



**Indian Oil Corporation Limited**

Dated: 23.04.2024

To,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Sub: "Hiring 60 Nos. houses/ flats for residential accommodation of CISF personnel at Mundra."**

Dear Sir/ Madam,

This has reference to your email dated \_\_\_\_\_ in response to the advertisement published in Newspapers dt. **23.04.2024** for "**Hiring 60 Nos. houses/flats for residential accommodation of CISF personnel at Mundra**" by IOCL, Western Region Pipelines, Mundra. Pursuant to the interest shown by you to lease out your premises to Indian Oil Corporation Limited (Pipelines Division) (IOCL), you are requested to furnish us your firm offer for the same. Your offer letter should give full details including all the information enquired in the formats marked Part-I (Technical Bid - Separate envelope) & Part-II (Price Bid - Separate envelope) attached to this letter. Above two envelopes containing the Technical Bid (Part I) and Price Bid (Part II) should be put together in large envelope duly sealed with name & address. The cost offered by the party shall not appear in any manner in the Part I (Technical Bid). Offer would be liable for rejection if cost appeared in any manner in Part I (Technical Bid).

Your offer should reach us at our mailing address given below within 07 days from issuance of this document in order to be eligible for consideration.

**Offer Submission Address:**

**Deputy General Manager (O)  
Indian Oil Corporation Limited,  
(Pipelines Division),  
Western Region Pipelines, Old Port Road,  
Near ITI Mundra– 370 421 (Gujarat)**

In case your offer is accepted, you will be issued a letter of intent and the dwelling unit(s) offered by you shall be taken on lease by IOCL by executing individual Lease Agreement with each of the owners of the dwelling unit(s). The bidder shall be the single point of contact for all matters relating to the offered units during the period of lease.

Please note that your offer as detailed in your letter and the annexure attached thereto should be complete in all respects along with the supporting documents and written in ink without any overwriting or use of white/correction fluids. In case corrections are required, then it should be neatly struck out & initialled. Withholding of any material information etc. would make the offer liable for rejection, without further reference to you. However, Indian Oil Corporation Limited (Pipelines Division) reserves the right to cancel any offer without assigning any reason thereof.

Thanking you,

(KUMAR MUKESH RANJAN)  
Deputy General Manager (O)  
For & on behalf of the  
Indian Oil Corporation Ltd.

Encl: Annexure I & II



**TECHNICAL CUM COMMERCIAL BID**

**(TO BE SUBMITTED IN SEALED ENVELOPE – I - DULY SIGNED & STAMPED ON ALL PAGES)**

**SPECIAL INSTRUCTIONS TO BIDDERS**

**SUBMISSION OF OFFER**

- 1) **The last date for submission of filled in bids (both technical and financial bids) is within 07 days from issuance of this documents.** The offers received after the last date and time mentioned above will not be considered.
- 2) The filled in bids should be submitted to the address given below :

**Deputy General Manager (O)  
Indian Oil Corporation Limited,  
(Pipelines Division),  
Western Region Pipelines, Old Port Road,  
Near ITI Mundra– 370 421 (Gujarat)**

- 3) The bid form consists of the following documents. i.e.,
  - i) Technical Bid
    - a. Special Instructions to bidders
    - b. Terms and Conditions
  - ii) Price Bid.
- 4) The offers are to be submitted in Two Bid system i.e., Technical cum Commercial Bid (TB) and Price Bid (PB). The Technical Bid consists of all the required information called for in the questionnaire and shall contain, inter alia, the details regarding the property viz., name of the properties, location, area of the plot, copy of sanctioned plan with completion / occupation certificate, floor area of portion to be leased, specification of internal finishes, amenities sanctioned, electrical power load, usages of the property (title reports to confirm ownership and clear marketability) and other terms and conditions relevant to the hiring of premises (other than the price), **if not submitted at the time of EoI**. The Technical Bid shall be submitted in sealed cover (Marked **Envelope-I**) superscribed with **"Technical Bid for Hiring 60 Nos. houses/flats for residential accommodation of CISF personnel at Mundra"**. The envelope shall contain the addressee's details and details of the bidder also.
- 5) **Details of any additional facilities other than those mentioned in the advertisement and in the Technical Bid (e.g. interior furnishings, air conditioning etc.) shall be provided by the bidder.**
- 6) The Price Bid shall contain only financial details i.e. lumpsum monthly rent as per terms & conditions mentioned therein. The Price Bid will be placed in sealed cover with addressee and bidders details (Marked **Envelope-II**) and superscribed with **"PRICE BID - DO NOT OPEN"** written prominently.

