

Ref: **NRL-EOI-RP-2024-01**

Date: 14.05.2024

NUMALIGARH REFINERY LIMITED

NOTICE INVITING EXPRESSION OF INTEREST (EOI)

[Press Notice issued in The Assam Tribune (English) and Sentinel on 14.05.2024]

Subject: Invitation of Expression of Interest (EOI) for purchase of Residential Property at the following locations in Guwahati

- A. VIP Road
- B. Kharguli
- C. Beltola
- D. Any other prime location within 8 Km(app) distance from NRL Centre, Christian Basti, G.S. Road Guwahati 781005

Numaligarh Refinery Ltd (NRL), a Govt. of India Enterprise under the Ministry of Petroleum and Natural Gas (MoP&NG) is looking for outright purchase of Residential Property (5/6 BHK Independent House) at the places as mentioned above in Guwahati

1.	Description	Purchase of Residential Property at Guwahati preferably at the location mentioned above
2.	Availability of EOI document	In NRL's website i.e. www.nrl.co.in >Quick Links > Tenders w.e.f. 14.05.2024 *Corrigendum / Addendum, if any, shall be communicated through NRL's website only www.nrl.co.in . Intending bidders are requested to visit NRL's website regularly till last day of submission of EOI.
3.	Last date of submission of EOI	30.05.2024 up to 3:00 PM
4.	Date of opening of EOIs (only technical bids)	31.05.2024 at 3 pm
5.	Date of opening of Price Bid	Shall be notified to the technically qualified bidders.

6.	Place of submission /opening of EOIs	Numaligarh Refinery Ltd C/O Deputy General Manager (Admin) Christian Basti , G.S. Road , Guwahati 781005 Assam. Note : Drop Box subscribed “ NRL-EOI-RP-2024 -01 “ Residential property purchase is kept at NRL center G.S. Road Side Closed sealed envelop with the following clearly printed on the body of “ EOI for residential property purchase at Guwahati .Presence of the Bidder or its representative is recommended at the time of opening of the Tender Box. The name and address of the bidder along with contact details should be mentioned in all the envelopes.
7.	Mode of submission of EOI documents	May be submitted by hand or through Post/ Courier so as to reach before the due date & time. All bids which are submitted by hand to be submitted at the Drop Box only.

Complete EOI document is available on the NRL's website [i.e. www.nrl.co.in](http://www.nrl.co.in) under Tenders Link and the same can be downloaded. **NRL shall not be liable for any postal / courier delays whatsoever in receipt of EOI documents and EOI received after the stipulated date & time shall not be entertained.**

INSTRUCTIONS TO THE APPLICANTS / BIDDERS

Submission of EOI:-

The bid consists of two parts, i.e., Technical Bid and Price Bid. The Technical and Price bids shall be submitted by the Bidder in separate envelopes clearly indicating Technical Bid and Price Bid on top of the envelope. Both the separate envelopes (Technical & Price Bid) shall be put in one main (single) envelope and superscripted as "**EOI for Residential Property Purchase at Guwahati REF: NRL-EOI-RP-2024-01** " and it should be duly sealed and delivered at the following address on or before the scheduled date and time i.e. **30.05.2024 upto 3:00 PM**. The name and address of the bidder along with contact details should be mentioned in all the envelopes.

Numaligarh Refinery Ltd
C/O Deputy General Manager (Admin)
122A, Christian Basti G.S. Road
Guwahati 781005 Assam.
E-mail: tc_admin@nrl.co.in

Envelope - I Superscripted as "Technical Bid" shall contain the following:

