

CENTRAL MEDICAL SERVICES SOCIETY
(An Autonomous Body under Ministry of Health & Family Welfare, GoI)
2nd Floor, Vishwa Yuvak Kendra, Pt. Uma Shankar Dikshit Marg, Teen Murti Road,
Opp. Police Station, Chanakyapuri, New Delhi - 110021 (India)
Email Id.: gmproc.cmss@gmail.com Website: www.cmss.gov.in Contact No.: 011-
agmlsccmss@gmail.com 21410905/06

NOTICE INVITING TENDER
Tender Ref No.: CMSS/PROC/2022-23/ HQ Office/015

CMSS invites bids from interested Owners/Builders or their Authorized Agents of the Property in two-bid tender system from the eligible bidders for plot or independent ready to move in building (without premises being shared with other tenants) with clear and non-encumbered (except allowed encumbrance) title deeds etc **within proximity of 12+10% km distance from Central Vista Project** on outright purchase basis for setting up its Head Quarter office at New Delhi.

Interested bidders may download the detailed bidding documents, scope of work & other details etc. from CMSS Website <http://www.cmss.gov.in> and/or at www.eprocure.gov.in, Central Public Procurement Portal

CRITICAL DATE SHEET

1	Tender Publishing Date and time	16.09.2022, 11:00 AM
2	Tender Download, Bid Submission Start date and time	16.09.2022,11:30 AM
3	Pre-bid meeting date, time & venue	23.09.2022, 11:00 AM Conference Hall, Central Medical Services Society, 2 nd Floor, Vishwa Yuvak Kendra, Pt. Uma Shankar Dikshit Marg, Teen Murti Road, Opp. Police Station, Chanakyapuri, New Delhi - 110 021
4	Tender Download end, Bid Submission end date	10.10.2022
5	Technical Bid opening date & time	11.10.2022, 11:30 AM, Conference Hall, Central Medical Services Society, 2 nd Floor, Vishwa Yuvak Kendra, Pt. Uma Shankar Dikshit Marg, Teen Murti Road, Opp. Police Station, Chanakyapuri, New Delhi - 110 021
6	Earnest Money Deposit	Rs. 1,00,000 /- (Rupees One Lakh) per bid
7	Bid Validity	60 Days from the technical bid opening date

Sd-/
General Manager (Procurement)
Central Medical Services Society

INSTRUCTION TO BIDDERS (ITB)

- a) CMSS reserves the right to accept or reject any or all the Tenders without assigning any reasons thereof. CMSS also reserves the right to call for any other details and information from any of the tenderers.
- b) CMSS does not bind itself to accept the lowest or any tender and may cancel / withdraw the tender without assigning any reason and no claim whatsoever, for any reason arising out of such action, will be entertained by CMSS.
- c) The bid complete in all aspect as per bid document need to be submitted at CMSS HQ at 2nd Floor, Vishwa Yuvak Kendra, Pt. Uma Shankar Dikshit Marg, Teen Murti Road, Opp. Police Station, Chanakyapuri, New Delhi – 110021.
Late/delayed tenders shall not be accepted under any circumstances after the due date of submission of tender.

d) Cost of Bidding :

The bidder shall bear all the costs associated with the preparation and submission of his bid (Manual mode) and the CMSS will, in no case, be responsible and liable for such costs.

CMSS shall not be responsible for or pay for any expenses or losses, which might be incurred or suffered by any Bidder in connection with submission of tender.

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BIDDERS SHOULD SUBMIT THEIR TECHNICAL AND FINANCIAL BIDS VERY CAREFULLY. FOR ONE PROPERTY THERE SHOULD BE ONE SEPARATE BID. ANY BIDDER QUOTING FOR MORE THAN ONE PROPERTY OF CATEGORY-I OR CATEGORY-II OR MIX OF CATEGORY-I AND CATEGORY-II (AS DEFINED IN TOR) SHOULD SUBMIT INDEPENDENT BID FOR EACH QUOTED PROPERTY.