- 7) All the two envelopes (Envelope - I containing Technical Bid & Envelope-II containing Price Bid) will be placed in a third envelope (Envelope – III) and sealed and submitted to **following address-**

**Deputy General Manager (O)  
Indian Oil Corporation Limited,  
(Pipelines Division),  
Western Region Pipelines, Old Port Road,  
Near ITI Mundra– 370421 (Gujarat)**

- 8) The Envelope – III must be superscribed with **“Hiring 60 Nos. houses/flats for residential accommodation of CISF personnel at Mundra ”** and should be submitted **within 07 days from issuance of this documents.**
- 9) Summary

<b>Envelope - I (Technical cum Commercial Bid)</b>	Technical details of premises duly filled in all respects with supporting documents (if any), duly signed in all pages and superscribed with <b>“Technical Bid for Hiring 60 Nos. houses/flats for residential accommodation of CISF personnel at Mundra ”</b> be put in this envelope and sealed. <b>It should not contain any prices whatsoever.</b>
<b>Envelope - II (Price Bid)</b>	Price portion of the offer ( <b>not to be opened along with Annexure – I</b> ), duly signed by the bidder and superscribed with <b>"PRICE BID - DO NOT OPEN"</b> , shall be submitted separately in sealed envelope. It shall be noted that this part shall contain only PRICES and no conditions whatsoever. Any condition mentioned in <b>Price Bid</b> shall not be considered at the time of evaluation and may make the offer liable for rejection.
<b>Envelope - III</b>	All the two envelopes shall be placed together enclosed in a large envelope marked – III and duly sealed (i.e. Envelopes marked as III, will contain two envelopes marked as I & II) and submitted to <b>Deputy General Manager (O) Indian Oil Corporation Limited, (Pipelines Division), Western Region Pipelines, Old Port Road, Near ITI Mundra– 370421 (Gujarat)</b> , superscribed with <b>“Bid for Hiring 60 Nos. houses/flats for residential accommodation of CISF personnel at Mundra ”.</b>

- 10) The bid shall be completely filled in all respects and with requisite information and annexure. Incomplete bid / bids not supported by requisite documents may not be considered. Decision of IOCL, in this regard, shall be final & binding on the bidder.
- 11) All pages of all the Chapters/ Sections of bid documents shall be initialized at the lower right hand corner or signed wherever required in the bid documents by the owner of the premise.
- 12) All corrections & alterations in entries of bid papers shall be signed in full by bidder & dated. No erasers or over-writings are permissible. Use of correcting fluid is strictly prohibited. If the

- rates are corrected with white/erasing fluid, the bids will be summarily rejected.
- 13) No condition shall be mentioned in Price bid document.
  - 14) The following documents should be enclosed with the offers, **if not enclosed with EoI** :
    - a) A set of floor plans, sections, elevations and site plan of the premises offered showing the detailed dimensions, main approach road, road on either side if any, width of the road(s) and adjacent properties etc. around the properties.
    - b) A copy of the title investigation and search report along with copies of title deed documents.**
  - 15) Bidders should note that their bids should remain open for consideration for a minimum period of 04 (Four) months from the date of opening of Technical Bids.
  - 16) The Bid Inviting Authority reserves the right to accept any bid or to reject any or all bids at his sole discretion without assigning reasons thereof. The Bid Inviting Authority does not bind itself to accept the lowest bid.
  - 17) After opening of the Technical Bids, if required clarifications may be sought from the bidders on technical details offered/ submitted by the bidder.