- 1) Acceptance letter for un-conditional acceptance of the terms and conditions of EOI as per prescribed format given in this document (Annexure-I).
- 2) Brief profile of the applicant/owner of the property showing the following: -
 - Name of the applicant/ owner
 - Power of attorney from the owner of house in case the authorized person submits in place of owner
- 3) Confirmation by the applicant as per prescribed format (placed at Annexure-II) duly signed and stamped by the owner(s)/authorized person.
- 4) Complete EOI document as downloaded from website, Corrigendum/Addendum, if any, duly filled-in, signed and or signed /stamped on each page by applicant (Technical part will be treated as incomplete without this).
- 5) Copy of documentary proof of registration of the property (Sale Deed, Title Deed) with concerned local Authority as per government rules *and* regulations.
- 6) Any other information as required to be submitted along with the EOI.
- 7) Copy of documents as per checklist (Annexure-111).
- 8) Applicant details (Annexure—IV).
- 9) Technical details (Annexure -V)

Note: No rates to be mentioned in the 'Technical Bid'

Envelope - II Superscripted as "Price Bid" shall only contain the duly filled-in, signed & stamped Price Bid (properly sealed) as per Annexure-VI

General instructions

- 1) The EOIs received after the due date and time shall not be considered and shall be returned to the applicant unopened.
- 2) NRL shall not be responsible for any postal or other delays and applicant should take care to ensure the submission of EOI(s) at the mentioned place before due date and time.

3) All alterations, erasure(s) and/or over-writing(s), if any, should be duly authenticated by the person signing the EOI.

- 4) All Proforma forming part of EOI documents has to be duly filled-in, signed and stamped by the applicant.

- 5) Applicant who has any query about this proposal may contact at

Mobile no: **9435108992**

E-mail: tc_admin@nrl.co.in

Contact time: During Office working hours (**9:30 am to 5:30 pm, Monday to Friday**).

- 6) Title Deed and/or such other property documents (conferring clear & absolute Ownership, free from any encumbrances) in respect of the property offered through EOI. All applicable statutory clearances of the offered space shall be mandatory.

- 7) The applicant/owner(s) of the property is/are required to clarify the observations raised by any agency/ individual carrying out legal Due-diligence on behalf of NRL within specified time.

- 8) The rates offered by the applicant/owner(s) shall initially remain valid for a minimum period of 365 days from the date of opening of the EOIs. The validity of offers may also require extension of time with the consent of the applicant/owner(s).

- 9) Mere submission of offers/ EOIs will not be treated as acceptance/ selection of the offer. The property will be shortlisted based on detailed analysis and evaluation of offers considering various factors mentioned in the criteria for evaluation of Technical Bid. Further, the applicants may note that the NRL is not bound to purchase any of the property from the shortlisted offers.

- 10) The owner(s) should preferably submit EOI directly; else, the EOI must accompany an authorization letter duly issued by the legitimate owner of the property offered in the EOI in favor of the applicant,

- 11) If group of individuals/companies own the Property offered in the EOI, then preferably all the authorized representatives of such companies/individuals should sign the EOI documents. An authorization letter in favor of the person signing on behalf of a company/ an individual must accompany the EOI. In case only one person is signing on behalf of all the companies/individual then all such companies/individual shall issue an authorization letter in favor of person signing the EOI duly attested by Notary Public.

- 12) The NRL reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with any or short-listed applicant(s).

- 13) The unilaterally revised offer/rates received from the applicants, after conclusion of the process of negotiations, shall not be entertained under any circumstances.

- 14) Conditional bids shall be rejected.

- 15) Canvassing in any form will automatically disqualify the respective offer/EOI submitted.

17) The short-listed properties based on Technical Bids will be visited by the Technical Committee / empaneled valuers and/ or Architect for assessing the valuation and to verify the quality of construction and other verification etc for its satisfaction. The bidder should cooperate and provide the requisite information / documentary proof to the visiting officials / NRL's approved valuers and/or Architect for verification.

18) The property offered should be free from encumbrances and have a clear and marketable title. Adequate documentary evidence to this effect should be furnished along with the Technical Bid.

19) All the title documents required by NRL for verification of the clear and marketable title of the property should be submitted.

