



National High Speed Rail Corporation Limited
(Joint Venture of Central Govt. & Participating State Govts.)
Asia Bhawan, 2nd Floor, Road No-205, Sector-9, Dwarka, New Delhi-110077
Phone No. +91-11-28070001/02/03/04 Fax +91-11-28070150
Email: info@nhsrcl.in

EXPRESSION OF INTEREST

No. NHSRCL/Flats/Lease/EOI/17

PROVIDING OF RESIDENTIAL FLATS ON LEASE BASIS IN VADODARA

1. National High Speed Rail Corporation Limited (NHSRCL) is a Joint Venture Company of Government of India and Governments of Gujarat & Maharashtra established for implementing Ahmadabad-Mumbai Bullet train project.
2. NHSRCL hereby invites Expression of interest from the interested owners / Developers / Estate Agents / Authorized Power of attorney holders for providing residential flats in Vadodara with carpet area as detailed below (excluding covered/underground parking area, if any) on initial lease of 3 years and renewable thereafter for accommodation of its Railway Employees:

Sr No	Flat Type	Requirement in Numbers	Carpet area (Sqft)
1	3 BHK	7	1500-2000
2	3/2 BHK	12	1000-1500
3	2 BHK	41	500-750
	Total	60	

The numbers given above are tentative and may change at the discretion of NHSRCL.

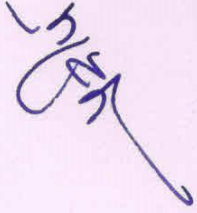
3. The detailed EOI documents are enclosed as Annexure :
 - I. Terms and Conditions Annexure 'I'.
 - II. Proforma for Technical Bid Annexure 'II'
 - III. Scope of Maintenance Annexure 'III'

4. EOI Schedule:

मुख्य परियोजना प्रबंधक
Chief Project Manager
राष्ट्रीय उच्च गति रेल निगम लिमिटेड
National High Speed Rail Corporation Ltd
वडोदरा / VADODARA

SN	Title	Description
1		Expression of Interest for providing of residential flats on lease basis in Vadodara for NHSRCL.
2	Issue of blank EOI document	The EOI document can be downloaded from the website: www.nhsrcl.in
3	Last Date & Time of receiving /submission of EOI document.	The sealed EOI document should reach the office Office of National High Speed Rail Corporation Limited, Asia Bhawan, 2 nd Floor, Road No-205, Sector-9, Dwarka, New Delhi-110077 on or before 29/09/2017 upto 1300 Hrs
4	Date & Time of opening of EOI Bids.	29/09/2017 at 1500 Hrs.
5	Time Limit for handing over possession of the premises.	Within 30 (Thirty) days from the date of issue of acceptance letter.
6	Lease period / Contract period	As mentioned in the terms and conditions of the contract.
7	Validity of EOI	90 days from the last date of submission of EOI
8	Address for Communication and opening of EOI	Office of National High Speed Rail Corporation Limited, Asia Bhawan, 2 nd Floor, Road No-205, Sector-9, Dwarka, New Delhi-110077

5. Right to reject any or all offers without assigning any reason thereof is reserved with NHSRCL.



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ANNEXURE - "I"
TERMS AND CONDITION

Subject: - Expression of Interest for providing of residential flats on lease basis in Vadodara for NHSRCL.

NHSRCL hereby invites Expression of interest from the interested owners / Developers / Estate Agents / Authorized Power of attorney holders for providing residential flats in Vadodara with carpet area as detailed below (excluding covered/underground parking area, if any) on initial lease of 3 years and renewable thereafter for accommodation of Railway employees including other requirements as mentioned below:

Sr No	Flat Type	Requirement in Numbers	Carpet area (Sqft)
1	3 BHK	7	1500-2000
2	3/2 BHK	12	1000-1500
3	2 BHK	41	500-750
	Total	60	

The numbers given above are tentative and may change at the discretion of NHSRCL.

