



Indradhanush Gas Grid Limited

**7TH FLOOR, NRL CENTRE,
122A, GS ROAD, CHRISTIAN BASTI
GUWAHATI-781005 (ASSAM)**

BID DOCUMENT

FOR

**HIRING OF FULLY FURNISHED TRANSIT CUM BACHELOR
ACCOMMODATION/GUEST HOUSE AT GUWAHATI (Approx. 4000
SQ.FT.OF CARPET AREA) IN THE MUNICIPAL AREA OF
GUWAHATI**

EOI/ BID DOCUMENT

EOI/TBA/2026/01 DTD- 13.05.2026

**DUE DATE & TIME FOR
BID SUBMISSION**

26.05.2026, at 1400 HRS (IST)

**DUE DATE & TIME FOR UN-PRICED BID OPENING: 27.05.2026, at 1400
HRS (IST)**

SECTION-I

INVITATION FOR BID **(IFB)**



SECTION-I
"INVITATION FOR BID (IFB)"

Ref No: IGGL/EOI/TBA/2026/01

Date 13.05.2026

To,

PROSPECTIVE BIDDERS

SUB: EOI/BID DOCUMENT FOR HIRING OF FULLY FURNISHED TRANSIT CUM BACHELOR ACCOMMODATION/GUEST HOUSE AT GUWAHATI (APPROX. 4000 SQ.FT. CARPET AREA.).

Dear Sir/Madam,

1.0 **Indradhanush Gas Grid Limited (IGGL) [having registered office at 7th floor, NRL Centre, 122A, GS Road, Christianbasti, Guwahati-781005],** is a JV of five major PSUs (ONGC, IOCL, GAIL, OIL & NRL) executing the North East Gas Grid (NEGG) project connecting the eight North-Eastern States of the region and invites bids from prospective bidders for the subject job/works, in complete accordance with the following details and enclosed Bid Documents.

2.0 **BRIEF SCOPE OF WORK AND SPECIFICATIONS**

IGGL requires a furnished Transit cum Bachelor Accommodation/Guest House having area of approx. 4000 sq.ft. in the municipal area of GUWAHATI situated in the vicinity of 5km radius from its Registered Corporate Office such as along Zoo Road, Geetangar, GS Road, Down town and other locations situated on Main/ Arterial Road. The building premises must be well connected with wide road if not abetting to the main road. Keeping in view the company's corporate image, the office accommodation should be located in prime commercial areas on Main Road and should have clear visibility, easy access, proper ambience and aesthetic look.

For details, please refer Section-IV (General/Special Conditions of Contracts of this Tender Documents.

3.0 The brief details of the EoI/tender are as under:

(A)	NAME OF WORK / BRIEF SCOPE OF WORK/JOB	Hiring of fully furnished Transit cum Bachelor Accommodation/Guest House for IGGL at Guwahati / As per General/Special Conditions of Contract
(B)	EoI NO. & DATE	EoI/TBA/2026/01 Date: 13.05.2026

(C)	TYPE OF BIDDING SYSTEM	<table border="1"> <tr> <td data-bbox="866 237 1107 356">SINGLE BID SYSTEM</td> <td data-bbox="1107 237 1362 356"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="866 356 1107 474">TWO BID SYSTEM</td> <td data-bbox="1107 356 1362 474"><input checked="" type="checkbox"/></td> </tr> </table>	SINGLE BID SYSTEM	<input type="checkbox"/>	TWO BID SYSTEM	<input checked="" type="checkbox"/>
SINGLE BID SYSTEM	<input type="checkbox"/>					
TWO BID SYSTEM	<input checked="" type="checkbox"/>					
(D)	TYPE OF TENDER	<table border="1"> <tr> <td data-bbox="861 600 1086 678">E-TENDER</td> <td data-bbox="1086 600 1355 678"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="861 678 1086 757">MANUAL</td> <td data-bbox="1086 678 1355 757"><input checked="" type="checkbox"/></td> </tr> </table> <p>EOI/TENDER NO: EOI/TBA/2026/01</p>	E-TENDER	<input type="checkbox"/>	MANUAL	<input checked="" type="checkbox"/>
E-TENDER	<input type="checkbox"/>					
MANUAL	<input checked="" type="checkbox"/>					
(E)	COMPLETION/CONTRACT PERIOD	As per Scope of work and Special Conditions of Contract				
(F)	TENDER FEE (Inclusive of GST @18%)	<table border="1"> <tr> <td data-bbox="861 981 1147 1059">APPLICABLE</td> <td data-bbox="1147 981 1415 1059"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="861 1059 1147 1178">NOT APPLICABLE</td> <td data-bbox="1147 1059 1415 1178"><input checked="" type="checkbox"/></td> </tr> </table>	APPLICABLE	<input type="checkbox"/>	NOT APPLICABLE	<input checked="" type="checkbox"/>
APPLICABLE	<input type="checkbox"/>					
NOT APPLICABLE	<input checked="" type="checkbox"/>					
(G)	BID SECURITY / EARNEST MONEY DEPOSIT (EMD)	<table border="1"> <tr> <td data-bbox="861 1256 1110 1335">APPLICABLE</td> <td data-bbox="1110 1256 1378 1335"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="861 1335 1110 1453">NOT APPLICABLE</td> <td data-bbox="1110 1335 1378 1453"><input checked="" type="checkbox"/></td> </tr> </table>	APPLICABLE	<input type="checkbox"/>	NOT APPLICABLE	<input checked="" type="checkbox"/>
APPLICABLE	<input type="checkbox"/>					
NOT APPLICABLE	<input checked="" type="checkbox"/>					
(H)	AVAILABILITY OF TENDER DOCUMENT ON WEBSITE(S) FOR DOWNLOAD	<p>From 13.05.2026 (15:00 HRS IST) to 26.05.2026 (14:00 HRS).</p> <p>i. IGGL website https://www.iggl.co.in</p>				

(I)	DATE, TIME & VENUE OF PRE-BID MEETING	Not Applicable
(J)	DUE DATE & TIME OF BID-SUBMISSION	Date : 26.05.2026 Time : 14:00 HRS
(K)	DATE AND TIME OF UN-PRICED BID OPENING	Date : 27.05.2026 Time : 14:00 HRS
(L)	CONTACT DETAILS	Name : Chandra Prakash Bhardwaj Designation : Officer (Admin) Mob: 9613126473 E-mail : chandra.p.bhardwaj@iggl.co.in

In case of the days specified above happens to be a holiday in IGGL, the next working day shall be implied.

- 4.0 Bids complete in all respect should reach at the address specified in Bid Data Sheet on or before the due date & time. Bids received after the due date and time is liable to be rejected.
- 5.0 Bidder(s) are advised to quote strictly as per terms and conditions of the tender documents and not to stipulate any deviations/exceptions.