20) NRL reserves the right to accept or reject any or all the tenders / offers without assigning any reason whatsoever.

21) Any dispute arising in this regard shall be subject to the jurisdiction of courts in Guwahati only.

22) If any document is required from the bidder or any document is to be executed by the bidder or any certification is required from any person/ authority in respect of purchase of the property as and when required by NRL, shall be provided by the bidder, as and when called upon by NRL.

23) No Brokerage shall be paid by NRL.

24) NRL at its discretion may not take any action after inviting this EOI without assigning any reasons thereof.

Other Instructions and Terms & Conditions

1. NRL shall open & scrutinize the EOIs submitted by the applicant / owner of the property taking into consideration the selection criteria.
2. The representatives of **NRL** shall visit the site for physical verification, location & observe the status of property as well as whole area/building. NRL subsequently may carry out Due Diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant/owner(s) including ownership documents and Title documents etc.
3. The application(s) not accompanied by the documents as per the Check-list [Annexure-III] duly filled-in, stamped & signed, is/are liable to be rejected.
4. NRL reserves the right to accept or reject any or all the applications or negotiate for reduction in the quoted price with any or short-listed applicant(s) or annul this process at any time without assigning any reason whatsoever.
5. NRL is not bound to give reasons for rejection of any of the EOI.
6. The decision of NRL in this matter shall be final & binding on all the applicants.
7. NRL shall issue LOI in the name of applicant/ owner(s) on approval of the proposal by the Competent Authority of NRL.
8. Subsequently a Sale Deed shall be executed on fulfillment of all required conditions such as all required Statutory and Legal Compliances to the best satisfaction of NRL.
9. The Stamp Duty and Registration charges payable on the Instrument of Transfer/ Transfer Deed/ Deed of Conveyance and any other documents towards the purchase of premises shall be borne by NRL.
10. All the pending dues prior to Purchase will be borne by the owner(s) of selected Property.
11. NRL will make payment to the Property owner(s) based upon the agreed price.
12. Payment will be released only after satisfaction of the NRL regarding both legal and statutory compliances as detailed here.
 - Full payment along with execution of Sale Deed, or
 - Payment to be released in phase-wise manner on mutual Agreement.
13. The purchaser (NRL) agrees to make payment of total consideration as per above mentioned terms and conditions to applicable tax deducted at source (TDS). NRL also agrees to issue TDS certificate within a reasonable time.
14. NRL shall release payment only by NEFT/RTGS, to the legitimate Owner of property or the Company owning it. For NEFT/RTGS, the Owner(s) are requested to furnish requisite details.

Methodology for evaluation

EOI for purchase of RESIDENTIAL PROPERTY FOR NRL

Evaluation shall be on the basis of **Combined Quality and Cost Based Selection (QCBS) System as per NRL's Public Procurement Process.**

The short-listed properties based on Technical Bids will be visited by the Technical Committee / empaneled valuers and/ or Architect for assessing the valuation and to verify the quality of construction and other verification etc. for its satisfaction. The bidder should cooperate and provide the requisite information / documentary proof to the visiting officials / NRL's approved valuers and/or Architect for verification.

Detailed Evaluation Methodology under QCBS:

