

GOVERNMENT OF ASSAM

OFFICE OF THE DIRECTOR OF AYUSH, ASSAM

3rd FLOOR, SAIKIA COMMERCIAL COMPLEX, SREE NAGAR PATH, CHRISTIAN BASTI, GUWAHATI - 05
Phone: +91 361 2230334, Email: namassam15@gmail.com

File No: E.322505

Dated:14/07/2023

Notice Inviting Expression of Interest (EOI)

Directorate of Ayush and National Ayush Mission, Assam invites Expression of Interest for hiring of office space for the office purpose of Directorate of Ayush and National Ayush Mission, Assam. The requirement is approximately for 4500 sqft to 5000 sqft in a single multi storied R.C.C. building with parking facility for minimum 15 (Fifteen) nos. vehicle and around 15 (Fifteen) nos. two wheelers preferably located at G. S. Road, Guwahati. Interested party may submit their EOI requisite documents up to 15:00 hrs on 04-08-2023. For details visit <https://ayush.assam.gov.in> and <https://sppp.assam.gov.in>.

Director of AYUSH cum
Member Secretary (Executive Body)
State AYUSH Society, Assam

Memo No: E.322505-**A**

Dated:14/07/2023

Copy to:

- 1) P.S. to the Minister of Health & FW, Assam for kind appraisal to the Hon'ble Minister
- 2) P.S. to the Principal Secretary, Health & FW, Assam for kind appraisal to the Principal Secretary.
- 3) Office File

Director of AYUSH cum
Member Secretary (Executive Body)
State AYUSH Society, Assam

**Expression of Interest (EOI) for Hiring of
Office Space**

(TECHNICAL BID)

Directorate of Ayush and National Ayush Mission Assam is desirous of hiring of office space for the office purpose of Directorate of Ayush and National Ayush Mission, Assam. The requirement is approximately for 4000-5000 Sq.ft carpet area approximately in a single multistoried RCC building with parking facility for minimum 15 vehicles (cars) and around 15 nos. of two wheelers, preferably located at GS Road Guwahati on monthly basis. The monthly rent is quoted initially on a fixed basis for a period of 3 (three) years with a provision of further extension of 2(two) years with mutual consent of both the parties.

Requests received against the EOI shall be processed in two parts (Technical & Financial)

Opening Date of issuing EOI : 14.07.2023

Last Date and Time of receipt of EOI : Upto 15:00 hrs. 04.08.2023

Date and Time of opening of EOI : 14:00 hrs 05.08.2023

Place of Opening of Tender : Office of the Director of Ayush, 3rd Floor, Saikia Commercial Complex, Shree Nagar Path, Christianbasti, Guwahati – 05

Address for Communication : Office of the Director of Ayush, 3rd Floor, Saikia Commercial Complex, Shree Nagar Path, Christianbasti, Guwahati – 05

A. TERMS AND CONDITIONS TO BE SATISFIED:

1. The successful party will be declared as 'the lessor' which means and includes not only the party but also his legal heirs, successors, successors in office, legal representatives.
2. Any change in the ownership of the premises shall be notified forthwith by the lessor to the lessee in writing and such change shall not relieve the succeeding owner of liabilities under this contract.
3. In case a particular party owns more than one premises and he wishes to submit EoI in respect of those premises, he should submit separate EoI containing technical document and price quotation in respect of each premises.
4. In case of co-owners/joint owners, the technical document & Price quotation should be signed by all the co-owners/joint owners. In case any one of the owners chooses to sign the EOI documents, he should invariably submit an authorization to do so from the remaining owners.
5. The building in which office space is offered shall have all basic amenities like proper water connection facilities, adequate fire protection system as per local authority requirements etc. The building should have separate electricity and water connections. Sufficient wiring and metres should be in place to take up electricity load for air conditioning of the premises.

The building should have provision of separate room with attached toilets for the officers (Director – 01, OSD-01, Joint Director- 01, Deputy Director – 02, FAO-1, SPM-01, FM-01, Consultant – 02, HMIS-01 & SDLA-01 and Cabin for 15 Nos. of staff) and Conference Hall with minimum 30 seating capacity - 01.

6. In case of damage to the leased property due to any natural calamities, rioting etc., Directorate of Ayush and National Ayush Mission, Assam will not undertake to compensate the loss or damage incurred by the owner of the property.

7. The EOI will be acceptable from the original owner/leaseholder/power of attorney holder of the building/property or their authorized agents. The lease deed would however be executed by the original owner / lease holder. The lease deed would be executed after the verification of documents by Directorate of Ayush and National Ayush Mission, Assam.
8. Directorate of Ayush and National Ayush Mission, Assam. will not make any security deposit or any brokerage for the offered property under any circumstances.
9. The lease rental shall be subject to TDS as per the provisions of the Income Tax Act in force along with all statutory laws as applicable from time to time.
10. For the floor area measurement a certificate from the registered architect or any government authority should be submitted along with the technical document.
11. EOI not conforming to these requirements shall be rejected and no correspondence will be entertained in this regard whatsoever.
12. After opening of the technical document and before evaluation of the same, the Committee constituted by the lessee(Directorate of Ayush and National Ayush Mission, Assam) shall inspect the premises and ascertain its suitability for the purpose of setting the office. In case the committee finds the premises not suitable for the purpose of setting up of the office, the technical document submitted by such a owner will not be evaluated and the Price quotation of the owner will not be opened. The decision of the committee in this matter will be final.
13. Directorate of Ayush and National Ayush Mission, Assam reserves the right to shortlist any offer or reject any offer or cancel the requirement altogether without assigning any reason.
14. Overwriting, alterations, if any, in the document should be signed by the authorized signatory.