6.0 Any bidder, who meets the Bid Evaluation Criteria (BEC) and wishes to quote against this EoI/Tender Document, may download the complete Tender Document alongwith its amendment(s) if any from websites as mentioned at 2.0 (H) of IFB and submit their Bid complete in all respect as per terms & conditions of EoI/Tender Document on or before the Due Date & Time of Bid Submission i.e. 26.05.2026 before 1400 HRS (IST) at the tender box available at Reception of IGGL Corporate Office address of which is given below:

**7th floor,
NRL Centre, 122A,
GS Road, Christianbasti,
Guwahati-781005
Assam**

7.0 In case the bids are submitted through registered post/courier, only those bids which has been received before the due data and time shall be considered for evaluation. IGGL shall not take any responsibility for delay caused by registered post/courier services.

8.0 Any clarification, corrigendum, revision, addendum, or extension related to this EoI/Tender Document will be available only on the websites mentioned above. Bidders should regularly check these websites to stay informed about any updates.

9.0 IGGL reserves the right to reject any or all the bids received at its discretion without assigning any reason whatsoever.

This is not an Order.

For & on behalf of
Indradhanush Gas Grid Limited

(Authorized Signatory)

Name : Arvind Singh

Designation: CHRO

E-mail ID : arvind.singh@iggl.co.in



INDRADHANUSH GAS GRID LIMITED
A JVC of IOCL, ONGC, GAIL, OIL & NRL)

EXPRESSION OF INTEREST

NOTICE FOR HIRING OF TRANSIT CUM BACHELOR ACCOMMODATION FOR IGGL IN GUWAHATI.

Indradhanush Gas Grid Limited (IGGL) invites bids from eligible bidders for Hiring a Transit Accommodation cum Guest House (approx. 4000 sq.ft. area) having minimum 13 rooms along with associated facilities in Guwahati, Assam.

Sl. No.	EoI Number	Availability of IFB and Bid Documents on Website	Last Date and Time for Bid Submission
1.	EoI/TBA/2026/01	11.05.2026 (15:00 IST)	25.05.2026 (14:00 IST)

For tender document and other details, please visit IGGL website www.iggl.co.in

For any queries, please contact:

Name	Designation	Mobile Number/ Telephone	Email ID
Arvind Singh	Chief Human Resource Officer	8449179000	arvind.singh@iggl.co.in
Chandra Prakash Bhardwaj	Officer (Admin)	9613126473	chandra.p.bhardwaj@iggl.co.in

IGGL reserves the right to reject any or all offers without assigning any reason.

Any further revision, clarification, addendum, corrigendum etc. to the above will be hosted at our website only.

Bidders are requested to visit the website regularly to keep themselves updated.

Corporate Identification Number: U40300AS2018GOI018660

SECTION-II

BID EVALUATION

CRITERIA (BEC)

AND

EVALUATION

METHODOLOGY

1.0 BID EVALUATION CRITERIA (BEC):

- a) The offered property must be in the name of the bidder. If the bidder is not the owner, a duly notarized Power of Attorney must be submitted. A duly notarized copy of the clear title deed in favour of the owner must also be submitted in the technical bid.
- b) The premises must have a proper boundary wall to clearly demarcate the property. If the building has more than three floors, it must also have a lift with adequate capacity.
- c) The area should remain free from waterlogging and flash flooding during rainfall.
- d) The premises should have separate and spacious drawing and dining rooms, along with proper kitchen arrangements and other related facilities.
- e) Latest Property Tax receipt issued by the Guwahati Municipal Corporation or any other appropriate Government authority confirming that the offered premises is a commercial or residential building must be submitted in the technical bid.
- f) Copies of the approved building plan from the Guwahati Municipal Corporation and the completion/occupancy certificate issued by the GMC/Registered Architect or issued by the any other appropriate Government authority that approved the building plan must be submitted along with the technical bid.
- g) The area offered for lease to IGGL should be 4000 sq. ft., either on a single floor or on two or more adjacent floors with separate access through lift and stairs. If a bidder offers more than 4000 sq. ft., lease or maintenance payment will be restricted to a maximum of 4000 sq. ft. only.
- h) The owner must provide parking space inside the building premises for at least 6 four-wheelers within the same premises.
- i) If the offered space is not clearly shown in the approved floor layout plan of the Guwahati Municipal Corporation, a certified plan with dimensions from a registered architect must be submitted in support of the offered area.
- j) The offered property must be located within the municipal area of Guwahati, as stated in the EOI. The building premises should be well connected by a wide road, and if it does not abut the main road, the approach road should be at least 20 feet wide clearing drainage and electricity poles.
- k) Bidders offering a semi-furnished or bare-shell property must submit an undertaking with the technical bid confirming that they will provide the required interiors and fittings, including brick and concrete works, ceramic tiling and finishing, pantry platform and toilet fittings, furniture and fixtures, plumbing, power distribution wiring and fixtures, air conditioners or AC system, inverter backup, etc., as specified in the scope of work and upto satisfaction of the concerned EIC. The undertaking format is enclosed as Annexure I.

- l) The suitability of the building premises, floor layout, ease of access, ambience, appearance, and parking facilities will be assessed through a physical inspection by the empowered committee of IGGL after the technical bids are opened but before the price bids are opened. Only those bidders who qualify in the technical evaluation will be shortlisted for inspection. Those found suitable by the committee will be eligible for price bid opening. The decision of the empowered committee of IGGL will be final and binding on all bidders.

- m) The dwelling offered to IGGL for the TBA purpose shall be independent and shall have exclusive access for IGGL only. No partition/subletting of the independent dwelling shall be allowed.

Note-1: All above mentioned documents are to be duly notarized by a notary public. or duly signed by Chartered Accountant or duly certified/attested by Chartered Engineer with legible stamp.

Note-2: Documents to be submitted in support of Bid are listed in Annexure-II

2.0 **EVALUATION METHODOLOGY:**

The L1 bidder shall be finalized on the basis of lowest rate quoted per Square Feet. However, bidder offering more than 4000 sq.ft. of area shall be restricted to maximum 4000 sq.ft. area for Lease/ Maintenance payment. Bidder offering space of less than 4000 sq.ft. of area shall not be considered for evaluation.

The bids will be evaluated on rates quoted including applicable GST.

Annexure-I

UNDERTAKING

FOR FURNISHED/BARE SHELL PREMISES

SUBJECT: Providing fully furnished Transit cum Bachelor Accommodation/Guest House to IGGL within Thirty days from the date of award which includes Interior flooring, room partitioning, Furniture & fixture, air conditioner, power back up etc.

I/We hereby undertake that I/we shall provide fully furnished Transit Cum Bachelor Accommodation/Guest House (which includes Interior flooring, room partitioning, Furniture & fixture, air conditioner, power back up etc.) to IGGL as per the detailed scope and terms & conditions of EOI/Tender documents (EoI No. EoI/TBA/2026/01) and upto satisfaction of the concerned EIC within Thirty days from the date of award, if I/we get LOI/Work Order.