- i) Qualifying marks in the 'technical evaluation' and 'Price Quote' will be allotted a weightage which will be 70:30. While for technical evaluation the scores will be directly proportional whereas for financial evaluation the scores will be inversely proportional.
- ii) Minimum qualifying marks for the technical bids will be acceptable on obtaining a qualifying mark of at least 60% of the Total Technical Score.
- iii) The overall marks of Technical Evaluation shall be converted to proportionate marks of 70 e.g. if overall technical evaluation is done based on 100 marks of which the bidder has obtained 80, then his relative technical score for overall evaluation in QCBS shall be: $(80/100)*70 = 56$.
To qualify, the relative technical score out of 70 shall be minimum 42.
- iv) The price bid of only those parties will be opened whose EOI are found technically qualified by the technical evaluation committee. Technical bids securing qualifying marks (60%) and above shall be considered for price bid opening and further evaluation.
- v) For the purpose of comparison, total financial implication of all statutory dues and any charges shall be considered
- vi) Price bid of the bidder with the lowest cost will be given a financial score of 100 and other bids will be given financial score that are inversely proportional to their quoted prices e.g. in case lowest offer amongst technically qualified bidders is Rs 1 Crore then the marks for financial evaluation for somebody quoting 1.2 crores and R. 1.25 crores shall be as follows:
 - A) For Rs 1 Crores — 30 Marks
 - B) For Rs 1.2 Crores — $1/1.2*30 = 25$ marks
 - C) For Rs 1.25 Crores $1/1.25*30 = 24$ marks
- vii) The total score, both technical and financial, shall be obtained by weighing the technical scores and Price scores and adding them up. On the basis of the combined weightage score for Technical and Price, the bidders shall be ranked in terms of the total score obtained. The bidder obtaining the highest total combined score will be ranked as H-1 followed by the bidders securing lesser marks as H-2, H-3 etc.

On the basis of Combined score, the bidder with highest score (H-1) will be declared successful and shall be recommended for award of contract.

In the event of two or more proposals have the same scores in the final ranking, the bidder with highest technical score shall be ranked first. In case multiple proposals have same score in the final ranking and same technical score, all should be treated as H-1 and they will be asked to provide revised price offer in a sealed envelope for further evaluation and determining the H-1.

Criteria for Evaluation of Technical Bid

Qualifying criteria of the offered property	
Independent house (unfurnished /furnished)having 5/6 BHK	Yes - Qualified; No - Disqualified
Ready Possession (offered property under construction/ Incomplete/ entirely not ready for use will not be considered)	Yes - Qualified; No - Disqualified
Technical Evaluation Score Sheet under QCBS Methodology	
FEATURES	MARKS / REMARKS
(1) Carpet Area – (Max 10 Marks) (The Carpet Area would mean the usable carpet area of independent house at any floor level based on net finished wall to wall internal) i.e. Bedroom / Dining Room / Living Room-Hall/ Study / Pooja Room / Bathroom. Non- Considerable Area: , Balcony Terrace / Staircase Inside house / Garden etc. as stipulated by RERA.	
2500 sqft to 4000 sqft	10 (Maximum)
4000 to 5000 sq ft	5
Above 5000 sq ft	3
Below 2500 sq ft	0
(2) Parking Space	
Covered Garage : 3 nos and above	5 Maximum
Covered garage : 01 to 02 nos	3
Covered Garage not available	0
(3) Structure of property	
Excellent maintenance	10 Maximum
Very good maintenance	5
Average or Not maintained	0
(4) Age of the property	
Constructed within last 10 years	5 Maximum

Constructed within last 20 years	3
Constructed before 20 years back	2
(5) Standard of Open area outside the building but within the offered premise	
Developed open area (Grass / garden / paved)	8 Maximum
Semi Developed open area	4
Underdeveloped open area	2
(6) Size of open area	
Open area of more than 10000 sq ft	10 Maximum
Open area 8000 sq ft to 10000 sq ft	5
Open area 6000 sq ft to 8000 sq ft	3
Open are less than 6000 sq ft	0
(7) House Interiors -	
(a) Floor	
100 % Vitrified Tile / Wooden floor / Marble flooring	5 Marks Maximum
Normal Cement Finish	0
(b) Kitchen	
Modular design Kitchen with granite top	2 Marks Maximum
Kitchen with only the storwel done.	0
© Bathroom	
Toilet (Western commode +geyser + tiles) attached with bedroom : 1 mark each	6 Marks Maximum
Additional toilet for Lobby / common area : 1 mark each	3 Marks Maximum
d. Wall Finish	
Finishing Painting with texture painting in few walls	5 Marks Maximum