## TECHNICAL BID

### TERMS AND CONDITIONS

1. The terms and conditions along with the instructions will form part of the bid to be submitted by the bidder to Indian Oil Corporation Limited, herein termed as IOCL. IOCL intends to hire 60 Nos. flats on rent from individuals / firms on lease basis.
  - I. The offered House/Flat should be situated in centrally located residential area in Mundra Town and within maximum radius of 10 Km (Road distance) from IOCL Office which is situated at Old Port Road, Near ITI Mundra, Kutch.
  - II. 2 BHK, 750-850 Sq. Feet (Approx.) built up area & 1 BHK, 600-700 Sq. Feet (Approx.) built up area;
  - III. Building owner(s) should have clear title deed for the offered premises;
  - IV. The property should be free from encumbrances;
  - V. Bidders are required to go through the Notice Inviting EOI Documents carefully and enclose all the required documents along with Bid in order to avoid rejection.
  - VI. IOCL reserves the right to cancel the EOI in part or full / extend the due date of EOI submission etc. without assigning any reason.
  - VII. Offers from Brokers / Real Estate Agents shall not be entertained
  - VIII. Bidders should have minimum 12 units (House/Flats) to offer.
  - IX. In case there are more than one owner, consent from other Joint-owners shall be furnished and all offered units (House/Flats) should be within 500 Meter radius with each other.
  - X. All units (House/Flats) should have their own water storage tanks. If storage tanks are joint, any dispute in future regarding water distribution is to be resolved by concerned owners mutually. Proper plumbing arrangement should be available in kitchen/bathrooms.
  - XI. All units (House/Flats) should have their own Electrical Entergy meters with latest calibration from Electricity Board.
  - XII. All bedrooms/halls must have cealing fan in working condition along with tubelights/bulbs etc. to ensure proper illumination.
  - XIII. kitchen/bathroom must have exhaust fan along with 15 Amps. 3 pin plug for gyser/electrical applicense.
  - XIV. all statutory taxes,permissions, liabilities to be under scope of owner and must have compliance as and when required.
2. Bid which is received on account of any reason whatsoever including postal delay etc. after the expiry of time and date i.e. **within 07 days from issuance of this documents** fixed for

submission of bids shall be termed as 'LATE' bid and will not be considered. Such bid shall be returned to the concerned party without opening the same.

3. All bidders are requested to submit the bid documents (Technical Bid and Price Bid) duly filled in with the relevant documents / information at the following address :

**Deputy General Manager (O)  
Indian Oil Corporation Limited,  
(Pipelines Division),  
Western Region Pipelines, Old Port Road,  
Near ITI Mundra– 370421 (Gujarat),**

4. All columns of the bid documents must be duly filled in and no column should be kept blank. All the pages of the bid documents are to be signed by the authorized signatory of the bidder. Any correction shall be neatly cut and duly initialled by the bidder. IOCL reserves the right to reject the incomplete bids or in case where information submitted / furnished is found incorrect.
5. In case the space in the bid document is found insufficient, the bidders may attach separate sheets.
6. The offer should remain valid at least for a period of 04 (Four) months to be reckoned from the date of opening of "Technical Bid".
7. There should not be any deviation in terms and conditions as have been stipulated in the bid documents. However, in the event of imposition of any other condition, which may lead to a deviation with respect to the terms and conditions as mentioned in the bid document, the vendor is required to attach a separate sheet marking "list of deviations".
8. The Technical Bids will be opened by designated committee within 7 days after receipt of the bids.
9. IOCL reserves the right to accept or reject any or all the bids without assigning any reason thereof.
10. Canvassing in any form will disqualify the bidder.
11. **The short-listed bidders will be informed by the Corporation for arranging final site inspection by Higher officials to the offered premises.**
12. Income-Tax and Statutory clearances shall be obtained by the bidders at their own cost as and when required.
13. The title report proving ownership and clear marketability is to be enclosed.
14. Latest certificate from the competent authority of having paid all the updated relevant taxes indicating the details of the property offered for leasing out to IOCL.