(SEAL AND SIGNATURE OF BIDDER)

Name in full:

Address:

Note: Undertaking must be given by Bidder in Non-judicial Stamp paper of requisite value for amount of Rs 100/- and must be notarized by notary public.

BID REJECTION CRITERIA

Bids received without the following mandatory documents/ criteria will be rejected and not to be considered for further technical evaluation:

- a) Offers received from the locations/ places other than those specified in the Tender/EOI.
- b) Offers received with carpet area less than 4000 sq.ft.
- c) If Bidder offering more than 4000 sq.ft. carpet area subject to not agreeing to the Lease /Maintenance payment being restricted to maximum 4000 sq.ft. Carpet area.
- d) Putting any condition / deviation in Schedule of Rates (SOR).
- e) Submission of incorrect information, data or forged documents.
- f) Offers received without giving undertaking [as per Tender Terms and conditions) for providing interiors viz. furniture/fixtures, Air-conditioners and power back up shall be rejected.
- g) Offers received without copies of PROOF OF OWNERSHIP and BUILDING PLAN APPROVAL and Notarized Affidavit for No litigation shall be Rejected.

Note: After opening of technical bids the empowered committee or their representatives will visit the property to see the suitability of location and type and quality of construction for further consideration of offers.

Further, it is once again reminded not to mention any condition in the Bid which is contradictory to the terms and conditions of Tender/EOI document.

SECTION-III

INSTRUCTION TO **BIDDERS**

INSTRUCTIONS TO BIDDERS [ITB]

1. Genuine Bidders may submit the bids separately in two parts in sealed envelopes super scribed with tender no., due date and nature of offer (Un-priced/Priced).

Part-A: UN-PRICED OFFER (TECHNICAL BID) in ORIGINAL complete with all details as sought in this bid document, duly signed and certified on each page.

Part-B: PRICED OFFER (PRICE BID) in ORIGINAL WITH COMPLETE PRICE DETAILS as per price schedule provided in the bid document.

The two envelopes containing **Part-A and Part-B** shall be enclosed in a **larger envelope** duly sealed and pasted and shall bear the EoI/tender no., due date along with address of sender's name and address.

DO NOT OPEN - THIS IS A QUOTATION

Bid Document No. :

EoI/TBA/2026/01 DTD. 13.05.2026

Description

**HIRING OF FULLY FURNISHED TRANSIT
CUM BACHELOR ACCOMMODATION/GUEST
HOUSE AT GUWAHATI (APPROX. 4000
SQ.FT.OF CARPET AREA) IN THE MUNICIPAL
AREA OF GUWAHATI**

Due Date& Time :

From:

To:

.....
----------------	----------------

(To be pasted on the envelope containing Bid /Physical documents

=====



Ref. No. **EoI/TBA/2026/01**

Date: 13.05.2026

To M/S /SHRI _____

Dear Sir,

Sub: HIRING OF FULLY FURNISHED TRANSIT CUM BACHELOR ACCOMMODATION/GUEST HOUSE AT GUWAHATI (APPROX. 4000 SQ.FT.OF CARPET AREA) IN THE MUNICIPAL AREA OF GUWAHATI.

Last date for submission : DATE: 26.05.2026, TIME: 14:00 HRS.

Date of opening of technical bid : DATE: 27.05.2026, TIME: 14:00 HRS.

Date of opening of price bid : Will be intimated to the qualified bidders.

Validity of offer : 90 days from 26.05.2026.

With reference to the above subject, you are requested to submit your offer in two bid system clearly stating technical bid and price bid and shall be submitted in two separate envelopes super-scribing 'Technical bid' and 'Price bid'.

These two envelopes shall be put into one envelope and shall be addressed to:

CHRO, IGGL ,
7th Floor, NRL Centre,
122A, GS Road, Christian Basti
Guwahati-781005
Assam

The price bid shall consist of rate only as per Annexure V and shall be submitted in a separate sealed envelope. Any deviations / additional information / Annexures shall be submitted along with the technical bid only. The bids shall reach before 14:00 Hours on 26.05.2026.

Bids after due date of opening shall not be accepted. Bids in fax / mail shall not be accepted and IGGL does not have any binding on such offers. IGGL reserves the right to accept / reject the offers without any reasons assigning thereof.

(-----)
CHRO,
IGGL, Guwahati

[A] – BIDDING DOCUMENTS

1 CONTENTS OF BIDDING DOCUMENTS

1.1 The contents of Bidding Documents / Tender Documents are those stated below, and should be read in conjunction with any 'Addendum / Corrigendum' issued in accordance with "ITB: Clause-9":

- Section-I : Invitation for Bid [IFB]
- Section-II : BID EVALUATION CRITERIA [BEC] & Evaluation methodology
- Section-III : Instructions to Bidders [ITB]
Annexure
Forms & Format
- Section-IV : General/Special Conditions of Contract
- Section-V : Schedule of Rates

*Request for Quotation', wherever applicable, shall also form part of the Bidding Document.

The Bidder is expected to examine all instructions, forms, terms & conditions in the Bidding Documents.

2 BID CURRENCIES:

Bidders must submit bid in Indian Rupees only.

3 BID VALIDITY

Bids shall be kept valid for a period of 90 days from the final Due date of submission of bid'. A Bid valid for a shorter period may be rejected by IGGL

4 E-PAYMENT

IGGL has initiated payments to Suppliers and Contractors electronically, and to facilitate the payments electronically through '**e- banking**'. The successful bidder should give the details of his bank account as per the bank mandate form.

BID OPENING AND EVALUATION

5 BID OPENING

5.1 Unpriced Bid Opening :

IGGL will open bids, in the presence of bidders' designated representatives who choose to attend, at date, time and location stipulated in the IFB. The bidders' representatives, who are present shall sign a bid opening register evidencing their attendance.

5.2 ***Priced Bid Opening:***

IGGL will open the price bids of those bidders who meet the qualification requirement and whose bids is determined to be technically and commercially responsive. Date and Time of Priced bid opening shall be intimated to the qualified bidders.

[B] – AWARD OF CONTRACT

6 AWARD

IGGL will award the Contract to the successful Bidder whose Bid has been determined to be substantially responsive and has been determined as the lowest provided that bidder, is determined to be qualified to satisfactorily perform the Contract.