1. The premises having following minimum amenities / facilities and features will be preferred for consideration and will be given weightage:
(Selection of the premises will be based in terms of location, quality of construction, suitability, amenities provided, condition of flat / building and other factors as deemed fit by the evaluation committee of NHSRCL)
 - a. The building in which the flats are offered should be located in nearby areas from National Academy of Indian Railways (Formerly known as Railway Staff College) at Lalbaug e.g. Manjalpur, Tarsali, Danteshwar etc., preferably with in 4 kilometers range.
 - b. The building offered should be suitable for residential use;
 - c. The building should preferably be not older than 10 years;
 - d. The Building offered should be located in the vicinity of main roads and should be well connected with public transport;
 - e. The building should have valid Occupation Certificate issued from the Competent Authority;
 - f. The flats offered should have legal water connection, electricity connection, etc;
 - g. The flats should be preferably in one building / wing of the building complex;
 - h. The building having elevators with back up DG facility will be preferred;



- 4
- i. The lease may be extended for further period on mutually agreed terms, if required by NHRCL;
 - j. There should be adequate natural lighting in the campus/compound and adequate cross-ventilation.
 - k. The building should have adequate fire safety measures and security measures as per legal requirement.
 - l. The building should be a Municipal Corporation approved building that should meet safety norms for earthquakes resistance. The property should be insured against all types of damages during the entire period of contract.
 - m. The premises should have suitable uninterrupted power supply for operations & common area lighting.
 - n. The building/s should have prescribed parking space for each rented flat.
 - o. All building services such as Lifts, Power supply, Plumbing, Sewerage shall be fully operational at the time of submission of the offer by the bidder.
 - p. All internal walls should be painted with good quality plastic emulsion paint at the time of handing over the premises to the NHRCL.
 - q. The flats should be handed over to NHRCL within 30 days from letter of acceptance.
 - r. In case, any bidder wants to offer more than one property/building, separate proposal should be submitted for each property/building.

2. Following documents are essential and must be submitted as part of EOI:-

The detailed technical proposal shall include but be not limited to the following:

- a. Covering letter on firms letterhead (duly signed and stamped) mentioning documents attached including page numbers;
- b. Duly filled up Technical Bid Annexure "II" (All pages duly signed and stamped)
- c. Firm's legal status including relevant past experience;
- d. Documents of the flats offered like ownership, approved flat plan with stamp of Competent Authority and the documents in proof as mentioned at point No.1 above;
- e. For agents, MOU with developer / owner on Rs 100/- stamp paper regarding flat availability is necessary;
- f. All documents should be duly signed and stamped on each page.

3. The procedure for submitting bids:



5

The sealed Envelope should be clearly marked on top and properly sealed and superscripted as "Expression of Interest for providing of residential flats on lease basis in Vadodara for NHRCL" and addressed to the Managing Director, Office of National High Speed Rail Corporation Limited, Asia Bhawan, 2nd Floor, Road No-205, Sector-9, Dwarka, New Delhi-110077.

The sealed EOI document should be submitted to the above mentioned office on or before 29/09/2017 upto 1300 Hrs.

4. Evaluation of the offers received:

On scheduled date of opening of the Technical proposal will be opened and verified as per requirement. Eligible bidders will have to make arrangement of site visit of the flat offered to NHRCL. The offers received will be evaluated in terms of location, quality of construction, suitability, amenities provided, condition of flat / building and other factors as deemed fit by the evaluation committee of NHRCL;

Once satisfied with all the required conditions, then the bidders shall be intimated afterwards.

5. TERMS & CONDITIONS

- a. After opening the Bids, physical inspection of the premises offered by the bidders will be carried out to verify whether the offer complies with the technical specifications or otherwise.
- b. In case the bid is found acceptable, the selected party will be required to submit the original copy of the Title Deed of the property, etc for verification.
- c. The premises offered should be in almost ready condition and the owner of the premises will have to hand over the possession of premises within thirty (30) days of acceptance of the offer by the NHRCL.
- d. The offer should be valid for a minimum period of 90 days from the last date of submission of EOI.
- e. The selection will be on basis of cost as well as quality of construction, suitability, location, amenities, convenience and consideration of the Government.
- f. EOI received after the due date and time for whatever reason, shall not be entertained and the NHRCL shall not be responsible for any loss or delay in delivery of EOI documents.
- g. Finalization of property/building would be at the discretion of the NHRCL after final approval/sanction by the Competent Authority.
- h. The premises offered should be legally free from all encumbrances.
- i. The selected bidder would be required to sign Lease agreement with the NHRCL. The original copy of the lease document shall be retained by the lessee. Necessary fees for lease agreement shall be fully borne by the owner of flats.