Eligible Bidders:

Case1-Owner participates in bid and no Agent is involved.

Case-2- Owner participates in bid and authorizes an Agent to co-ordinate with CMSS. In this case Authorization letter from the Owner is sufficient.

Case3-Owner Authorizes a third party Agent to bid, correspond, negotiate and close the bid with CMSS. In this case, document as per Clause 10.3,(iv) shall be submitted along with Power of Attorney.

***** ONLY MANUAL BIDS ARE ALLOWED *****

A. INTRODUCTION

1. ABOUT CENTRAL MEDICAL SERVICES SOCIETY (CMSS)

Central Medical Service Society was established as per Cabinet Approval dated 24.08.2011 as a fully Autonomous Central Procurement Agency under Ministry of Health & Family Welfare, Govt. of India has been in operation for the last seven years for Procurement and Distribution of Medicines and other Medical Supplies for centrally sponsored Programs.

2. LETTER OF INVITATION

- i. Bids are invited for purchase of plot independent ready to move in building (without premises being shared with other tenants) are either fully commercial or with permitted Mixed Land Use from the interested Owners/ Builders or their authorized agents having clear and absolute title for sale of their Land/Premises/permission with approved Building Plans & Completion/Occupancy Certificate/Permission etc issued by Local Authority for carrying out office purposes works at New Delhi. Bidders are advised in their own interest to please read the document carefully & contact the Tender Inviting Authority on the email provided and/ or the contact numbers provided in the documents in case of any query.
- ii. Submission of Bids against this tender shall be deemed to have been done after careful study and examination of the procedures, terms and conditions of the Bid document with full understanding and its implications.
- iii. CMSS, at its own discretion, extend the date for submission of Bids. In such case all the rights and obligations of the CMSS and Bidders previously subject to the deadline will thereafter be subject to the deadline as extended.
- iv. CMSS reserves the right to cancel any or all the Bids or annul the Bid process without assigning any reason thereof.

3. DEFINITIONS

In this Contract, the following terms shall be interpreted:

- 3.1 "Bid / Tender" shall mean the Techno Commercial and the Price Bid submitted by the Bidder along with all documents/credentials/attachments, formats, etc., in response to this Bid Document, in accordance with the terms and conditions hereof.
- 3.2 "Bidder / Tenderer" shall mean Bidding Company submitting the Bid. Any reference to the Bidder includes Bidding Company including its successors, executors and permitted assigns jointly and severally, as the context may require";
- 3.3 "Bid Security" shall mean the unconditional and irrevocable bank guarantee/ demand draft/..... to be submitted along with the Bid by the Bidder
- 3.4 "Bidding Company" shall refer to such single company that has submitted the Bid in accordance with the provisions of this Bid;
- 3.5 "Bid Document" shall mean all Definitions, Sections, Formats & Annexures etc. as provided in this bid including all the terms and conditions hereof.
- 3.6 "Chartered Accountant" shall mean a person practicing in India or a firm whereof all the partners practicing in India as a Chartered Accountant(s) within the meaning of the Chartered Accountants Act, 1949;
- 3.7 "Company" shall mean a body incorporated in India under the Companies Act,1956;
- 3.8 "Contract" means the agreement entered into between CMSS and the Contractor, as recorded in the LTA Form signed by the parties, including all the attachments and appendices thereto and all documents incorporated by reference therein;
- 3.9 "Contract Price / Contract Value" shall mean the sum accepted or the sum calculated in accordance with the prices accepted in Bid and/or the Contract rates as payable to the Contractor for the entire execution and full completion of the Work
- 3.10 "Contract Document" shall mean collectively the Bid Document, Design, Drawings, and Specifications, Annexures, agreed variations, if any, and such other documents consisting the bid and acceptance thereof;
- 3.11 "Day" means calendar day;
- 3.12 "CMSS" shall mean Central Medical Services Society, New Delhi.
- 3.13 "PQ Criteria" shall mean the PreQualification Criteria as set forth in the BID document;
- 3.14 "GCC" means the General Conditions of Contract contained in this section;
- 3.15 "Price Bid" shall mean separate PACKET (to be uploaded on CPP Portal only), containing the Bidder's Quoted Price as per the format prescribed in the bid document.
- 3.16 "Qualified Bidder" shall mean the Bidder(s) who, after evaluation of their Techno Commercial Bid as per Eligibility & PQ Criteria set forth stand qualified for opening and evaluation of their Price Bid;
- 3.17 "SCC" means the Special Conditions of Contract.
- 3.18 "Statutory Auditor" shall mean the auditor of a Company appointed under the provisions of the Companies Act, 1956 or under the provisions of any other applicable governing law;
- 3.19 "Successful Bidder(s) / Contractor(s)" shall mean the Bidder(s) selected by Employer pursuant to this Bid i.e. on whom award is made. They are also called as implementing partner which includes Consultants also.
- 3.20 "Day" means a calendar day.
- 3.21 The "End-Customer/Client Department" means the CMSS.