7 NOTIFICATION OF AWARD / FAX OF ACCEPTANCE

7.1 Prior to the expiry of 'Period of Bid Validity', Notification of Award for acceptance of the Bid will be intimated to the successful Bidder by IGGL either by Fax / E - mail /Letter or like means defined as the "Fax of Acceptance (FOA)". The Contract shall enter into force on the date of FOA and the same shall be binding on IGGL and successful Bidder (i.e. Contractor/Service Provider). The Notification of Award/FOA will constitute the formation of a Contract. The detailed Letter of Acceptance shall be issued thereafter incorporating terms & conditions of Tender Document, Corrigendum, Clarification(s), Bid and agreed variation(s)/acceptable deviation(s), if any. IGGL may choose to issue Notification of Award in form of detailed Letter of Acceptance without issuing FOA and in such case the Contract shall enter into force on the date of detailed Letter of Acceptance only.

7.2 **Contract period shall commence from the date of "signing of lease agreement ".**

8 SIGNING OF AGREEMENT

8.1 IGGL will award the Contract to the successful Bidder, who, within 'fifteen [15] days' of receipt of the same, shall sign and return the acknowledged copy to IGGL.

8.2 The successful Bidder/Contractor shall be required to execute an 'Agreement' in the proforma given in this Bidding Document on a 'non-judicial stamp paper' of appropriate value [cost of the 'stamp-paper' shall be borne by the successful Bidder/Contractor] and of 'state' specified in Bidding Data Sheet (BDS) only, within 'fifteen [15] days' of receipt of the "Fax of Acceptance [FOA]" of the Tender by the successful Bidder/Contractor failure on the part of the successful Bidder/Contractor to sign the 'Agreement' within the above stipulated period, shall constitute sufficient grounds for forfeiture of the awarded contract.

9 CONTRACT PERFORMANCE SECURITY / SECURITY DEPOSIT NOT APPLICABLE

FORMS & FORMAT



F-1: BIDDER'S GENERAL INFORMATION

To,
M/s INDRADHANUSH GAS GRID LIMITED

TENDER NO:

1	Bidder Name	
2	Status of Firm	Proprietorship Firm/Partnership firm/ Limited/Residential Building/Commercial Building/Others If Others Specify: _____ [Enclose certificate of Registration]
3	Name of Owner/ Proprietor/Partners/Directors of the firm/company	
4	Name of power of Attorney holders of bidder	
5	Number of Years in Operation	
6	Address of the Building where space is provided: *In case of Partnership firm,enclose letter mentioning current address of the firm and the full names and current addresses of all the partners of the firm.	
		City:
		District:
		State:
		PIN/ZIP:
7	Operation Address (if different from above)	
		City:
		District:
		State:
		PIN/ZIP:

8	Telephone Number	_____ (Country Code) (Area Code) (Telephone No.)
9	E-mail address	
10	Website	
11	Fax Number:	_____ (Country Code) (Area Code) (Telephone No.)
12	ISO Certification, if any	{If yes, please furnish details}
13	Bid Currency	
14	Banker's Name	
15	Branch	
16	Bank account number	
17	PAN No.	[Enclose copy of PAN Card]
18	GST No. (if available)	[Enclose copy of GST Certificate]

Place:

Date:

[Signature of Authorized Signatory of Bidder]

Name:

Designation:

Seal:



F-2
BID FORM

To,

M/s INDRADHANUSH GAS GRID LIMITED

SUB:

TENDER NO:

Dear Sir,

After examining / reviewing the Bidding Documents for the tender of
“_____” including
"Specifications & Scope of Work", "General Conditions of Contract [GCC]", "Special
Conditions of Contract [SCC]" and "Schedule of Rates [SOR]", etc. the receipt of which is
hereby duly acknowledged, we, the undersigned, are pleased to offer to execute the whole
part of the job and in conformity with the said Bid Documents, including Addenda / Corrigenda
Nos._____.

We confirm that this Bid is valid for a period as specified in BDS from the date of opening of
"Techno-Commercial / Un-priced Bid", and it shall remain binding upon us and may be
accepted by any time before the expiry of that period.

Until a final Agreement/Letter of Award is prepared and executed, the tender document
(including addenda/ corrigenda) together with the "Notification of Award" shall constitute a
binding Agreement between us.

We understand that Bidding Document is not exhaustive and any action and activity not
mentioned in Bidding Documents but may be inferred to be included to meet the intend of the
Bidding Documents shall be deemed to be mentioned in Bidding Documents unless otherwise
specifically excluded and we confirm to perform for fulfillment of Agreement and
completeness of the Work in all respects within the time frame and agreed price.

We understand that you are not bound to accept the lowest priced or any Bid that you may
receive.

Place:

[Signature of Authorized Signatory of Bidder]

Date:

Name:

Designation:

Seal:

E-3
LIST OF ENCLOSURES

To,

M/s INDRADHANUSH GAS GRID LIMITED

SUB:

TENDER NO:

Dear Sir,

We are enclosing the following documents as part of the bid:

1. Power of Attorney of the signatory to the Bidding Document, if bidder is other than owner/proprietor.
2. Copy of Bidding Documents along with addendum/corrigendum duly signed and sealed on each page, in token of confirmation that Bid Documents are considered in full while preparing the bid and in case of award, work will be executed in accordance with the provisions detailed in Bid Documents.
3. Documentary Evidences showing the Bidder's claim of meeting Technical Criteria as mentioned in Clause 4 of ITB.
4. Duly certified document from chartered engineer and or chartered accountant
5. No Litigation affidavit in case of residential building/premise.
6. In cases where the property has multiple owners, the tender/EoI documents must be signed by all owners. Alternatively, a notarized affidavit may be submitted from the other owners stating that they have no objection to the bidder leasing the property to IGGL.

Place:

[Signature of Authorized Signatory of Bidder]

Date:

Name:

Designation:

Seal



E-4
LETTER OF AUTHORITY

[Pro forma for Letter of Authority for Attending Subsequent 'Negotiations' / 'Pre-Bid Meetings' / 'Un-priced Bid Opening' / 'Price Bid Opening']

Ref:
To,
M/s INDRADHANUSH GAS GRID LIMITED

Date:

SUB:
TENDER NO:

Dear Sir,

I/We, _____ hereby authorize the following

representative(s) for attending any 'Negotiations' / 'Meetings [Pre-Bid Meeting]', 'Un-priced Bid Opening', 'Price Bid Opening' and for any subsequent correspondence / communication against the above Bidding Documents:

[1] Name & Designation _____ Signature _____
Phone/Cell:
Fax:
E-mail: @

[2] Name & Designation _____ Signature _____
Phone/Cell:
Fax:
E-mail: @

We confirm that we shall be bound by all commitments made by aforementioned authorised representative(s).

Place: [Signature of Authorized Signatory of Bidder]
Date: Name:
Designation:
Seal:

Note: This "Letter of Authority" should be on the "**letterhead**" of the Firm / Bidder and should be signed by a person competent and having the 'Power of Attorney' to bind the Bidder. Not more than 'two [02] persons per Bidder' are permitted to attend "Techno-commercial / Un-priced" & "Price Bid" Openings. Bidders authorized representative is required to carry a copy of this authority letter while attending the un-priced and priced bid opening, the same shall be submitted to IGGL.

