

THE FERTILIZER CORPORATION OF INDIA LIMITED
SINDRI UNIT

P.O. Sindri-828122

Distt: Dhanbad (Jharkhand).

Website: fertcorpindia.nic.in

Ref.No.FCIS/C(F,E&L)/Main Hospital/2023/

Dated : 17th October 2023

NOTICE INVITING TENDER

Sealed Tenders are invited in two bid system from financially sound & bonafide parties for granting lease of Management built Double Storied Main Hospital & Nurses Hostel Building with adjacent vacant land at Saharpura area of FCIL Sindri Township on payment of non-refundable One Time Premium & Annual licence fee basis through open bidding process. Details of the campus is given below ;

	Construction Portion		Vacant Land (Acre)	Total Land (Acre)
	Land (Acre)	Constructed Area (Sq.ft)		
Hospital	2.37	1,02,793	7.63	10.00
Nurses Hostel	0.20	17,440	0.80	1.00
	2.57	1,20,233	8.43	11.00

Particulars	Cost of Tender Documents (Rs.)	Earnest Money Deposit (Rs.)	Security Deposit (Rs.)
Allotment of Double storied Main Hospital (205 bed Capacity) and Nurses Hostel Building with adjacent Vacant Land (Stated above) at Saharpura area of FCIL Township on Lease basis for 30 years, further extendable for 20 years.	5,900/- (Rupees five thousand nine hundred only)	2,05,00,000/- (Rupees Two Crore Five lakh only)	50,00,000/- (Rupees Fifty lakh only)

Schedule of Tender :

01	02	03	04
Start Date of sale of Tender Documents	Last date of issue of Tender Documents	Last date of submission of Tender Documents	Date of Opening of Tender
18.10.2023	08.11.2023 till 12.00 O' clock	09.11.2023 at 3.00 P.M.	09.11.2023 at 3.30 P.M.

- 1) Tender documents can be purchased from Sindri office or from Central office Noida on payment of Rs.5,900/-. Else, these can be downloaded from the CPP Portal / Company's website (fertcorpindia.nic.in). In such case, the Demand Draft of Rs.5,900 be enclosed along with Tender.
- 2) Tender documents will be submitted in the sealed boxe placed in the office of the Unit Incharge, Sindri Unit up to 3.00 PM and will be opened at 3.30 PM on the date mentioned above in presence of the bidders or their representative who wish to be present.
- 3) Following documents are required to be submitted along with Tender documents in Envelope – 1 (Technical Bid) ;
 - a) Copy of Experience Certificate to run the Hospital for minimum Ten years with 100 beds, at least.
 - b) Self-declaration of not blacklisting of the tenderer.
 - c) Self-attested photo copy of Registration Certificate/Partnership Deed/Certificate of Incorporation.
 - d) Copy of last three year Income Tax return.
 - e) Cancelled Cheque
 - f) Self attested photo copy of Aadhar Card and Pan Card.
 - g) Demand Draft / Post-dated cheque of Rs.2.05 crore towards EMD.
 - h) Demand Draft / Post-dated cheque of Rs.50 lakh towards Security Deposit.
- 4) Rate schedule should be kept in Envelope – 2 (Financial Bid).

V.K.Cahudhary
(Unit In-charge)

Copy to : Notice Board.

Tender Document: Lease of FCIL Hospital and Nurses Hostel

1. Introduction

1.1 The Fertilizer Corporation of India Limited (FCIL) intends to lease out its 205 bedded Hospital, closed since 2003 along with Nurses Hostel, housed in 11 Acres of land (Total constructed area 1,20,233 Sq. feet) as detailed below:-

	Construction Portion		Vacant Land (Acre)	Total Land (Acre)
	Land (Acre)	Constructed Area (Sq. ft)		
Hospital	2.37	1,02,793	7.63	10.00
Nurses Hostel	0.20	17,440	0.80	1.00
	2.57	1,20,233	8.43	11.00

2. Lease Terms

The Lease will be valid for a period of 30 years, further extendable for 20 years on satisfactory performance, with its existing infrastructure on “as is where in basis”, to the highest bidder, on payment of following amount:-

- Non-refundable upfront fee towards One Time Premium of the Land (Reserve Price is Rs.2.05 Crore)
- Annual Rent (Reserve Price is Rs.75 Lakhs) to be enhanced @ 10% annually.
- Applicable GST will be levied.