Finishing Painting without texture painting	3
Wall Finishing with only Primer applied	2
Cement Finish	0
€ Balcony 02 or more	5 Maximum Marks
Balcony 01	3
House with no balcony	0
(F) Free from water logging – offered premise including approach road	
Free from water logging in last 3 years	8
Suffered water logging at least in one occasion in last 3 years	0
(8) Aesthetic look of the property and miscellaneous Advantages 12 max	
Aesthetic look of the property and entire campus	2
Building located river facing/Hill view/ far sight greenery	2
No any big building at-least two sides of the property	2
Separate servant quarter at-least for two persons	3
Space for security booth and availability of accommodation for security person	3
(9) Access to property -	
Approach / Front Road	
Approach / Front road of the premises : 20 ft and above	10 Maximum Marks
Approach / Front road of the premises : 16 ft and above	5
Approach / Front road of the premises : less than 16 ft	0
(10) Clear Entrance	
Free from commercial establishments/Market/ Taxi or Auto stand etc.(Yes/No)	3 if Yes else 0 Maximum marks 3
(11) Others -	

(b) Electricity	
Dedicated Connection with separate Meter.	3 (Maximum)
No dedicated connection	0
(b) 24 * 7 water supply	
Available with bored water source/ Municipal corporation connection	5 (Maximum)
Otherwise	0
(c) Proper Sewage	4 (Maximum) else 0
(d) Natural lighting and ventilation	
Adequate natural light and ventilation	4 (Maximum)
(e) Secluded property	
Secluded property and fit for company's event	7 (Maximum)
Not secluded	0

Total Maximum

130

- **NRL's Technical Committee Members or its authorized representative or Consultant / Valuer may at its discretion visit the Society Premises where the house is located with prior short notice to the owner for ascertaining the features as committed by the bidder in this Technical Bid Evaluation Document.**

**ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT/OWNER/ AUTHORISED
REPRESENTATIVE OF COMPANY/ INDIVIDUAL**

(Preferably on letter head)

To,
Numaligarh Refinery Ltd
C/O Deputy General Manager (Admin)
122 A , Christianbasti
G.S. Road
Guwahati 781005
Assam.
E-mail: tc_admin@nrl.co.in

Sir/Madam,

**Sub.:- EOI FOR PURCHASE OF RESIDENTIAL PROPERTY AT GUWAHATI FOR
NUMALIGARH REFINERY LIMITED IN RESPONSE TO YOUR ADVERTISEMENT
DATED 14.05.2024 , EOI No: NRL-EOI-RP-2024-01**

We have downloaded the document for submission of EOI for purchase of Residential Property at Guwahati for Numaligarh Refinery Limited from the official website of the NRL. I/We hereby unconditionally accept the EOI conditions in its entirety for the sale of the property. I/We understand that the NRL intends to purchase residential property after due diligence of the offered site/location/premises & related documents in the manner, NRL may deem fit.

The contents of EOI document (Instructions to Applicant) have been noted wherein it is clarified that after unconditionally accepting the EOI condition , it is not permissible to put any remark(s)/condition(s) in the EOI enclosed in the respective Envelope and the same has been followed in the present case.

In case any provision of the EOI document is found violated at any time after opening of the Envelope, I/We agree that the EOI shall be summarily rejected. The required confirmation as per format (Annexure-II) is enclosed herewith.

Thanking You.