E-5
"NO DEVIATION" CONFIRMATION

To,

M/s INDRADHANUSH GAS GRID LIMITED

SUB:

TENDER NO:

Dear Sir,

We understand that any 'deviation / exception' in any form may result in rejection of Bid. We, therefore, certify that we have not taken any 'exception / deviation' anywhere in the Bid and we agree that if any 'deviation / exception' is mentioned or noticed, our Bid may be rejected.

Place:

[Signature of Authorized Signatory of Bidder]

Date:

Name:

Designation:



F-6
ACKNOWLEDGEMENT CUM CONSENT LETTER

(On receipt of tender document/information regarding the tender, Bidder shall acknowledge the receipt and confirm his intention to bid or reason for non-participation against the enquiry /tender through e-mail/fax to concerned executive in IGGL issued the tender, by filling up the Format)

To,

M/s INDRADHANUSH GAS GRID LIMITED

SUB:

TENDER NO:

Dear Sir,

We hereby acknowledge receipt of a complete set of bidding document along with enclosures for subject item/job and/or the information regarding the subject tender.

- We intend to bid as requested for the subject item/job and furnish following details with respect to our quoting office:

Postal Address with Pin Code :

Telephone Number :

Fax Number :

Contact Person :

E-mail Address :

Mobile No. :

Date :

Seal/Stamp :

- We are unable to bid for the reason given below:

Reasons for non-submission of bid:

Agency's Name :

Signature :

Name :

Designation :

Date :

Seal/Stamp :



E-7

E-Banking Mandate Form

(To be issued on vendors letter head)

1. Vendor/customer Name :
2. Vendor/customer Code:
3. Vendor /customer Address:
4. Vendor/customer e-mail id:
5. Particulars of bank account
 - a) Name of Bank
 - b) Name of branch
 - c) Branch code:
 - d) Address:
 - e) Telephone number:
 - f) Type of account (current/saving etc.)
 - g) Account Number:
 - h) RTGS IFSC code of the bank branch
 - i) NEFT IFSC code of the bank branch
 - j) 9 digit MICR code

I/We hereby authorize Indradhanush Gas Grid Limited to release any amount due to me/us in the bank account as mentioned above. I/We hereby declare that the particulars given above are correct and complete. If the transaction is delayed or lost because of incomplete or incorrect information, we would not hold the Indradhanush Gas Grid Limited responsible.

(Signature of vendor/customer)

BANK CERTIFICATE

We certify that..... has an Account no.....with us and we confirm that the details given above are correct as per our records.

Bank stamp

Date

(Signature of authorized officer of bank)



SECTION-IV

GENERAL / SPECIAL TERMS & CONDITIONS

Part 1 of General / Special Terms & Conditions

Instructions to Bidders:

1. Each page of the tender documents is to be signed and stamped by the bidder(s). The bidders can only be one of the following persons:
 - Owner of the Property
 - Person having Registered/Notarized Power of Attorney of the Property.
 - Partner of Partnership firm owning the property.
 - Director of company owning the property
 - Person authorized by Board through a Resolution for the property owned by company.
2. Any deviations/additional information/annexure has to be submitted in technical bid only.
3. Copy of certified plan with dimension from a registered architect in support of Carpet Area of the offered premise space for TBA/Guest House, if the same is not clearly mentioned in approved floor layout plan of GUWAHATI Municipal Corporation or any other applicable Govt Authority.
4. Bidders offering semi furnished space must submit an undertaking along with the Technical bid for providing interiors viz. brick & concrete works, ceramic tiling & finishing works, Pantry platform & toiletry fixtures, furniture & fixtures, plumbing, power distribution wiring & fixtures, Air-conditioners or AC system, 100% Power back up etc. The detail of which are mentioned in scope of work of the tender document. Format of undertaking is enclosed.
5. **ORDER OF PRECEDENCE**

In case of an irreconcilable conflict between Indian or other applicable standards, General Conditions of Contract, Special Conditions of contract, Specifications, Drawings or Schedule of Rates, the following shall prevail to the extent of such irreconcilable conflict in order of precedence:-

 - i. Letter of Acceptance along with Statement of Agreed Variations & its enclosures and any corrigendum/addendum.
 - ii. Fax/ Letter of Intent/ Fax of Acceptance.
 - iii. Schedule of Rates as enclosed to Letter of Acceptance.
 - iv. Special/ additional Conditions of Contract.
 - v. Specifications, Special notes regarding specifications and Drawings, all three in conjunction with each other.

vi. General Conditions of Contract.

6. DEFINITIONS

(i) The expression 'Lessor' shall mean essentially someone selected by the employer who agreed to grant a lease to someone else. As such, a lessor is the owner of an asset that is leased under an agreement to a lessee for the execution of the subject

(ii) The 'Engineer-in-Charge' shall mean the 'Engineer-in-charge' of IGGL for this work and shall include any person acting as in charge on its behalf.

(iii) 'Authorized Representative' shall mean any Officer/ Supervisor / Consultant/ Staff of IGGL authorized by the Head of Department.

Annexure-I

UNDERTAKING

FOR FURNISHED/BARE SHELL PREMISES

SUBJECT: Providing fully furnished Transit cum Bachelor Accommodation/Guest House to IGGL within Thirty days from the date of award which includes Interior flooring, room partitioning, Furniture & fixture, air conditioner, power back up etc.

I/We hereby undertake that I/we shall provide fully furnished Transit Cum Bachelor Accommodation/Guest House (which includes Interior flooring, room partitioning, Furniture & fixture, air conditioner, power back up etc.) to IGGL as per the detailed scope and terms & conditions of EOI/Tender documents (EoI No. EoI/TBA/2026/01) **within Thirty days** from the date of award, if I/we get LOI/Work Order.

(SEAL AND SIGNATURE OF BIDDER)

Name in full:

Address:

Note: Undertaking must be given by Bidder in Non-judicial Stamp paper of requisite value for amount of Rs 100/- and must be notarized by notary public.