3. Eligibility Criteria

3.1 The Tenderer should have the experience of minimum 10 years for running the Hospitals of 100 beds, at least.

3.2 The Tenderer should not have been black listed by any Government organisations/ Institutions for participating in any Govt. tendering process. A self-declaration in this regards be made by the Tenderer, while submitting tender.

4. Site Visit

The Tenderers are advised in their own interest, to visit the site, before participating in Tender, to avoid any confusion at a later stage.

5. Security Deposit

The Tenderers are also required to deposit a Security Deposit of Rs.50 Lakhs by way of Demand Draft/Post-dated cheques towards successful operation of the contract. Any short fall in Security Deposit due to recovery of penalties for not starting medical facilities in time, will be made good to ensure Security Deposit of Rs.50 Lakh at all the times. Security Deposit will be refunded at the expiry of the lease period without any interest. It is liable to be adjusted against the penalty if the successful tenderer fails to execute the contract for entire lease period.

6. Refurbishment and Modification

All the expenditure of refurbishment/modification of the Hospital to make it fully operational will be made by the successful Tenderer, and no reimbursement will be made by FCIL. Before start of modification in the constructed area of 1,20,233 Sq.ft, a plan of construction/modification be got formally approved from FCIL.

7. Additional Construction

For additional construction over & above 1,20,233 Sq.ft, if required for the interest of business, prior approval of FCIL shall be obtained & applicable commercial rent will be charged from the successful bidder for the constructed area.

8. Collaboration with Strategic Partners

The successful tenderer will have the right to collaborate with the strategic partners for value addition in the medical facilities. Sole responsibility in this regard will be of the Successful Tenderer.

9. Medical Facilities for FCIL Employees

The medical facility to the employees of FCIL, who are presently around 3,500 in numbers (approx.), will have to be provided as under:-

	OPD Facility	IPD Facility & other testing charges etc
Existing employees & their dependents	Free	50% Concession
Ex-employees (self + spouse)	Free	50% Concession

10. Facility Implementation Timeline

The OPD facility & IPD facility should be made effective within a period of six months & one & half year respectively from the date of receipt of allotment letter, failing which a penalty of Rs. 10,000 per day, for each facility, will be levied. The amount will be deducted from Security Deposit (SD) of the party. In case, the penalty amount exceeds to SD amount, the contract will be terminated with immediate effect and no refund of One Time Premium & Annual rent will be made to the Successful Tenderer.

11. Penalties for Operational Discontinuation

If after making the hospital functional, the operational activities are discontinued at a later stage the penalty will be levied, at the rates of Rs. 1 Lakh per annum for unexecuted period. Period of 6 months & above will be considered as 1 year & period below 6 months will be ignored. For example if the unexecuted lease period is 10 years 6 months then Rs. 11 Lakh will be recovered on this account.

12. Earnest Money Deposit (EMD)

The Tenderers are required to deposit Rs.2.05 Crore along with tender by way of Demand Draft/Post-dated cheques towards EMD, which will be adjusted towards payment which the successful tenderer is required to deposit with FCIL as One Time Premium as finalised in the tender. The amount will be refunded to unsuccessful tenderers within a period of 7 days from the date of opening the tender.

13. Payment of Annual Rent

Annual rent as finalised in the Tender be paid before signing the lease agreement.