- 6
- j. The EOI is for hiring for an initial period of 3 (Three) years. Within this period there will not be any revision of rent. In case required, the hiring period may be extended beyond 3 years. The revision of rent beyond 3 years, if required, would be as per conditions mentioned in Lease Agreement signed. If lease is proposed to be extended beyond 3 years, it will be on rates and conditions agreed upon between the parties.
- k. It should be clearly understood that the rent shall be made only after the flat is physically occupied by the Railway employee as per the authority given by NHSRCL. The number of flats shown in the EOI documents is tentative in nature. In case, the offered/finalised flat remained vacant for the whole three years period or part of it, no rent would be paid for the vacancy period.
- l. All the details and documents mentioned in the EOI form must be submitted. EOI having incomplete details/documents are liable to be rejected. However, the NHSRCL may give an opportunity to the bidder to furnish the balance details/documents within the specified time. The NHSRCL may also call for any additional details/documents from the bidder, if required. The bidder before submitting the EOI should satisfy himself about correctness and authenticity of the details and documents submitted. Submission of wrong details/ documents would render the EOI form invalid.
- m. All existing and future taxes including property taxes, assessment charges and other outgoings of any description in respect of the said premises shall be borne by the owner/bidder.
- n. The NHSRCL shall pay only electric power consumption charges in the flat as per electric meter reading.
- o. The scope of maintenance is enclosed as per "Annexure-III".
- p. Terms and conditions given in this EOI Documents are sacrosanct and shall be considered as an integral part of this offer/ EOI. In case of any conflict in terms and conditions of EOI Documents, the conditions stipulated in the EOI Documents shall take precedence.
- q. The NHSRCL reserves the right to amend any/all terms and conditions, as it deems necessary.
- r. Participation in the EOI process does not entail the bidders any commitment from the NHSRCL. The NHSRCL will not be liable for any damage/loss caused to the bidders during the EOI process and before signing of the contract.
- s. The NHSRCL reserves the right to reject/accept any or all the EOI in full or part without assigning any reasons and the decision of the NHSRCL shall be final and is binding on all concerned. No appeal against the decision of the NHSRCL shall be entertained.
- t. No brokerage etc shall be paid by NHSRCL.



**ANNEXURE - "II"
TECHNICAL BID**

*** Note: Please submit separate sheet for each offered property/building**

Sr. No.	Particulars	Details(Please tick /Fill up with relevant answer)
1	Name of the persons/ party submitting the Bid (hereinafter referred to as the bidder); Permanent Account No. (PAN); whether assessed to tax? and if so, particulars thereof.	
2	Status of the bidder (Owners / Developers / Estate Agents/Company/Society/ Any other specify).	
3	Name of the person/party holding Title to the property (hereinafter referred to as the owner) Permanent Account No (PAN) whether assessed to tax? and if so, particulars thereof.	
4	Status of the owner (individual/Partnership Firm/Company/Society/Any other(specify)	
5	Whether he/she is himself/herself the owner of property offered on rent or holds a Power of Attorney or a duly Authorized Person ?	
6	Contact details of bidder:-	
6.1	Name	
6.2	Complete Postal Address	
6.3	Contact Tel no./Mob	
6.4	Fax no. with STD Code	
7	Contact details of owner(if different from bidder) :-	
7.1	Name	
7.2	Complete Postal Address	
7.3	Contact Tel no./Mob.	
7.4	Fax no. with STD Code	
8	Details of property offered:-	
8.1	Location and Address of the Property	
8.2	Whether property is having "Residential Use" as permissible use by competent authority? (Details of Occupation Certificate issued)	
8.3	Whether it is an independent building for exclusive use by the NHRCL without sharing with any other user?	
8.4	Whether the space offered for hire is situated in more than one floor of a property? if Yes, specify floors .	
8.5	Total plot area of the property where flat is offered (Complete land area including open spaces, constructed are within the boundary of property offered on rent) (in Sq. ft.).	
8.6	Carpet area of each flat offered for rent (in Sq. ft.).	