ANNEXURE-II

BRIEF SUMMARY OF AGREED TERMS & CONDITIONS

Details/Documents to be submitted by bidder in respect of property offered on Lease:

Sl.No.	Name of document	Bidder's Confirmation(tick whichever is applicable)
1	The offered property should be located in the Municipal area of GUWAHATI (ASSAM) and within 05 km radius of IGGL Corporate Office and as per the EoI	Yes/No
2	Offered Building address	(write address/attach a copy of water/electricity bills etc.)
3	Photograph of Proposed Building	Yes/No (to be attached)
4	Name and Address of the Owner	(write address)
5	Proof of Ownership Details(Copy of clear title deed of offered Premises, Municipal Tax/Khajana receipt).	Yes/No
6	Power of Attorney (duly notarized) in case of bidder is other than the owner	Yes/No
7	Completion/Occupancy Certificate	Yes/No
8	Dedicated Parking Area (min 06 Four wheelers parking inside the Building/residential premises	Yes/No
9	i) Receipt of latest Property Tax. AND	Yes/No
	ii) Latest Jamabandi copy	
	iii) Receipt of latest property and Documentary proof issued by GUWAHATI Municipal Corporation or any other Govt. Authority in support of commercial building	Yes/No
10	PAN Card Copy	Yes/No
11	Copy of Latest Electricity bill & its payment receipt.	Yes/No
12	Copy of approved building plan From GUWAHATI Municipal Corporation or any other appropriate Govt. Authority, which has approved the Bldg. Plan.	Yes/No
13	Certified plan from a registered Architect in support of Carpet Area of the offered premise space for lease, if the same is not clearly mentioned in approved floor	Yes/No

	layout plan of GUWAHATI Municipal Corporation	
14	Already existing interiors to be Modified as per IGGL's requirement	Accepted/ Not Accepted
15	Provided undertaking for furnished/bare shell for Providing interior & furniture (Annexure-I)	Yes/No
16	Copy of GST Registration, (if available)	Yes/No
17	Confirm the type of air conditioning system to be provided	Central AC/ Split Cassette/Other
18	Confirm 100% load Power back up	Yes/No
19	Offered Premise is for 24 months Lease period which will be a lock in period after which either of the party may terminate by giving 6 months advance notice	Accepted/ Not Accepted
21	The Lease can be renewed for additional 06 months at the same terms and condition at the sole discretion of IGGL with the no escalation of rates.	Accepted/ Not Accepted
22	All statutory payments duties, taxes –property, municipal, water etc. and increase in any thereof shall be borne by the Lessor except GST.	Accepted/ Not Accepted
23	Execution of Lease Agreement as provided by IGGL and registration of the Lease agreement on getting the order from IGGL. The same shall be got executed by the Lessor and IGGL shall reimburse 50% of the expenditure on making a claim for the same.	Accepted/ Not Accepted
25	The carpet area to be offered for Lease to IGGL should be 4000 sq ft. Bidders offering more than 4000 sq.ft. carpet area would be eligible, subject to the Lease /Maintenance payment being restricted to maximum 4000 sq.ft. Carpet area.	Accepted/ Not Accepted

NOTE: All above copies (other than affidavits) of documents are to be duly notarized by a Notary Public or certified by Chartered Accountant/Chartered Engineer.

Part 2 of General / Special Terms & Conditions

Detailed Scope of Work and Special Terms & Conditions

IGGL, GUWAHATI requires a furnished office accommodation having carpet area of approx. 4000 sq.ft. in the municipal area of GUWAHATI and as per the EoI. Keeping in view the company's corporate image, the office accommodation should be located in prime commercial areas on Main Road and within 05 km radius of its registered Corporate Office having clear visibility, corporate entrance, easy access, proper ambience and aesthetic look. The location should preferably on the main road or with approach road of minimum 20ft.

PART A : Requirement Details:

1. Building address\location

The building to be offered by the bidder should be on main road and with proper approach road of minimum 20ft. The location of building should be free of any congestion or blockade and water logging. The bidder has to clearly state the detailed address with land mark of the space offered for lease.

The offered premises shall be located in the municipal area of GUWAHATI, ASSAM and as per the EOI

2. Carpet area of the offered premises

The minimum carpet area to be offered for Lease to IGGL should be approx. 4000 sq.ft. Bidders offering more than 4000 sq.ft. carpet area would be eligible, subject to the Lease /Maintenance payment being restricted to maximum 4000 sq.ft. Carpet area. The monthly lease should be inclusive of all maintenance and municipal tax payments, only except electricity charges, which shall be reimbursed on actuals.

3. Possession Date

The possession of the office is to be given by the successful bidder within 30 (Thirty days) from the date of award of contract.

4. Approved building plan of the offered premises

The bidder has to submit a copy of approved building plan from GUWAHATI Municipal Corporation or any applicable Govt. Authority by specifically marking the premises offered. Bidder will have to submit certified plan with dimension from a registered Architect in support of Carpet Area of the offered Office space, if the same is not clearly mentioned in approved floor layout plan of GUWAHATI Municipal Corporation.

5. Car Parking.

IGGL requires minimum 06 four-wheeler parking space inside the building premises. The parking space for IGGL must be demarcated properly. However, no separate charges shall be paid for providing four-wheeler/two-wheeler parking. **The rent quoted for the offered space shall be inclusive of the above parking space.**

6. Details of interior: - The minimum interior requirement shall be: -

Feature	Tentative Area (Sq.Ft.)	Descriptions of contents to be provided
Bed room	Min. 170 sq.ft.	<ol style="list-style-type: none"> 1. Bed: King sized bed with mattress 2. 02 Bed Side table with drawers 3. Mattress: 5" width, Make: Kurlon or Godrej or Sleep well, Orthopaedic Mattress or equivalent 4. Split AC: 1T Split AC with 5* rating copper wire (Make: LG/Voltas/Daikin or equivalent) 5. Ceiling fan: Standard size: Make: USHA/Bajaj/CG or equivalent 6. Dressing table: Wooden, Storage Included, Standard Size with mirror 7. Study table with chair: Wooden 8. Chair with centre table: 2 nos. of good quality chair with 1 centre table with glass/wooden top 9. Smart LED TV: Minimum size: 32", Make: Sony/LG/Samsung or equivalent 10. Wardrobe: Minimum 2 door full height, Make: Godrej, If inbuilt cupboard of similar size is available, separate wardrobe is not required. Atleast a dozen heavy duty plastic/wooden hangers may be provided. 11. Lighting points with enclosers: Minimum 1 no. 40W Tube Light, 2 nos. 20W LED light and 1 pair of 10W Bed Lamp and 2 nos. of 16A power sockets and 2 nos. of 10A power socket. Corners of the rooms and wardrobes, storage, dressing table should be well lit. 12. Door & Window Curtains: All doors and windows (Double curtains) to be fitted with full height curtains 13. Flooring: Tiles finish/Marble/wooden 14. Dustbin: Medium size for all rooms.