B. THE BIDDING DOCUMENTS

4. AVAILABILITY OF TENDER DOCUMENT

This tender document is available on the CMSS's website www.cmss.gov.in and/or at www.eprocure.gov.in, Central Public Procurement Portal to enable the Bidders to view and download the Bidding document, submit their Bids up to the last date and time mentioned in tender document.

5. CONTENTS OF BID DOCUMENT

- i. The Scope of work, Bidding procedure, terms and conditions etc. are prescribed in the bid document.
- ii. The Bidders are expected to examine all the instructions, forms, terms and conditions, requirements and qualifications in the tender documents. Failure to furnish all the information required as per the Bidding documents or submission of a Bid not responsive to the tender document in every respect will be at the Bidder's risk and may result in the rejection of his/her Bid.

6. CLARIFICATIONS OF TENDER DOCUMENTS

A prospective Bidder requiring any clarification of the tender documents may raise his/her point of clarification to CMSS's E-mail Id i.e. gmproc.cmss@gmail.com, agmlscmss@gmail.com

7. AMENDMENT OF TENDER DOCUMENT

- i. At any time prior to the deadline for submission of Bids, the CMSS may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective Bidder, modify the tender document by amendments. Such amendments shall be posted/uploaded on the CMSS website i.e. www.cmss.gov.in and/or at www.eprocure.gov.in, [Central Public Procurement Portal](http://www.eprocure.gov.in) through corrigendum and shall form an integral part of the Bid documents. The relevant clauses of the tender documents shall be treated as amended accordingly.
- ii. It shall be the sole responsibility of the prospective Bidders to check the CMSS website i.e. www.cmss.gov.in and/or at www.eprocure.gov.in, [Central Public Procurement Portal](http://www.eprocure.gov.in) from time to time for any amendment in the Bid document. In case of failure to get the amendments, if any, the CMSS shall not be responsible for any negligence on part of the Bidder.
- iii. In order to allow prospective Bidders a reasonable time to take the amendment into account in preparing their Bids, CMSS at its discretion, may extend the deadline for the submission of Bids. Such extensions shall be posted/up-loaded on the CMSS website i.e. www.cmss.gov.in and/or at www.eprocure.gov.in, Central Public Procurement Portal

C. TERMS OF REFERENCE (TOR) AND SCOPE OF WORK

CMSS intends to procure plot/independent ready to move in building which clear and non-encumbered title deeds etc **within the proximity of 12 km+10% distance from Central Vista Project** on outright purchase basis for setting up its Head Quarter office at New Delhi. The requirement is to have space that meets the parameters mentioned below: -

i. Category-I-

- Plot of **800 to 1100 Sq yard** with or without demolishable structure- The construction of a multistory building on the plot must yield **16,200 to 19,800 sq feet of built up area** (excluding Basement and Stilt as per the allowed FAR of the quoted property).
- Properties which are **fully commercial or on Commercial notified roads** are eligible to bid.
- Industrial plots abutting roads of 24 mtr. ROW and above are also eligible to bid.
- The cost of property should be quoted on the basis of “Lumpsum cost offered to CMSS” including all levies and taxes, i.e. land, water, sewage, property & commercial tax, commission charges of Authorized Agent, and GST etc. No other additional charges whatsoever would be paid.