8.7	Total carpet area (total of all flats) offered (excluding underground/covered areas)(in Sq. ft.)	parking
8.8	Open area (open parking space, inner roads, garden etc.)	
8.9	Covered Parking areas; garages, Underground parking etc.(if any).	
8.10	Approximate distance of the property from adjoining NAIR (Railway Staff College), Lalbaug.	
8.11	Width of road on which the property is located.	
8.12	Whether proper access from road is available/ Also specifies clearly whether the premises are easily accessible for heavy vehicles? (Inform if any restrictions have been imposed by govt. or other authorities if any.)	
8.13	Details regarding natural light and Proper Ventilation.	
8.14	Whether the proposed property is free from all encumbrances, claims, litigations etc.? (If yes, attach copies of relevant certificates. If not, give details of the nature and status of the encumbrances, claims, litigations etc.)	
8.15	Whether all Govt. Dues including Property tax, electricity, telephone water bills etc. Have been duly paid up to date? (enclose documentary proof for the same)	
8.16	Whether the proposed property is physically vacant and available-"Ready to occupy?"	
8.17	Parking space for car/vehicle available. Public parking spaces on road or any other nearby public area will not be counted or this purpose. Details of covered/underground parking space. (if any and open parking space may be indicated separately)	
8.18	Details of the Gas connection available	
8.19	Details of lift capacity and number.	
8.20	Details of available fire safety and security measures.	
8.21	Whether suitable power supply for Residential operation is available?	
8.22	Details of the power backup, whether available or not.	
8.23	Any other facility which the owner/bidder may provide to the NHSRCL in proposed property such as Gymnasium and other recreational Facilities, etc.	
9	Further general details relating to the Building/Location.	
9.1	Year of construction. Specify whether the said building was given on lease /hire or occupied earlier? If yes furnish details along with last Rent	

	charged and date of vacation by the earlier lessee.
9.2	Please specify the details of public transport facilities available to and from the premises.
9.3	Mention specifically any hazards associated with building or surroundings which are harmful for Human occupation.
10	Whether electricity installation and fitting, Power plugs switches etc. provided or not? Whether buildings has been provided with fans in all rooms or not? (If yes, give the nos. of fans floor wise)

****Enclose documents wherever required.**

I/we have gone through the various terms and condition mentioned in the EOI documents and I agree to abide by them. I/we(in full and Block Letter)son/ daughter of.....(in full and Block Letter) solemnly declare to the best of my knowledge and belief, the information given above and in the enclosures accompanying it is correct, complete and truly stated.

Place:

Yours faithfully,

Date:

Signature.....

Name

Designation.....



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Chief Project Manager
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10

ANNEXURE - "III"
SCOPE OF MAINTENANCE

The owner/bidder would bear the cost of maintenance of the following :-

1. Periodical Civil, electrical, fire fighting maintenance and preventive maintenance, drill for fire fighting equipment.
2. Periodical maintenance of the building, which includes painting of walls, windows, all the exteriors, and all the common areas of the building.
3. Maintenance of all Elevators including payments of AMC.
4. Maintenance of lighting posts, etc. of common area.
5. Maintenance of main building electrical installations, common electrical, plumbing and sanitary lines.
6. Provision of signage pertaining to common services.
7. Insurance of building.
8. Maintenance and running of motors and water pumps installed at the premises.
9. Maintenance and running of common power backup generator/DG sets, payment of their insurance and AMC.
10. Round the clock general security to the premises, access control and regulating visitors' movement. Regulating vehicle movement within the premises.
11. Maintenance of all common areas including pavement, landscape, common garage area.
12. Payment of society maintenance including property tax / water consumption charges, etc.
13. Any maintenance charges other than mentioned above. The occupants of NHRCL will bear only the cost of electricity consumption only as per actual.



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