019 @ 01.00 PM**.

Details of Tender : 1. Online bidding system through <https://esictenders.eproc.in>
2. Manual Tender through Submission of Hard copy of Tender Documents

Type of Tender : Two Bid System (Technical Bid and Financial Bid)

Time Schedule of E-Tender

Date of Publishing of E-Tender	31.12.2018 @ 10.00 AM
Last date for online bid submission (E-Tender)	21.01.2019 @ 01.00 PM
Last date for submission of hard copy of Tender documents (Manual Tender)	21.01.2019 @ 01.00 PM
Date of opening of E-Tender & Manual Tender	21.01.2019 @ 03.00 PM

Tender Documents (Enclosed as Annexures)

1. Annexure-A :- Eligibility criteria
2. Annexure-B :- General Condition of Contract
3. Annexure-C :- Tender Application (Technical Bid)
4. Annexure-D :- Declaration
5. Annexure-E :- Tender Application (Financial Bid)
6. Annexure-F :- Undertaking

Any corrigendum/ further notification, if any, to this tender will be notified through the afore said websites only.

REGIONAL DIRECTOR

INSTRUCTIONS TO BIDDERS(E-TENDER ONLY)

- 1.The e-tender document can be downloaded from the ESIC websites: <https://www.esic.nic.in/tenders> , www.esicpondicherry.com or from the e-procurement portal <https://esictenders.eproc.in>
 - 2.SUBMISSION OF BIDS
 - (i) All bidders are required to procure Class-IIIB Digital Signature Certificate (DSC) with Both DSC Components i.e.Signing & Encryption to participate in the-tenders.
 - (ii)Bidders should get Registered at <https://esictenders.eproc.in>.
 - 3.Bidders should add the below mentioned sites under Internet Explorer → Tools ->Internet Options ->Security ->Trusted sites → Sites of Internet Explorer:
 - 4.<https://esictenders.eproc.in> & <https://www.tpslindia.in> & <https://www4.img-online.com>
 - 5.Also, Bidders need to select “Use TLS 1.1 and Use TLS 1.2” under Internet Explorer -> Tools -> Internet Options -> Advanced Tab → Security.
 - 6.Bidder needs to submit Bid Processing Fee charges of Rs. 2495/- (non-refundable) in favour of M/s. C1 India Pvt. Ltd., payable at New Delhi via Online Payment Modes such as Debit Card, Credit Card or Net Banking for participating in the Tender.
 - 7.Bidders can contact Helpdesk at <https://esictenders.eproc.in/html/Support.asp>
 - (i)The interested bidders should submit the tender documents through online at e-procurement portal <https://esictenders.eproc.in> **from 31/12/2018 to 21/01/2019 upto 1.00 PM.**
 - (ii)The tender documents can be obtained by downloading it which is in pdf format from <https://www.esic.nic.in/tenders> , www.esicpondicherry.com and Central Public Procurement Portal;www.eprocure.gov.in.
- For all practical purposes, the e-tender shall be considered for evaluation, however in case of any dispute, the physical documents would be scrutinized. The rates quoted in e- tender only will be considered for evaluation.
- 8.Tender form shall be duly filled up and completed in all respects. Incomplete tenders shall be treated as invalid.
 - 9.Each and every page of the tender documents (including Annex-A to Annex- E) should bear the signature of the authorised representatives. Formats (Annex-C to Annex-E) shall be filled without exception.
 - 10.The rent quoted shall be in conformity with prevailing market rate. Rates quoted through online shall be firm, fixed and are inclusive of all statutory taxes,levies and maintenance charges or any other kind of charge. No escalation of whatsoever shall be payable lateron.

ELIGIBILITY CRITERIA

The eligibility criteria for hiring of accommodation are as under:-

- 1.The Owner shall submit the Documentary proof of ownership of Building.
- 2.The built-up area should consist of area as per table mentioned below. In case, property consists of big halls, the Bidder / Owner shall have to put partitions / alterations at his own cost as per ESIC's requirement before the accommodation is handed over for rent purposes before signing of rent agreement, within 15 days from the date of award of contract.

Sl.No	Upper limit area	Geographical location/site in which accommodation required	Documents to be submitted
1	150 sq.mtr (Approx and not above 1615 sq.ft)	Nedungadu, karaikal (Puducherry Jurisdiction)	Copy of approved Plan/ Map / Layout stating the offered area