15. The particulars of amenities provided / proposed to be provided in the premises should be furnished in the Technical Bid.
16. **The Lessor shall arrange for all major repairs and maintenance as and when informed by the lessee.(List- A)**
17. The bids will be evaluated on equivalent aspects in various parameters like location, amenities available , exclusivity , nearby surroundings , proneness to water logging / flood etc. quality of construction, efficacy of the internal layout of premises and layout of buildings in the complex.
18. The premises offered should be in good and ready to occupy condition. The owners of the premises will have to hand over the possession of premises within **30 (thirty) days** after the acceptance of their offer by IOCL.
19. Most competitive rates should be offered.
20. **Monthly rent:** The lump sum monthly rent shall be quoted in **Price Bid - Part A**, inclusive of basic rent plus GST (if applicable), all applicable statutory charges i.e. all taxes like Municipal taxes, House tax, Property tax cess and/or any other levy and all maintenance charges (society charges , in respect of the premises, due to the State Government, Central Government or other local or civic authorities, , electrical/civil maintenance etc. and other maintenances if any), electrical wiring, lightings fixtures, fans Flat required for operation on a ready to move . The rent will be paid from the date of taking possession of the premises.
21. Letter Of Intent (LOI): The Lessee shall issue the LOI to the bidder on least cost to IOCL basis. For the purpose of least cost, the amount considered shall be the monthly rent per unit as quoted by the bidder in the price bid.
22. **Rates to be in Figures and Words:** The Lessor shall quote in English both in figures as well as in words the amount tendered by him in the Form of Schedule of Rates forming part of the Tender Documents, in such a way that interpolation is not possible. If the parties do not quote both in figures and words properly and correctly, their tenders are liable to be rejected. The amount for each item shall be worked out and entered and requisite totals given of all items. The tendered amount for the work shall be entered in the tender duly signed by the Lessor. If some discrepancies are found between the rates given in words and figures of the amount shown in the tender, the following procedure shall be applied :
  - (a) When there is a difference between the rates in figures and words, the rate which corresponds to the amount worked out by the Lessor shall be taken as correct.
  - (b) When the rate quoted by the Lessor in figures and words tallies but the amount is incorrect, the rate quoted by the Lessor shall be taken as correct.
  - (c) When it is not possible to ascertain the correct rate in the manner prescribed above the rate as quoted in words shall be adopted.
23. Lease period: **The premise may be taken on lease for an initial period of 11 months, which may be extended for another 11 Months and thereafter again for next 11 months on same**

**rates, terms and conditions depending on Lessee requirement. Accordingly, the maximum hiring period shall be 33 months in total. The lease can however be terminated by Lessee at any time before the expiry of lease period by giving advance notice of one month in writing to the Lessor.**

24. Lease agreement will be with the Owner and Rent will be paid to respective owner by digital means only.
25. GST shall be payable extra as applicable.
26. Possession of premises will be within 30 days from the date of receipt of acceptance of offer /letter. The premises have to be freshly painted & should be in habitable condition while taking over the possession.
27. Water Supply: The owner should ensure and provide adequate supply of drinking water and water for W.C & Lavatory throughout the lease period.
28. **Electricity:**
  - a) The building should have sufficient electrical / power load sanctioned and made available to Lessee for lighting/home appliances.
  - b) If required, additional electric power will have to be arranged by the Lessor / Offeror at his / their cost from the energy suppliers.
  - c) Electricity charges will be borne by the lessee for the area taken on lease, on actual basis based on the separate meter which would be provided by the lessor. Any additional cost on the electrical connectivity will be borne by the owner / lessor. A separate metering system must be provided for the each unit under lease.
  - d) At the time of taking over possession of the premises, we will note the electricity meter reading in your presence or your authorized representatives. The electricity charges will have to be borne by the Lessor up to that point.
29. **Rates should be quoted as per Lump sum basis for complete offered unit.**
30. **Currencies and Payment**
  - a) Bidders shall quote their prices in Indian Rupees only.
  - b) All payments will be made in Indian Rupees only.
  - c) TDS, as applicable, will be deducted from the monthly rent.
  - d) All the payment in Indian Rupees shall be released through e-banking only. Successful bidder shall submit details of their Bank Account for e-payment purpose.
31. **Place of Payment**

All the payments in Indian Rupees only shall be released from the office of the WRPL, Mundra in form of e-payment only as detailed below:

**Indian Oil Corporation Limited,  
(Pipelines Division),  
Western Region Pipelines, Old Port Road,  
Near ITI Mundra– 370421 (Gujarat),**
32. **OTHERS :**



- 32.1 All taxes, society charge, maintenance fee (if any), etc. as applicable shall be payable by the house owner and shall be included in the rent and the house owner to quote monthly rent accordingly on Lumpsum basis.**
- 32.2** Rent shall be including GST. GST on rent shall be paid at applicable rate as per rules upon production of GST registration certificate and invoice as per rules.
- 32.3** Bid documents as submitted by bidder shall become the property of the IOCL and IOCL shall have no obligation to return the same to the bidder.
- 32.4** The price offered by the bidder shall not appear anywhere in any manner in the Technical Bid.
- 32.5** The offers may also be sent by post/courier to the office of the office in the following address:-

**Deputy General Manager (O)  
Indian Oil Corporation Limited,  
(Pipelines Division),  
Western Region Pipelines, Old Port Road,  
Near ITI Mundra– 370421 (Gujarat),**

However, IOCL will not be responsible for any loss/delay/non-receipt of offers not submitted in person in bid box. Offers received late/incomplete are liable for rejection.