Yours faithfully,

Signature of applicant

Name with seal

**CONFIRMATION BY THE APPLICANT FOR EOI: PURCHASE OF RESIDENTIAL PROPERTY
AT GUWAHARI**

EOI No: NRL-E01-RP-2024-01

(Preferably on the letter-head)

TO WHOM SO EVER IT MAY CONCERN

I, _____ (S/o _____, and R/o _____) on behalf of (Individual/Property-Dealer/Company-as applicable) have submitted **EXPRESSION OF INTEREST (EOI) FOR PURCHASE OF RESIDENTIAL PROPERTY AT described place and any other prime location within 08 km radius from NRL Centre**

(Please put 'tick' as applicable)

1. The offered property is registered and mutated in the name of me/ us/ said company.
2. The offered property has a clear Title and there is no dispute of any kind on this property and/ or premises offered through EOI.
3. The offered property is RERA Compliant.
4. The said property falls under the approved Master Plan of local authority/ regulatory body(ies).
5. The property is free from all kinds of encumbrances.
6. The property is Freehold or Leasehold _____ (Please clearly specify).
7. We further confirm that:

(A) We have not taken any loan on the offered property.

OR

We have taken a loan, against the offered property amounting to Rs. _____ from _____ (Name, address of the financial institution), out of which an amount of Rs. _____ is outstanding as on date (Please attach Certificate from the financial institution confirming the present outstanding amount).

(B) No charge has been created on the said offered property through Registrar of Companies (ROC)/ in anyone's favour.

OR

A charge amounting to Rs. _____ was created in favour of _____ through ROC, which stands cleared as on date. [Please attach necessary supporting document(s)].

OR

A charge amounting to Rs. _____ has been/ was created in favour of ----through ROC, which is still in force.

[Please attach necessary supporting document(s)].

(C) No third-party lien or interest has been created on the offered property.

OR

Third party lien or interest had been created on the offered property which has been cleared as on date OR

Third party lien or interest has been created on the offered property which is still in force (Please submit details as applicable and also attach supporting documents).

I/We also undertake to provide all the related documents for verification of good title of the property.

Signature of the Owner(s) /Authorized representative (with seal)

Annexure-III

CHECKLIST OF DOCUMENTS TO BE SUBMITTED WITH EOI FOR PURCHASE
RESIDENTIAL INDEPENDENT FOISE AT GUWAHATI EOI NO: NRL-EOI-RP-2024-01

(Please put 'tick' as applicable)

S.No.	ITEM DESCRIPTION	YES	NO	NA (Not Applicable)
1.	Copy of the document of the Property such as Sale Deed/ Gift Deed / Land allotment patta etc.			
2.	Nature of Title such as freehold, or development right, etc. In case of the seller claiming development rights to the property, the development agreement and power of attorney, executed by the owners in the favour of the seller.			
3.	Information on pending or past litigation			
4.	Building plan/layout plan sanctioned by local municipal authorities if any.			
5.	Non-Encumbrance Certificate			
6.	Land use permission if any, Construction approval			
7.	Status of Property Tax payment, as applicable			
8.	Details of Mortgage if any and loan balance if any as on date			
9.	Draft map of the location of the property / Google Map			
10.	Other Documents/information e.g. PAN, Aadhaar for establishing the identity of the bidder			
11.	Any other documents issued by the Government			
12.	Acceptance Letter (as per Annexure—I).			
13.	Confirmation by the applicant (as per Annexure-I1).			
14.	FORM as Annexure-IV duly filled-in.			
15.	Technical Bid (as Annexure-V) duly filled-in, signed and sealed.			
16.	PRICE BID (as Annexure VI) duly filled-in, signed and sealed.			
17.	Any other pertinent document/ information, the applicant/owner(s) may like to submit/mention.			
20	Authorization Letter for signing the EOI			
21.	Current Colour Photographs of Property & offered floors/areas			

Signature:

Name: _____

Seal: _____

APPLICANT DETAILS

S. No.	ITEM DESCRIPTION	INFORMATION/ INPUTS/ DETAILS
1	Name and address of Applicant/owner with Telephone No., Mobile No. & E-mail address	
2	Legal status of the Applicant (attach copies of original documents defining the legal status): - (a) Individual. (ID proof)	
3	Name of persons Mobile number, , E-mail address (es).	
4	Name and Designation of individuals authorized to act for the owner	
5	Name/ Designation/ Telephone No. of the person to contact in case of any clarification required by the NRL.	
7	Other details: - (a) PAN (b) GST/ VAT/ Service Tax Reg. No. (Copies to be enclosed) if applicable	
8	Any other information considered necessary but not included above.	
		Signature and Seal of Applicant