- 3.Well-ventilated and well-lit accommodation is required.
- 4.The responsibility for payment of all kind of taxes such as Property Tax / Municipal Tax etc., in connection with the property offered shall be of the owner/bidder and updated copies of all tax receipts should be attached with the bids. The owner shall continue to bear these charges at his own coast for the lease period or extended lease period as well.
- 5.Up to date payment of Property Tax / Municipal Tax Bill shall be made (Copy of last paid bill with receipt shall be attached).
- 6.Clearance/ No Objection Certificate from all the relevant Central/State/Municipal Authorities and fire department shall be enclosed.
- 7.Accommodation on Ground Floor and on main road will be preferred.
- 8.The building should have easy approach from the main road with adequate vehicle parking space, with free space for movement of heavy vehicles meant for delivery of medicines.
- 9.The owner / landlord shall provide separate electric meter (3 phase), separate potable water connection (with separate water meter, if needed) and sewerage connections at his own cost before handing over possession to the ESI Corporation. These connections should be in the name of the Owner / Landlord and all the due have to be cleared before handing over the accommodation to ESIC. The consumption charges of Electricity shall be paid by the ESI Scheme / IMO Incharge from the date of occupation of the building by ESI Corporation as per the Meter Reading (Copy of last paid Electricity Bill shall be enclosed).
- 10.Sufficient number of toilets ie. minimum 2-3 toilets (separately for men and women) along with proper sewage lines and with all necessary fittings / accessories in the accommodation is required for use of officers, staff and patients /visitors.
- 11.Electrical, water supply and Toilet's fittings & Fixtures with proper earthing, wiring, switch boards, fans, tube lights, water supply taps and pipes, toilet accessories etc. shall be available in good condition.
- 12.There should be provision of 24 hours water supply in the accommodation.
- 13.The Property owner should be willing to allow erection of Pole / Tower on the rooftop / premises for INTERNET connection for the computerization of the Dispensary and installation of Dispensary equipments with necessary electrical fittings.
- 14.The ESIC shall have the right to install generator sets for carrying its working businesses effectively.
- 15.The owner / landlord shall have valid PAN number (copy to be enclosed with the e-tender).

Date:-.....

Signature of OWNER:.....

Name:.....

GENERAL CONDITIONS OF CONTRACT

The General Conditions of the Contract are as follows :-

- 1.The Property offered on rent should be Distemper washed / painted and necessary repair works shall be carried out before handing over of physical possession with necessary modification as suggested by RD.
- 2.The Landlord shall carry out the Painting / Distemper wash of the Building at an interval of every three years. In case he fails to do so, the Painting / Distemper shall be done by the IMO Incharge on behalf of RD and the expenditure thus incurred shall be recovered from the payable monthly rent. The maintenance (Civil, Electrical, Mechanical & Plumbing including consumable items etc., shall be provided by the owner and the owner shall also undertake to carry out annual repair & maintenance. No additional charges for the same shall be payable. In case of non-attendance of any complaint of malfunctioning of civil, electrical, sanitary fittings, water etc. the problem shall be rectified by the IMO Incharge on behalf of RD and the expenditure thus incurred shall be recovered from the payable monthly rent.
- 3.The duration for rent agreement will be for a period of 5 (Five) years or till the construction of new Dispensary building (whichever is earlier). Period may be extended with mutual consent of both the parties for further period.
- 4.The building offered must be vacant, ready to occupy, free from all encumbrance / claims and legal disputes etc.
- 5.ESIC has the right to use its logo and advertisements at the entrance to its premises and within the premises to install prominent signages on the building frontage.
6. Technical Bid should contain the details required, as per proforma at Annexure “C” and Financial bid should contain details, as per proforma at Annexure “D”. The bidder should quote rates, including of all taxes/charges etc.,.The Technical Bid should be accompanied by the documents as per Annexure A without which the tender will be considered incomplete and hence, summarily rejected. Financial Bid will be opened for those successful in Technical Bid.
- 7. Financial Bids in respect of only qualified Technical Bidders will be considered after physical inspection of premises by a team of officers nominated by the Regional Director, ESIC, Puducherry to see the feasibility and if the premises are found fit in all respect, than only the building or part of building as per requirement will be hired on monthly rent basis.**
- 8.Rent agreement will be executed between RD & successful bidder after verification of all documents related to the property along with fitness of the property, to the satisfaction of ESI Corporation.
- 9.During the period of the lease / rental agreement, the owner / landlord shall not transfer mortgage, sell or otherwise create any interest in the accommodation leased to the ESI Corporation with any party affecting ESI Corporation’s right of occupation and any of the terms of the lease without written consent of the ESI Corporation.
- 10.If the accommodation at any time during the said terms or any extension thereof damaged, destroyed or rendered uninhabitable by fire, earthquake, cyclone, tempest, flood, violence or any army or mob or other irresistible force and be not caused by the acts of neglect or fault of the ESI Corporation, then in such case it shall be optional with the ESI Corporation to determine the lease period or to retain occupation of the damaged accommodation, if the ESI Corporation so desires without any diminution of rent hereby reserved and in such cases, ESI Corporation is not liable to pay for any such damages or destruction caused to the Building / Premises or for any repair works also.

11.The ESI Corporation and successful bidder (mutually) shall have the right to terminate the lease prematurely or surrender whole or any part of the accommodation to the Owner / Landlord by giving one month notice in writing. The owner / landlord shall not claim / be entitled for any compensation / rent for the unexpired period of rent agreement.