The bidder can quote their bid for Plots larger than 1100 SqYard, However CMSS will pay for the total cost upto maximum of 1100 Sq Yard. Calculation method- (Lump sum Rate quoted by the bidder/ Declared area of Plot in Sq. Yard) x 1100

The bidder should submit an undertaking for acceptance of the above-mentioned condition.

ii. Category-II-

- Independent ready to move in building with appropriate size of plot-
- The property may be of any format : basement (usable) + Stilt for parking +Ground +3 Floors or Basement (usable)+ ground floor (usable)+4 floors and separate parking or Basement (parking)+ ground floor (usable)+4 floors
- The total built up area of usable portions should be between 16,200 to 19,800 sqft. (Excluding area of Basement/Stilt when used for parking). The cost of parking area (Basement /Stilt as the case may be) will be included in total cost quoted by the bidder but the area will not be added in calculation of total built-up area of the building.
- The Building should have maximum 4 floors excluding Basement and Stilt/Ground (usable). Building with more than 4 floors [excluding Basement & Stilt/Ground (usable)] shall not be considered.
- Following two types of property are eligible to bid
 - i. Properties which are fully commercial or on Commercial notified roads are eligible to bid.
If the property is on notified commercial roads (and the property is fully residential/part residential- part commercial), it shall be the bidders responsibility to get the full property converted into commercial usage at its own cost before Agreement to Sell.
 - ii. Industrial independent units abutting roads of 24 mtr. ROW and above are also eligible to

bid.

If such property is quoted, it shall be the bidders responsibility to get the full property converted into commercial usage at its own cost before Agreement to Sell.

- Only those properties that have Occupancy certificate or Completion certificate from Local Authority (on the tender opening date) shall be considered.
- The cost of property should be quoted on the basis of “Lump sum cost offered to CMSS” including all levies and taxes, i.e. land, water, sewage, property & commercial tax, commission charges of Authorized Agent, Conversion charges from residential/part residential to Fully Commercial and GST etc. No other additional charges whatsoever would be paid.
- **The bidder will be responsible for installation of DG Set of appropriate capacity and all lifts which are part of building plan after taking necessary clearances (if required). Additional lifts provision (if any) may be left before final registration date.**

The bidder can quote their bid for Independent Building with total built up area greater than 19,800 sqft. (excluding Basement and Stilt), However CMSS will pay for the total cost up to maximum of 19,800 sqft of built up area. Calculation method- (Lump sum Rate quoted by the bidder/ Declared Built up area of independent building in Sq ft.) x 19,800

The bidder should submit an undertaking for acceptance of the above mentioned condition.

Note (For Both Category-I & Category-II):

1. Offered Plot/ Building mandatorily must have clear and absolute title for sale of their Land/ Premises with approved Building Plans & Completion/ Occupancy Certificate etc issued by Local Authority for carrying out commercial activities/office purposes at New Delhi.
2. The offered property should either be fully commercial or on Notified commercial Road or **Industrial units/plots abutting roads of 24 mtr. ROW and above.**
 - Plots on Commercial Notified roads or **Industrial plots abutting roads of 24 mtr. ROW and above** are accepted and in this case, CMSS shall be responsible for conversion from residential to Commercial (if required).
 - Independent ready to move in Buildings on Commercial Notified roads or independent **Industrial units abutting roads of 24 mtr. ROW and above** are accepted and in this case, bidder shall be responsible for conversion from industrial to commercial at its own cost before signing of Agreement to Sell. The bidder should quote price of the property including all such charges. No extra charges would be paid for this by CMSS. CMSS may be involved in the paperwork if required.