- 32.6** If the last date of receiving/opening of bid coincides with a holiday, then the next working day shall be the receiving/opening date.
- 32.7** The bid documents should be sealed properly. The offers received in envelope without proper sealing shall be liable for rejection.
- 32.8** Any legal dispute shall be within the jurisdiction of local court at Mundra, District Kuchchh (**Gujarat**).
- 32.9** Documents furnished along with the offer will be scrutinized after opening of Technical bids and further technical queries may be asked if required. Based on replies received from Bidders further technical evaluation will be done.
- 32.10 Price bid will be opened only for the technically qualified bidders.**
- 32.11** The successful bidder within 30 (thirty) days time from date of issue of Letter Of Intent (LOI) shall complete the painting, flooring, fitting of doors & windows, provision of pantry area (if, any) power supply connection, cabling, installation of main distribution boards, sub-distribution boards, energy meter& construction work of toilets, cabin, cubicles, making the partitions and making fixtures for electrical power distribution, computer, telephone and AC, in the offering vacant space complete in all respects at their own cost and intimate this office for inspection. Failing to complete the above works will result in termination of the offer.
- 32.12** The offered premises completed in all respect shall be accepted by IOCL and shall be considered for the possession of the premises, the rent payable shall be reckoned from the date of occupation.
- 32.13** Monthly rent shall be paid by 15<sup>th</sup> of each succeeding month a sum equivalent to the rent payable.

**32.14** Lessor should also permit using the terrace of the premises to put any communication pole/small tower for data connectivity for Office.

**33. RIGHT OF IOCL TO ACCEPT OR REJECT BIDS**

33.1 The right to accept in full or in part/parts the offer will rest with IOCL.

- a) The premise meeting all technical criteria may be considered for taking the same on lease as residential accommodation for CISF.
- b) However, **IOCL does not bind itself to accept the lowest bid** and IOCL reserves the right to reject any or all of the tenders or any part of a tender so received and no compensation shall be paid for the efforts made by the bidder. Reasons for rejection shall be disclosed on written representation by the concerned bidder whose bid is rejected.
- c) Bids in which any of the particulars and prescribed information is missing or is incomplete in any respect and/or the prescribed conditions are not fulfilled shall be considered non-responsive and are liable to be rejected.
- d) The Bidder should note that the bidding can be abandoned/ cancelled, if IOCL deems fit, without assigning any reason whatsoever. No compensation shall be paid for the efforts made by the house owners.

**Place:**

**Signature of Bidder with Seal**

“Hiring 60 Nos. houses/flats for residential accommodation of CISF personnel at Mundra.”

## TECHNICAL BID (TO BE SUBMITTED IN SEALED ENVELOPE – I)

**NOTE:** The reference no. to be filled up by the bidders for the particular Premises offered and shall be quoted in Price Bid also for easy and correct identification.

**Details of the units offered:**

Sl. No.	Description of unit(s)	No. of Unit(s) offered	
		In figures	In words
1	2 BHK unit (Minimum area required per unit = 750 sq ft)		
2	1 BHK unit (Minimum area required per unit = 600 sq ft)		

**Details of Property to be leased out to IOCL (Additional list/pages may be included if space available in the format is insufficient):**

Sl. No.	Details of Owner/ Builder/ Firm/ Vendor (called hereby as Lessor)	Applicant to give details in the column without any overwriting or use of correction fluid/white fluid. Correction(s) if any should be neatly cut and duly initiated
1.1	Name of the Lessor	
1.2	Address of the Lessor Phone no. Mobile no. Fax no. E-Mail ID	
1.3	PAN No. of the Lessor (Copy of PAN card to be enclosed with the offer)	
1.4	GST Registration No. of the owner if applicable (Copy to be submitted)	
1.5	Name of the contact person duly authorised and phone details	