14. Vacation of Property

At the end of lease period the Successful Tenderer will ensure peaceful vacation of the demised property. Permanent construction made by the party, if any, will have to be handed over to FCIL, for which no amount will be paid by FCIL.

15. Termination Clause

If at any stage, it is observed that the Successful Tenderer is involved in some fraudulent practices, which are detrimental to the interest of FCIL, FCIL reserves the right, in its sole and absolute discretion to terminate the lease at any time by providing 30 days advance written notice to the Successful Tenderer of such termination and no refund of One Time Premium & Annual rent will be made to the Successful Tenderer.

16. Rejection of Bids with Irregularities

In case of cutting/overwriting or use of white fluid or pencil in financial bid, the bid will be summarily rejected.

17. Enclosure of Cancelled Cheque

The bidders should enclose a cancelled cheque with the tender for facilitating refund of EMD.

18. Maintenance and Utilities

Whole maintenance of the hospital will be responsibility of Successful Tenderer. Water Charges shall be charged at actuals as per meter reading. Meter to be provided by the party. Electricity to be arranged by the party directly from the service provider (JVBNL). The property tax/municipal tax & Any other Govt. statutory tax / fee etc should be borne by the Successful Tenderer.

19. Statutory Clearance

Any Statutory clearance, if required, shall be arranged by the party at their cost & risk.

20. Force Majeure

If the premises at any time during the said terms or any extension thereof damaged, destroyed or rendered uninhabitable by fire, earthquake, cyclone, tempest, flood, violence of any army or mob or other irresistible force or act of God and be not caused by acts of neglect or fault of the successful Tenderer, then in such case, it shall be optional with the Successful Tenderer to terminate the lease period or to retain occupation of the damaged premises. If Successful Tenderer desires to continue, they may do so at their own further investment or if they desire to terminate the lease, no penalty will be levied, however no refund from One Time Premium & Annual lease rent will be made to Successful Tenderer.

21. Lease Deed

Lease deed will be executed on non-judicial stamp paper of appropriate value, between Successful Tenderer & FCIL. The registration charges & Stamp Duty for registration of lease deed will be borne by the successful tenderer only. The original lease deed will be retained by FCIL and copy will be provided to the Successful Tenderer.

22. Dispute Resolution

In case of any dispute, the matter may be referred to CMD FCIL and his/her decision in the matter shall be final & binding upon both the parties

23. Jurisdiction

Dispute/Settlement, if any will lie in Dhanbad jurisdiction only.

24. Contact

For any inquiries or clarification, please contact [S.S. Shekhawat, OSD FCIL, Noida] at [surendra.shekhawat@rediffmail.com]

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RATE SCHEDULE

(TO BE FILLED IN BY THE BIDDER)

To
The Consultant (Finance, Estate & Legal)
The F C I Limited, Sindri Unit
Sindri.

Sub : Allotment of Main Hospital along with Nurses Hostel on Lease with adjacent vacant land (Total Area 9226 Sq. Ft) at Saharpura area of FCIL Township through open bidding process.

Dear Sir,

In response to your NIT/Adv.No. _____ dated _____ I/we hereby apply with the details below :

01	Name (in block letter)	
02	Father's Name (in case of individual)	
03	Address (a) Present	
	(b) Permanent Address	
04	Experience Certificate of running the hospital building	
05	I / We are ready to abide by the terms and conditions of the Lease on following payments a)One Time Premium (Non-Refundable) b)Monthly rent (applicable GST expenditure) b)EMD of Rs. 2.05 Crore (enclosed)	Rs. _____ (Rupees _____ _____) only. Rs. _____ (Rupees _____ _____) only.
07	I/We have deposited a Security Deposit of Rs. 50,00,000/-	Demand Draft/Bankers Cheque/Post-dated Cheque No. _____ Date : _____

In case of allotment , Earnest money will be adjusted towards payment of One Time Premium.

I / We hereby certify that the information given above are true & correct to the best of my knowledge & belief.

Dated _____

Signature of the applicant