D. PREPARATION & SUBMISSION OF BIDS

8. DOCUMENTS CONSTITUTING THE BID

The Bids prepared by the Bidder shall comprise the following 2, separately sealed components:

- i. Technical bid (un-priced) with Earnest Money Deposit (EMD) in one envelope clearly marked “Technical Bid & EMD”
- ii. Financial Bid

ONLY MANUAL BIDS ARE ALLOWED

9. DOCUMENTS ESTABLISHING BIDDER'S QUALIFICATION

The Bidder shall furnish, as part of Technical Bids, documents establishing the qualification to perform the Contract. The documentary evidence in support of the information furnished should be submitted by the Bidder.

10. DOCUMENTS REQUIRED TO BE SUBMITTED

10.1 The bidder shall furnish, as part of the bid documents, the following documents or whichever is applicable as per terms and conditions of Bidding Documents for technical eligibility of the tender failing which the bid may be rejected:-

- (i) Copy of Ownership/Partnership/Proprietorship/Registered firm/LLP/any other, whichever is applicable.

Bidders are required to thoroughly cross check the legal status of the property. CMSS may independently carry out investigation of the property by legal consultant to check the title status of the property before starting the technical evaluation or at any later stage. In case, the property comes out to be disputed or title is not fully clear, this would imply that the bidder has submitted wrong undertaking. In this case the quoted property would be out rightly rejected and the EMD shall be forfeited.

- (ii) Copy of PAN Card of the Owner/s & bidder.
- (iii) Copy of GST Registration Certificate if applicable.
- (iv) Authority letter on Rs 100 stamp paper from the Owner/s in favour of Authorised Agent to bid, negotiate, sign and conclude in case bidder is their Agent
- (v) Power of Attorney to sign the bid if applicable.

Power of Attorney to sign the bid in case property is Co-Owned by multiple members- In case the property is co-owned by more than one person (within family/different partners), any family member or the any partner may submit bid provided they have Power of Attorney/Authorization signed by all Co-owners to participate in the bid.

On the day of registration, all co-owners shall be present to complete the registration process.

In case the registration is failed due to dispute/non presence of any or more co-owners, the Security Deposit will be forfeited.

The Power of Attorney/ Authorization should mandatorily indicate the % allocation of each Co-owner as per his/her/its share in the quoted property. The Payment will be disbursed to all Co-owners as per indicated percentage.

No change in Power of Attorney/ Authorization or in % allocation shall be accepted after opening of bids

- (vi) Bank Details of the owner(s) of property.
- (vii) A declaration that the bidders should not be blacklisted by any Central Govt./State Govt./PSU/Agencies/ Corporations/ Departments etc on any grounds in last 2 years.
- (viii) Further, please attach minimum 10 coloured photographs of the property showing its front, sides, elevation, roads on front and sides and the surrounding area in which the property is located from all the 4 sides of the property, Parking Area, Basement, Flooring, roof top, available docks if any.
- (ix) Attested copies of Allotment Letter of the Property establishing the proof of ownership issued by the appropriate authority as applicable. Copy of documentary proof of registration of the Property with concerned local Authority as per the Real Estate Regulatory Act (RERA).
- (x) Copy of Identification Proof of Owner and/ or their Authorized Agent such as Aadhar Card/Driving License/Voter ID/Passport etc.
- (xi) Notarized declaration on Rs. 100 stamp paper from bidder that the building & space offered under this tender is free from encumbrances other than allowed encumbrances and should not be charged.