1.6	<p><b>Constitution of vendor/ firm (Proprietary/ Partnership/ Private)</b></p> <p><b>Pan nos. of the Individual / Directors/ Partners/ Firms)</b></p>	
2.0	<b>Details of the property</b>	
2.1	<b>Name of the Owner</b>	
2.2	<b>Address and Phone nos.</b>	
2.3	<b>Name of the building</b>	
2.4(a)	<b>Title investigation and search report along with copies of title deed documents</b>	
2.4(b)	<b>Undertaking stated that property is free from any kind of legal disputes</b>	
2.4(C)	<b>Details of encumbrances, if any.</b>	
2.5	<p><b>Location &amp; name of the property</b></p> <p>a) Name of the scheme b) Sector no. etc. c) Street no. etc.</p>	
2.6	<p><b>Usage of the property (as approved by the Competent Authority)</b></p> <p>a) Residential b) Commercial c) Residential cum commercial d) Shopping centre</p>	
2.7	<p><b>Whether the proposal for Residential premises in a multi-storied building</b></p> <p>a) No. of floor in the building b) At which floor, the flat/House are offered</p>	
2.8	<b>CTS no.</b>	
2.9	<b>Survey no.</b>	
2.10	<b>Ward no.</b>	

2.11(a)	Whether the plot is free hold or lease hold?	
2.11(b)	<p>If lease hold, please mention the details of</p> <ul style="list-style-type: none"> <li>i) Name of the title Holder/ Lessor</li> <li>ii) Tenure of the land</li> <li>iii) Residual lease period</li> <li>iv) Annual lease rents and amount</li> </ul>	
2.12	<p>Whether the property is mortgaged? If yes, mention the details of</p> <ul style="list-style-type: none"> <li>i) Name of the organisation where the property is mortgaged</li> <li>ii) Address of the organisation with phone no.</li> <li>iii) Amount of loan availed</li> <li>iv) Residual mortgaged period</li> <li>v) EMI paid</li> </ul>	0
2.13	<p>Character/ type of locality</p> <ul style="list-style-type: none"> <li>a) Residential</li> <li>b) Commercial</li> <li>c) Residential-cum-commercial</li> <li>d) Industrial</li> <li>e) Slum</li> </ul>	
2.14	Area of the plot /Flat in sqft/ sq meter	
2.15	<p>Size of the plot /Flat</p> <ul style="list-style-type: none"> <li>a) Frontage in meters</li> <li>b) Depth in meters</li> </ul>	
2.16	<p>Schedule of the plot /Flat i.e. boundaries of the plot on</p> <p>North</p> <p>East</p> <p>South</p> <p>West</p>	

2.17	Whether the locality is free from special hazards like fire/ flood etc.	
2.18	Whether the locality has protection from adverse influence such as a) Encroachment b) Industrial nuisance, noise etc.	
2.19	Please enclose copy of property card or <i>Patta</i> etc.	
2.20	Year of construction. Enclose a copy of NOC or Occupancy certificate issued by competent authorities or other Govt. Bodies	
2.21	Date on which office premises can be handed over to IOCL after finalisation of the deal.	
2.22	Built-up area of the premises being offered now for residential usage on lease basis (Please enclose copies of approved plans).	
2.23	What is the carpet area*? (For consideration purpose). *Carpet Area as per RERA Act,2016]	
3.0	Specifications	
3.1	Type of building (Residential, Commercial, Residential-cum-Commercial)	
3.2	Details of flooring	
3.3	Details of door frames/ window frames	
3.4	a) No. of toilets in each floor b) Details of floors and Dado in toilets	
3.5	Provision for Pantry with wash basin, cupboard and exhaust	

4.0	Whether Building Stability certificate enclosed? (Certificate shall be from Competent Authority).	
5.0	Services	
5.1	If lift facilities available, please give details of No. of lifts, capacity, make and the year of installation.	
5.2	Please indicate source of water supply.	
5.3	Is Bore well provided? If so, what is the yield?	
5.4	Capacity of the overhead tanks feeding to the office premises under consideration for leasing.	
5.5	Please give details of sewerage system and storm water disposal.	
5.6	Whether the building and surrounding area is prone to flooding?	
6.0	Electricity	
6.1	a) What is the connected load to the building in KW/KVA b) Type of electric connection	
6.2	Whether ELCB is provided?	
7.0	Common Services	
7.1	Car Parking	
7.2	Two wheeler parking	
7.3	Power/Electricity supply available	
7.4	24 hrs water/overhead tanks available	
7.5	Generators for emergency, if yes, mention capacity of the generator.	