Note: - In "Other details", if any of the registration/ clearance is not applicable/ exempted/ not available, the Applicant shall submit an Affidavit / Undertaking to that effect or, stating that the same will be obtained (as per requirements and to the best satisfaction of NRL) prior to issuance of any Letter of Intent (LOI).

Signature: _____

Name : _____

Seal : _____

TECHNICAL BID
(Technical Information of Property)
E01 NO NRL-E0I-RP-202-01

Independent house for NRL at _____

SL. No.	PARTICULARS	BIDDER'S INPUT
1	Name & Address of the Applicant and also Owner with Telephone Number, Mobile Number and Email Address	
2	Details of the offered property - a) Name of the house If any b) Street: c) Landmark: d) City: e) Pin code: f) Others:	
3	Type of property: a) Ready Building (Ready for possession) b) RCC	Yes /No Yes /No
4	Area of the property (space) offered. • Carpet Area (in sq. ft.) • Mention the dimension (length & width in ft.) of the offered property (space) Note: As per the dimension, the total offered area should be equal to the total carpet area in sq. ft.	
5	Parking space offered. a) No. of covered parking space offered.	
6	Whether maintenance is excellent	Y/N
7	Mention property age: (Completion Date) Requisite documents in this regard is mandatory	
8	Whether open area outside building is developed (grass / garden/ paved)	Y/N
9	Size of the open are in sq ft	

10	Front Road (property / building should be on main road & not on by-lane) a) Name of the Approach / Front Road of the premises b) Width of the Approach / Front Road of the premises (in meters) Does the property have clear entrance (free from footpath stall, auto-rickshaw/ rickshaw stand, etc.)	Yes / No
11	Electricity— a) 24 * 7 Dedicated Line	Yes / No ; Details
12	Water Supply — a) 24 * 7 available b) Municipal corporation water line c) Bore-well d) Overhead / Underground Tank (specify capacity)	Yes / No Yes / No Yes / No Yes / No ; Capacity
13	Proper Sewage available	Yes / No
14	Attached Toilets provision with each bathroom Whether additional toilets in lobby	Nos : Y/N
15	Natural lighting and Ventilation — Adequate	Yes / No
16	All Payable Outstanding should be clear on the date of hand over of the house to NRL like statutory dues / Electricity Bills/ Municipal Taxes etc.	Agreed.
17	Quality of painting Whether finishing painting with texture in one wall of the room	
18	Whether 100 % vitrified tile /wooden floor / marble flooring	Y/N
19	Whether kitchen is having granite top with facility	Y/N
20	No of balcony in the house	
21	Whether free from water logging (no instance of water logging in last three years)	Y/N
22	Whether property is having aesthetic look	Y/N

23	Whether house is facing any river/ hill view	Y/N
24	No any big building at-least two sides of property	Y/N
25	Whether house is having separate servant quarter	Y/N
26	Whether house is having security booth and availability of accommodation for security person	Y/N
27	Whether property is secluded property so that it is fit for company's event	Y/N

PRICE BID
(Preferably on letter head)

EOI NO: NRL-EOI-RP-2024-01

Residential Property for NRL at _____

Name and Address of the Party	Address of the offered Space / Name of the Property	Carpet Area (Sq Ft)	Price Offer (Per Square Feet of Carpet Area) [Excluding Taxes and Duties (GST)] (Rupees)	Total Price offer [Excluding Taxes And Duties (GST)] (Rupees)

EXTRAS:

1) Any other charges : Rs.

Note: Registration & Stamp duty shall be extra as applicable.

Authorized Signatory
(Along with Seal)