Note: Allowed encumbrance- Encumbrances in form of Loan from any Bank/NBFC/other Financial Institutions are allowed provided the owner(s) of the property undertakes on Rs. 100 Stamp paper that if their property is selected, they would provide the property free from any encumbrances and charge from their own funds within 2 weeks of issuance of LoA and no amount shall be charged to CMSS. If the successful bidder fails to provide the property free from encumbrances/loans etc within specified time, the bid shall be rejected and EMD forfeited.
- (xii) Signed & stamped copy of tender document including any corrigendum issued by CMSS.
- (xiii) Survey plan indicating the exact location of the offered land.
- (xiv) Original authorization letter from owner, if, the bid is submitted by a Broker.
- (xv) Floor Plan/drawing demonstrating the total Built up area offered with details of all facilities in property.

- (xvi) The Bidder has to submit the occupancy certificate/completion certificate/functional certificate /Property tax receipts for past three years as per the Building Regulation of appropriate authority of the government.
- (xvii) Present status of the premises (fully commercial/part residential part commercial/industrial on 24 m RoW)
- (xviii) Amendment/Corrigenda if any
- (xix) FAR certificate from local Authority to be submitted along with the bid.
- (xx) MCD/DDA approved floor plan to be submitted along with bid

11. EARNEST MONEY DEPOSIT (EMD)

- i. All Bids must be accompanied by Earnest Money Deposit (EMD) of Rs 1,00,000/- per warehouse location in the form of NEFT/RTGS/ Demand draft drawn in favour of Central Medical Services Society payable at New Delhi.

The account details are as follows: -

Beneficiary Name	:	Central Medical Services Society
A/C No.	:	32719062216
Bank Name	:	SBI Bank
Branch	:	Nirman Bhawan, Maulana Azad Road, New Delhi
IFSC Code	:	SBIN0000583

- ii. Any Bid not secured in accordance with above shall be treated as non-responsive and rejected by the CMSS. No interest shall be payable by the purchaser for the sum deposited as Earnest Money Deposit. **No Bank Guarantee will be accepted in lieu of the Earnest Money Deposit. The EMD of the Bidders would be returned back after 30 days of signing of the contract with the successful bidder. Bids submitted without requisite EMD shall be summarily rejected.**
- iii. **The EMD may be forfeited by the CMSS in the following events:**
 - (a) If the bidder withdraws his bid during the period of bid validity specified by the bidder in the Bid form or any extension agreed by the Bidder after opening of the Bid.
 - (b) In the case of successful bidder, if the bidder fails to sign the contract.
 - (c) If the Bid is varied or modified in a manner not acceptable to the purchaser after opening of Bid during the validity period or extension thereof. If the bidder tries to influence the evaluation process.

12. PERIOD OF VALIDITY OF BIDS

Bid shall remain valid for **60** days from the date of opening of the technical bids. A bid valid for a shorter period shall be rejected by CMSS being non-responsive. However, CMSS reserves the right to extend this period by another **30** days at its discretion, which shall be binding on the Bidder. Thereafter this period may be further extended by the parties on mutual consent. Any Bidder not keeping the offers open for the prescribed period shall be summarily rejected and his EMD shall be forfeited.

13. FORMAT AND SIGNING OF BIDS

- i. The bidder shall prepare single stage two part bids, i.e.
 - a. Technical bid (un-priced) with Earnest Money Deposit (EMD) in one envelope clearly marked "Technical Bid & EMD"
 - b. Financial Bid
- ii. The Bid shall be typed or printed and all the pages numbered consecutively and shall be signed by the bidder or a person or persons duly authorized to bind the bidder to the contract. The letter of authorization shall be indicated by written power-of-attorney accompanying the bid. All the pages/documents of the bid shall also be signed manually by the person authorized to sign the Bids before submitting the bidding documents. The bids submitted shall be sealed properly.
- iii. The bid shall contain no interlineations, erasures or overwriting except as necessary to correct errors made by the bidder in which case such corrections shall be signed by the person or persons signing the bid.