15. Possession of the accommodation in the ready-to-move-in condition will be handed over to Directorate of Ayush and National Ayush Mission, Assam within 3(three) months from the date of signing the contract. The rent would be payable from the date of actual possession of the hired property.
16. Technically qualified proposals will be considered for physical verification of the premises by Committee and after physical verification, the committee shall prepare a final list of technically qualified bidders to be eligible for evaluation of financial bid.
17. The security of the building and running of lifts with requisite manpower for operation shall be the responsibility of the owner/bidder. The cost of deployment of External Security for building will be met by the owner. The services like security and maintenance shall be of the quality acceptable to the Directorate. The internal security of the building will be taken care of by the Directorate. The bidder should make sure that the Lifts work smoothly during the period of contract.
18. The cost of repair and maintenance of civil/electrical installation including Air Conditioning plant (if any), power back up (generator sets), lifts and common areas etc. will be the responsibility of the bidder. Routine replacement of electrical fittings like bulbs, tubes and other consumables will be done by the Directorate.

B. The Following documents should be submitted along with EOI Document:

- i) Documents in support of ownership of building/Land and construction thereon.
- ii) Copy of PAN card of original owner of the premises.
- iii) Proof that the applicant is the original owners or lease holders or power of attorneyholders or authorized agents of properties.
- iv) Certificate of authorized signatory from CEO, if the owner is a firm, Society etc.
- v) An affidavit swearing that the space offered is free from any litigation with respect to its ownership, lease/renting against the same.

- vi) No Objection Certificate/ clearance certificate from all relevant Central/State Government and Municipal authorities, including Fire Department, for institutional/office/dual use of the property.
- vii) Copies of approved plan of the accommodation offered.
- viii) Attested/self-certified copy of completion certificate issued by the competent authority.
- ix) Proof/certificate from the authorized registered architect certifying the floor area of the space offered for hiring.
- x) Updated copies of all Municipal/other applicable tax receipts.

C. Instructions to bidders and evaluation criteria:

- 1) Building offered must be free from legal disputes etc. Documentary Proof of ownership of Building, payment of all Taxes, Duties, Dues, etc. must be submitted along with this EOI Document.
- 2) Selected party shall be required to sign a Rent Agreement with the designated authority Directorate of Ayush and National Ayush Mission, Assam. in accordance with the provisions of the law applicable. The Agreement shall be signed initially for a period of Three years and renewed further as per the requirements of the user and with mutual consent.
- 3) Monthly rent should be quoted initially on a fixed basis for a period of 3(three) years. Incremental/Decremental rates of rent for the extended period may also be indicated in percentage terms. Quoting parties may note that no increase in Rental Charges per month will be allowed during the initial three years of the Agreement period.
- 4) Intending Parties may furnish complete details in the Questionnaire given in Annexure –I & Annexure–II and details as per Annexure-III of this document.
- 5) All existing and future rates, taxes including property taxes, assessment charges and other outgoings whatsoever of description in respect of the said premises payable by the owner thereof, shall be continued to be paid by the landlord.
- 6) Directorate of Ayush and National Ayush Mission, Assam pay charges in respect of electric power used on the said premises during the lease period. No separate payment shall be made for utilizing water.

7) Directorate of Ayush and National Ayush Mission, Assam, may, at any time during the period of the rent /extended rent Period make such structural alterations to the existing buildings such as partitions, office fixtures and fittings as may be easily removable.

8)

i) **TECHNO-COMMERCIALBID-**

Interested parties should submit the complete Expression of Interest document ,including Annexure – I , Annexure – II and Annexure - III duly filled in and ink signed at the bottom of each page, in token of having accepted the terms and conditions. These documents as well as additional information and the documents called for in EOI document should be sealed in an envelope superscripted : TECHNICAL DOCUMENT FOR OFFICE ACCOMMODATION “DIRECTORATE OF AYUSH AND NATIONAL AYUSH MISSION, ASSAM, GUWAHATI – 05”

ii) **PRICE BID**

Price Quotation for monthly rent (both in figures and words), in lump sum strictly as per Annexure-II, may be put in second envelop duly sealed and superscripted:

PRICE QUOTATION FOR MONTHLY RENT FOR ACCOMMODATION “DIRECTORATE OF AYUSH AND NATIONAL AYUSH MISSION, ASSAM, GUWAHATI - 05”

The rent shall not be more than the rent fixed by the Assam Public Works Department (APWD) under existing rules.