7.6	Security arrangement, please give details.	
8.0	Other information	
8.1	Whether any ready built flats/office premises have been constructed and sold by the Builder to any Government/Semi Government bodies? If so, please give names and addresses of such clients.	
8.2	Provision for proper arrangement of fire safety (as per Shops & Establishment Act) Please submit occupancy certificate based on fire and safety worthiness	
8.3	List of enclosures	
8.4	Details of water connection: a) Municipal connection b) Bore well c) Details of Sewage outlet d) Details about water tanks i) Underground ii) Overhead tank iii) Pumping facility for filling water in overhead tank	
8.5	Approach road size width :	
8.9	Distances of the premises from nearest: a) Airport b) Railway Station c) Town Bus Stand d) National Highway	



8.10	<b>Details of the Electrical Connections</b> a) Main power supply cable (1 phase/ 3 phase) b) Main Distribution Board c) Energy Meter d) Any other details	
8.11	a) Permission is given for making the partitions and making fixtures for electrical, computer, telephone and AC, in the offering vacant space. b) Permission is given for using the terrace of the premises to put any communication pole/small tower for data connectivity for IOCL office.	YES / NO  YES / NO
9.0	Any other relevant detail	

I/We hereby declare and confirm that the aforesaid premises are free from any legal dispute, vacant and ready for possession of IOCL. I/We also declare and certify that the above information is correct and true to the best of my knowledge. I also acknowledge that in case of submitting any incorrect information and/or withholding any information about the premises, bid offer shall be liable for rejection, without further reference to me.

Thanking you,

Yours faithfully,

( )

Bidder

Enclosures (Mention the details of enclosures, if any):

- 1.
- 2.

## **Price Bid- Part A (To be kept in separate sealed Envelope - II)**

To

**The Deputy General Manager (O)  
Indian Oil Corporation Limited,  
(Pipelines Division),  
Western Region Pipelines, Old Port Road,  
Near ITI Mundra– 370421 (Gujarat),**

Dear Sir,

In response to press advertisement for “Hiring 60 Nos. houses/flats for residential accommodation of CISF personnel at Mundra” by IOCL, Western Region Pipelines, Mundra , the undersigned hereby offers premises situated at \_\_\_\_\_ (Full address of the premises) of which the technical details of premises being described in Annexure I of which undersigned is owner(s)/constituted attorney (strike out whichever is not applicable) on lease to IOCL on following financial terms:

<b>Schedule of Rates - Price Bid</b>				
<b>Sl.</b>	<b>Item Description</b>	<b>No of units offered</b>	<b>Monthly Rent of each unit inclusive of GST, if applicable (in Rs per month per unit)</b>	
			<b>In figures</b>	<b>In words</b>
1.0	2 BHK unit (Minimum area required per unit = 750 sq ft)			
2.0	1 BHK unit (Minimum area required per unit = 600 sq ft)			
<b>Rate of GST, if APPLICABLE ( in % )</b>				
<p>1. NOTE:</p> <p>2. Rate and amount should be quoted in figures as well as in words.</p> <p>3. The rent quoted above is applicable for entire 33 months of lease to to be executed for an initial period of 11 months, which may be extended for another 11 Months and thereafter again for next 11 months on same rates, terms and conditions depending on Lessee requirement. The maximum hiring period shall be 33 months in total. The lease can however be terminated by Lessee at any time before the expiry of lease period by giving advance notice of one month in writing to the Lessor.</p> <p>4. The monthly rent is inclusive of all applicable taxes, society charge, maintenance fee, etc. and GST, if applicable .</p> <p>5. TDS, as applicable, will be deducted from the monthly rent.</p> <p>6. Documentary evidences of GST payment should be submitted, if applicable.</p> <p>7. The Electricity charges on actual basis are payable separately by the lessee upon submission of bill from statutory authority.</p> <p>8. The Municipal and all other Taxes will be borne by the lessor/owner.</p>				
<p>* Bidder to quote prices inclusive of GST, if applicable. However, any new taxes, duties, levies etc., imposed by Central or State Government, subsequent to the submission of the bid but during the scheduled contractual completion period shall be reimbursed against documentary evidence. However, the benefit of any withdrawal of any existing taxes, duties, levies, etc must be passed on to IOCL</p>				

Yours faithfully,

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**Bidder**