Washroom (Attached to all rooms)	Min. 50 sq.ft	<ol style="list-style-type: none">1. Geysers: Minimum 10L, Make: CG/Bajaj/Lexus or equivalent2. Bathroom fittings: Towel ring, Towel rod, Towel rack with hooks, wall mounted Liquid soap container with soap, Tissue paper Holder-box type with tissue paper, western WC with cistern, health faucet, tissue roll holder, overhead shower and tap for bathing with hot and cold mixer,3. Wash basin with min. size of 18inch with countertop having hot & cold water tap / vanity unit having mirror with minimum size of 24in x 30in. etc.4. Wall Tile: 7 ft height5. Flooring: Anti skid flooring6. Exhaust fan: 1 nos.7. Common Lighting points with min 20 W LED bulb/Batton light and 15W light for mirror.8. 01 Power sockets9. Window with curtains <p>Note: The bathroom should have an efficient drainage system, with no water stagnation or waterlogging that could lead to dirt accumulation.</p>
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Kitchen	Min. 150 sq.ft.	<ol style="list-style-type: none"> 1. Modular Kitchen: Fully equipped Modular Kitchen with storage space in form of cabinets having combined space of 80 cubic ft, Min. 4 Burner large Stove. 2. 02 nos. of crockery units with minimum storage space of 16 cubic ft each. 3. Kitchen Chimney: Size: Minimum 90cm, Suction: Minimum 1200m³/hr, Make: Kutchina, IFB or equivalent 4. Exhaust fan: Standard 5. Refrigerator: Minimum:650L, Make: LG/Samsung/Whirlpool or equivalent 6. Microwave with OTG/Air Fryer: Minimum 25L, Make: IFB/LG/Samsung 7. Water Purifier: 15L storage capacity, Make: Kent, Eureka Forbes or equivalent 8. Kitchen sink of min. 36 in width.
Dining area	Min. 120 Sq.ft.	<ol style="list-style-type: none"> 1. Dining Table: 6-seater wooden frame dining table with 19mm thickness glass top 2. Dining chairs: Wooden dining chairs for above table 3. LED TV: 32” LED TV (Make: Sony, LG, Samsung or equivalent) 4. Split AC: 1T Split AC with 5* rating copper wire (Make: LG/Voltas/Daikin or equivalent) 5. Ceiling fan: Standard size: Make: USHA/Bajaj/CG or equivalent 6. Lighting points with enclosers: 2 nos. 20W LED light <p>(Note: In case of multiple dwellings, separate dining area for each dwelling to be provided) (In case of separate dining area, a separate AC unit must be provided)</p>
Lounge cum Drawing area	Min. 200sq.ft	<ol style="list-style-type: none"> 1. Minimum 02 nos. of drawing hall of minimum size 250 Sq.ft 2. LED TV: 32” LED TV (Make: Sony, LG, Samsung or equivalent) 3. Sofa Set with Centre Table: One 3-seater and one 2-seater sofa with centre table, Make Godrej 4. Split AC: 1.5T Split AC with 5* rating copper wire (Make: LG/Voltas/Daikin) 5. Fan: 1 standard fan 6. Lighting: Lighting points with enclosers: Minimum 1 no. 40W Tube Light, 2 nos. 20W LED light with 2 power sockets. 7. Curtain/blinds on all windows. 8. Flooring: Tile finish/Marble finish <p>(Note: In case of multiple dwellings, separate lounge cum drawing area for each dwelling to be provided)</p>

Caretaker room	Min 170Sq.ft	<ol style="list-style-type: none"> 1. Geyser: Minimum 25L, Make: CG/Bajaj/Lexus or equivalent 2. Bed: 03 nos. of Single Bed 3. Mattress: Standard mattress for above single bed 4. Ceiling fan: 01 no. of standard fan 5. 02 Almirah: 2 door wooden almirah 6. Attached washroom with Bathroom fittings: Towel ring, Towel rod, Towel rack with hooks, wall mounted Liquid soap container with soap, Tissue paper Holder-box type with tissue paper, western WC with cistern, health faucet, tissue roll holder, overhead shower and tap for bathing with hot and cold mixer, 02 nos. of 20 W LED lights 7. Wash basin with min size of 18inch countertop having hot & cold water tap / vanity unit having mirror with minimum size of 24in x 30in. etc. 8. Lighting: 1 no. 40W Tube Light, 2 nos. 20W LED light with 2 power sockets.
Store Room	Min. 150 sq.ft.	<ol style="list-style-type: none"> 1. Lighting: 04 nos. of 20 W LED lights in all walls.
Other Amenities		<ol style="list-style-type: none"> 1. 1 nos. of Fully automatic heavy duty washing machine of min. 7 kg size with all piping and water connection and proper water outlet and drainage. 2. Facility area: 100 Sq.ft. for 3. Parking space for 06 nos. of four wheeler vehicle 4. Wifi Connection (min. 100 Mbps for each router) <p>Note: Wifi Router should not be more than 10 m away from farthest wall of each room.</p>
Gym Room	Min. 150 sq.ft.	<ol style="list-style-type: none"> 1. Attached washroom with Bathroom fittings: Towel ring, Towel rod, Towel rack with hooks, wall mounted Liquid soap container with soap, Tissue paper Holder-box type with tissue paper, western WC with cistern, health faucet, tissue roll holder, overhead shower and tap for bathing with hot and cold mixer, with 02 nos. of 20 W LED light. 2. Wash basin with countertop having hot & cold water tap / vanity unit having mirror with minimum size of 24in x 30in. etc. 3. Lighting: 1 no. 40W Tube Light, 2 nos. 20W LED light with 2 power sockets.

Note: - Any minor addition and or changes due to inadvertent mistake or omission and deletion is deemed to be inclusive without any additional cost to IGGL. The dimensions given above may be altered/change on the basis of the actual available configuration of the available space.

7 Air-conditioning

The Bidder is required to provide split Air-conditioning system or ceiling/wall mounted split AC of the approved make. The maintenance cost for the air conditioners including replacement of part and annual maintenance thereof shall be borne by the Bidder.

8 Ambience

The property should be having good ambience across the exterior with garden area within the premises, well lit interior with textured/wooden walls, pleasant aesthetics. Drains should be well covered with grating trap, all windows/ exterior doors should be covered with steel mesh.

9 Power Supply & Power back up

All the expenses for obtaining grid connection and internal power distribution system are inclusive. The bidder should consider all the power requirements as per the electrical gadgets to be installed described in the specification and provide the power connection accordingly.

Power bills for grid supply shall be borne by IGGL, for which a separate meter is to be arranged /fixed by the Lessor at his own cost. The running and maintenance cost of power back-up system/inverter shall however be borne by the Lessor.

9. Cleanliness:

- a) High quality of hygiene, sanitation and safety will be maintained. IGGL will be responsible for cleaning and hygienic condition of pantry & surroundings.
- b) IGGL will be responsible for disposal of the garbage collected from the kitchen, dining halls, dish wash area etc. every morning in closed bins by separation of biodegradable waste from non-biodegradable waste on daily basis. Biodegradable Disposable Plastic bags shall be used in all the dust bins in cafeteria/dining hall and kitchen for easy collection and disposal so that the dust bins are maintained neat, clean and in a hygienic condition. Such disposal of waste also requires to be done by the contractor for maintaining the site clean every day by the closing hours. Garbage should never be kept overnight in the premises. Separate space for garbage storage should be provided within the premises.