Both this envelopes may then be put in another bigger separate cover. This third cover may also be sealed and bear superscription:

“EOI FOR OFFICE ACCOMMODATION FOR “DIRECTORATE OF AYUSH AND NATIONAL AYUSH MISSION, ASSAM, GUWAHATI - 05”

9) The EOI offer should be sent either by speed post or may be

submitted in drop box so as to reach Office of The Director of Ayush and National Ayush Mission Assam, Guwahati-05 on or before 14:00 hrs. on 04.08.2023.

- 10) Requests received against the EOI shall be processed in two parts. All information and documents furnished in response to this invitation including Annexure – I shall be deemed to be a technical offer. In the event prices are indicated by the party in the Technical document, the EOI request shall stand rejected. Details furnished in the Technical Offer shall be assessed/ evaluated. Price quotation of only those bidders/Parties shall be opened on a later date whose Technical Offers are found acceptable and suitable by the committee constituted by Director of Ayush and National Ayush Mission Assam, Guwahati-05.
- 11) Rent charges shall be paid at the fixed rate at the end of each month or as per the Lease Agreement entered into with the party on the Terms & conditions mutually agreed.
- 12) In the event of Technical offer being found acceptable, the selected party will be required to furnish the original copy of the Title Deed of the Property along with proof of identity of the owner along with photograph(s) before the price bids are opened. Original Documents shall be returned after decision is taken to open price bids or otherwise.

Quoting parties may keep their offer valid for a period of 180 days. Offers with a shorter validity or inconsistent with the requirements set out in this EOI shall be ignored summarily and no representation in this regard shall be entertained by Directorate of Ayush Assam and National Ayush Mission, Assam, Guwahati-05”.

- 13) The “Price quotations for monthly rent for accommodation “Directorate of Ayush and National Ayush Mission Assam, Guwahati - 05” of the selected technical offers only will be opened.
- 14) The decision of Directorate of Ayush and National Ayush Mission Assam, Guwahati - 05” will be final and cannot be

challenged.

- 15) If any special offers, additional facilities are there from the owner's side that may be mentioned as separate attachment.

Annexure-I

(TECHNICAL BID)

1. Name of Person/Party holding Title of the Property :
2. Nationality of the Owner :
3. Full Postal Address of Property with PIN code :
4. Total Carpet Area in Sq. feet(Floor wise) :
5. Contact Details Name :
Mobile No :
Fax :
E-mail :
6. Essential Documents Furnished (please tick mark the correct option)
 - (I) Copy of TITLE DEED OF THE PROPOSED PROPERTY : YES/NO
 - (II) Copy of building plan PLEASE INDICATE : YES /NO
 - (I) Whether it is an Independent Building for exclusive use of office of Directorate of Ayush and National Ayush Mission, Assam without sharing : YES/NO
 - (II) General Amenities/Toilets available on each floor : YES/NO
 - (III) Parking Space for 15(fifteen) Cars and 15 (fifteen) two-wheelers : YES/NO
 - (IV) Number and Area Of Cabins /Rooms already built up: : YES /NO (if yes, please attach details)
 - (V) Any Temporary Structure Built up with area of each such Structure : YES /NO
 - (VI) Whether proposed building is free from all Claims, Litigations etc. : YES /NO
 - (VII) Whether proposed building is PHYSICALLY VACANT : YES /NO
 - (VIII) Whether all Govt. dues, (property) Taxes Electricity, Telephone, Water Bills are Paid up as on date of Application with: YES /NO

(DOCUMENTARY PROOF should be furnished)

- (IX) Water Storage Tanks fitted on the roof: YES / NO If yes, Water storage capacity (In Litres)
- (x) Other Information which the Indenting Party wishes to furnish:

(PRICE BID AND DECLARATION)

Annexure – II
(PRICE BID)

- a) Name :
- b) Address (office & residence) :
- c) Address of Property offered: :

Sl. No	Brief Description	Total Carpet area	Rent quoted per square foot	Total amount / Month in Rs.
1	Property offered			
2	Taxes if any			
3	Any other Charges			
	Total			

Total Monthly rental (in figures inclusive of every charge) : Rs.

Total Monthly rental (in words inclusive of every charge) : Rs.

Incremental/Decremental rates of rent for the extended period in percentage :

(After three year period)

Signatures:

Name:

Designation:

Note:

- a. Quote should be covering all taxes and duties.
 - b. Total Monthly rental shall be the amount payable by Assam State AIDS Control Society and Assam State Blood Transfusion Council, monthly as rent. There should be no hidden costs
 - c. 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 number and words, the amount mentioned in words shall prevail.
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DECLARATION

I.....S/O / D/ O
here by offer the premises stated in the Annexure-I for rent to Directorate of
Ayush and National Ayush Mission, Assam. Whatever is stated in the EoI
document is true to the best of my knowledge and ability. I have not changed the
contents of the EoI document and have duly verified and signed the same.

Yours faithfully,

Name & signature
with stamp (if any)
of party or Authorized Signatory