11. A Overwriting, alterations, if any, in the bids should be signed by the authorized signatory.

12.The ESI Corporation shall be at liberty to remove at any time or at the time of vacating the accommodation, all furniture, fixtures and fittings installed in the accommodation by the ESI Corporation. The owner / landlord shall not claim any compensation in this regard.

13.The Regional Director, ESI Corporation, Puducherry reserved the right to accept or reject any one or all e-tenders without assigning any reason thereof at any stage, without any liability towards bidder.

14.Rent will become due from the date of shifting / possession of hired building / accommodation for Dispensary. No enhancements of rate during the period of contract will be entertained.

15. PROPERTY DEALERS AND BROKERS NEED NOT TO APPLY

15. TDS shall be deducted as per Income Tax Act. The Property Tax / Municipal Tax shall be borne by the owner /landlord.

16.The monthly rent shall be paid in favour of Landlord through NEFT after deduction of TDS (tax deducted at source) as applicable from time to time.

Date:-.....

Signature of OWNER:.....

Name:.....

TENDER APPLICATION
EVALUATION OF TECHNICAL DETAILS

Sl.No	Particulars	Details
1	Name of Owner (attach copy of proof of ownership)	
2	Complete Address for Correspondence with Name & Mobile No. of contact person with e-mail ID	
3	Complete address of the Property being offered for Dispensary	
4	PAN No. (attach a copy of PAN Card)	
5	Property Tax / Municipal Tax Bill (copy of last paid bill shall be attached)	
6	No objection Certificate from all relevant Central/State/Municipal Authorities	
7	Year of construction	
8	Area of property offered [Floor-wise] (attach copy of Approved plan / Map / Lay out)	
9	No. of rooms with size (in square feet)	
10	No. of toilets (give details)	
11	Electricity connection details- Sanctioned Electricity load with 3 phase connection (Attach copy of last paid bill)	
12	Water connection details	
13	Details of fitting & fixtures - Lights, Fans & Toilet Accessories, etc., (Please attach separate sheet for details)	
14	Details of open / Parking area	

Date:-.....

Signature of OWNER:.....

Name:.....

DECLARATION

- a) I/we have read and understood the detailed terms and conditions applicable to the subject offer as supplied with the bid documents and agree to abide by the same in totality.

- b) It is hereby declared that the particulars of the buildings etc. as furnished against the individual items are true and correct as per my/our knowledge and behalf. In the event of any of the same being found to be false, I/we shall be liable to such consequences /lawful action as the ESIC may wish to take.

Owner's Signature:

Name:

Address:

Date:

TENDER QUOTATION
EVALUATION OF FINANCIAL DETAILS

(to be filled by blue / black pen)

I _____ S/o or D/o or W/o _____

Resident
of _____

hereby offer my Property situated
at _____

on a monthly rent as detailed below:

Area (in sq.ft)	Rent Quoted per Sq.ft.	Total monthly rent (in figures)
Total monthly rent (in words) :		

Note:

- 1.Above rent is inclusive of all taxes, levies and maintenance charges or any other kind of charge (excluding water & Electricity charges) as applicable from time to time. This amount shall be the amount payable by the ESIC monthly as rent. Income tax/TDS will be deducted on the amount payable at the prevailing rate.
- 2.Cutting/overwriting/use of white fluid or Pencil is not allowed in this Tender Quotation.
- 3.The period of lease should be for five years duration, extendable on mutual consent for further periods.
- 4.Rates should be quoted in figures and words without any errors, overwriting or corrections and should include all applicable taxes etc., in case of any discrepancy between the amount mentioned in numbers and words, the amount mentioned in words shall prevail.

Date:-.....

Signature:-.....

Name of the OWNER:-.....

Address:-.....

Tel/Mobile No.....

emai id.....

UNDERTAKING

I / We do hereby solemnly declare and undertake that:

- a. This is to certify that I/We before signing this Tender Document for hiring of Accommodation for ESI Dispensary have read and fully understood all the terms and conditions and instructions contained therein and undertake myself/ourselves to abide by the said terms and conditions.
- b. The information /documents furnished along with the above application are true and authentic to the best of my knowledge and belief. I / we, am / are well aware of the fact that furnishing of any false information / fabricated document could lead to rejection of my e-tender at any stage besides liabilities towards prosecution under appropriate law
- c. I / we understand that the RD reserved the right to accept or reject all or any bid, and to annul the bidding process at any time prior to award of contract without assigning any reason whatsoever and without thereby incurring any liability to the affected bidder.
- d. I/we also declare that there is no Government / Municipal restrictions barring the letting of the proposed building on rent and I/ we am/are the legal owner of the proposed building.
- e. I / we have not been black listed in any Govt. Organizations / institutions and from participating in any government tendering process.
- f. I / we will allow erection of Pole / Tower on the rooftop / premises for INTERNET connection for the computerization of the Dispensary and installation of equipments with necessary electricity fittings. All necessary permission shall be obtained by me on my cost.

Date:-.....

Signature of OWNER:.....

Mobile Number

Name:.....

Email-id

Building At
.....
.....
.....

(address of the Accommodation / building offered for Rent)