10 Lease period

The Successful Bidder is required to enter into a Lease Agreement with IGGL after the award of the contract. The Lease period shall be for a period 2 (years) years extendable by 06 Months which shall commence from the date of actual possession by the Lessee. On termination of this Agreement or on expiry of Lease period, as the case may be, the Lessee shall handover the possession of the demised premises to the Lessor on as is where is condition of the property.

- 11** It would be responsibility of the Lessor to get the Lease Deed registered and 50% expenses incurred on the same would be reimbursed by Lessee on production of receipt. Further, IGGL shall keep the original Lease Deed and shall provide a photocopy of the original Lease Deed to the owner for record.

12 GST AND OTHER TAXES:

The Lease rent shall be inclusive of all taxes & duties applicable from time to time. However, GST will be paid extra at the rates as admissible from time to time on submission of invoice & GST registration.

All statutory payments/future obligations, duties, taxes (property tax, municipality tax water tax etc.), commercial surcharge, fees, cess etc. would be the responsibility of the owner and no additional cost shall be payable.

13 PAYMENT TERMS

- 13.1 The Lease Rent shall be paid by Lessee within 15 days after submission of invoice/bill and certified by the EIC at the end of every month, after adjusting any charges/penalties on account of non-compliance of the agreed terms and conditions which shall be binding on the Lessor.
- 13.2 Payment of monthly rental to be made through e-banking i.e., RTGS / NEFT in favor of the Lessor.
- 13.3 Applicable deductions of TDS/other statutory deductions as per Income Tax Act/GST Act/other statutory Acts would be made.

14 PRICE REDUCTION SCHEDULE:

- 14.1 If the successful bidder fails to handover the furnished office space within the stipulated time, a penalty of Rs. 1.00 lacs per month (30 days) or equivalent prorated amount shall be charged for the number of days delayed in giving the actual physical possession of the premises. The recovery of this penalty shall be made on first month's rental from the actual date of possession. If any A.C./AC System does not work on any day, deduction of Rs.500/- for every four hours for each case shall be levied.

14.2 If the Power back-up is not available for more than half an hour, deduction of Rs. 1000/- per hour shall be levied.

14.3 In case the parking space is not provided on any day, deduction of Rs. 1000/- per Vehicle per day shall be levied. In case of failure of the RO, Lessor shall provide packed water till the RO is restored. If the Lessor fails to provide the above water, deduction of Rs. 500/- per day shall be levied.

15 During the lease period the party shall not construct any structure within the rental premise given to IGGL without permission from IGGL.

16 The bidder shall manage the underground sewerage system as well as the cleanliness of pavement/road around the entire building.

17 Water charges shall be part of the monthly lease rent payable by the Lessee and the water (drinking water as well as utility water) supplied should be un-interrupted round the clock.

PART B

Technical specifications of the materials:

Interior Wall Finish

The interior wall finish shall be selected based on the actual wall configuration of the premises. It should be visually appealing and of premium quality, incorporating a combination of textured and plain finishes as appropriate. The colour scheme and texture shall be approved by IGGL. The final coat shall be applied only on a properly prepared, smooth, wrinkle-free surface with POP finishing and primer coat. The paint shall be of Asian Paints Royale or equivalent approved quality.

Entrance Gate

The bidder shall provide a well-designed, elegant, and corporate-looking main entrance with strong aesthetic appeal. The entrance shall be fitted with a steel collapsible sliding shutter with locking arrangement. In addition, an internal door with one-way opening in two leaves shall be provided and properly fitted inside the collapsible gate.

Lighting and Fixtures

All lighting fixtures shall be ceiling-mounted and recessed type. All luminaries shall be LED-based. The lighting levels shall be maintained at not less than:

200 lux in rooms,

150 lux in common areas and corridors,

300 lux in pantry areas,

100 lux in toilets.

Sofa, Centre Table and Side Tables

The sofa set shall be of Godrej Dream, Jinerio, or equivalent quality. The centre table and side tables shall also be of Godrej or equivalent quality. The final selection shall be subject to approval by IGGL.

Refrigerator

One frost-free refrigerator of minimum 650 litres capacity shall be provided. Maintenance of the refrigerator shall be the responsibility of the Lessor. The make shall be Samsung, LG, Whirlpool, Hitachi, or equivalent approved brand.

Washing Machine

A fully automatic, heavy-duty washing machine of reputed make such as IFB, LG, or equivalent, with a minimum capacity of 7 kg, shall be provided. The machine should be suitable for regular domestic use, energy efficient, durable, and equipped with standard wash programs and safety features.

Cloth Dryer

A fully automatic, heavy duty cloth dryer of reputed make such as IFB, LG, Samsung or equivalent with minimum capacity of 7kg shall be provided.

RO Filter

One new RO water purifier with a minimum capacity of 15 litres per hour shall be installed in the pantry. Maintenance of the RO system shall be the responsibility of the Lessor. The make shall be Eureka Forbes, Kent RO, AO Smith, or equivalent approved brand.

Other Fittings and Fixtures

All other fittings and fixtures, including door and window handles, aluminium drops, tower bolts, towel rails/rings, mirrors, angle valves, hydraulic door closers, Venetian blinds, curtains, cabinet knobs, hasps and staples, mortise locks, and any other necessary furnishing items, shall be of standard make and to the satisfaction of IGGL.

ANNEXURE-III

Compliance Statement

This is to certify that I/We have read all the terms and conditions of the tender. I/We agree to all the terms and conditions.

Date:

(Signature of bidder(s))

Place:

Name of Bidder (s):

SECTION-V

SCHEDULE OF RATES

Annexure-V

Schedule of Rates for HIRING OF FULLY FURNISHED TRANSIT CUM BACHELOR ACCOMMODATION/GUEST HOUSE AT GUWAHATI, ASSAM

EoI No.: EoI/TBA/2026/01

Name of Work: Hiring Of Fully Furnished Transit Cum Bachelor Accommodation/Guest House At Guwahati, Assam

Currency of Bid: Indian Rupees (INR)

Sl. No	Description	Quantity	UOM	Unit Basic Price (Rs.)	Amount (Rs)
[1]	[2]	[3]	[4]	[5]	[6] = [5]x [3]
1	Monthly Rental for total 13 Nos rooms with attached bath with balconies together with providing the furnished residential premises with air conditioning, inverter power back up for each room individually, furniture, fixture, 6 (six) nos. of covered car parking inside the premise including all applicable taxes & charges like GST, maintenance charges & water charges but excluding electricity charges.	24	MON		
	GRAND TOTAL WITH GST@18%	18	Percentage		
		<i>Signature of Bidder.....</i>			
		<i>Name of Bidder.....</i>			
		<i>Stamp of Bidder.....</i>			