E. SUBMISSION OF BIDS

14. SEALING AND MARKING OF BIDS

- i. The bidder shall seal the bids in separate envelopes duly marking the envelopes, separately as

Cover 'A'

- i. Technical Bid with Earnest Money Deposit (EMD)

Cover 'B'

- i. Financial Bid

Both envelopes mentioned above should be enclosed in another sealed outer envelope duly marked 'Technical Bid with Earnest Money Deposit (EMD) + Financial Bid' by the personal seal of the bidder.

- ii. The envelopes shall be addressed to the tenderer at the following address:

General Manager (Procurement)

CENTRAL MEDICAL SERVICES SOCIETY
(An Autonomous Society under Ministry of Health & Family Welfare, Govt. of India)
2nd Floor, Vishwa Yuvak Kendra, Pt. Uma Shankar Dikshit Marg, Teen Murti Road,
Opp. Police Station, Chanakyapuri, New Delhi - 110 021

- iii. The envelope shall bear (the name and address of the tenderer), the tender number and the words 'DO NOT OPEN BEFORE' (due date & time).
- iv. The inner and outer envelopes shall indicate the name and address of the bidders to enable the bid to be return unopened in case it is declared 'late' or rejected.
- v. Bids may be sent by registered post or delivered in person on above mentioned address. The responsibility for ensuring that the bids are delivered in time would vest with the bidder. For delay in submission of Bids due to any reasons, the Bidders shall only be held responsible.
- vi. Bids delivered in person on the day of bid opening shall be delivered to the above mentioned address. The purchaser shall not be responsible if the bids are delivered elsewhere.

15. DEADLINE FOR SUBMISSION OF BIDS

Bids must be received by CMSS at the address and up to the due date and time specified under "CRITICAL DATE SHEET". CMSS may, at its discretion, extend this deadline for the submission of bids by amending the Bid Documents.

16. LATE BIDS

Any bid received by CMSS after the deadline for submission of bids prescribed by CMSS shall be rejected and returned unopened to the bidder.

17. MODIFICATION AND WITHDRAWAL OF BIDS

- i. No any modifications will be made by the bidder after submission of bid. The location of the property specified in the Tender cannot be changed at any stage under any circumstances.
- ii. No bid may be withdrawn in the interval between the bid submission deadline and the expiration of the bid validity period. Withdrawal of a bid during this interval may result in the forfeiture of the Bidder's Earnest Money Deposit (EMD).

F. BID OPENING AND EVALUATION

18. OPENING OF BIDS BY CMSS

- i. CMSS shall open the technical bids in the presence of bidders or their authorized representatives who chose to attend, at the due date and time of bid opening. The bidder's representatives, who are present, shall sign in an attendance register. Authority letter to this effect shall be submitted by the bidders before they are allowed to

participate in bid opening.

- ii. A maximum of two representatives of any bidder shall be authorized and permitted to attend the bid opening.
- iii. **Venue of bid opening:** Bids will be opened at the CMSS office on the date of bid opening. If due to administrative reason, the venue of Bid opening is changed, it will be displayed prominently on the notice board of the CMSS's office.

19. CRITERIA FOR EVALUATION

The bid evaluation will be done on QCBS (Quality cum Cost Based selection) in the ratio of 60:40.

20. EVALUATION OF TECHNICAL BIDS

- i. The bids received against the two categories i.e. Category-I & Category-II would be segregated
- ii. In the first stage, the Technical Bids of Category-I (Plot) properties will be evaluated on the basis of documents submitted in the technical bids by the bidder on parameters as mentioned in table -I.

Table-I (Plots)

Sr. No.	Evaluation Parameters	Scoring marks
1.	Distance from Central Vista: (10 Marks)	
	Within 0-8 Km	10
	8Km-12Km	07
	12KM-13.2	05
	More than 13.2 Km	Out rightly rejected
2.	Nearest Metro Station (10 Marks)	
	Upto 500 m	10
	500m-1 Km.	05
	1Km-1.5 km.	03
	More than 1.5 Km	01
3.	Location details: (10 Marks)	
	Properly developed (inhabitated, roads & infrastructure), upmarket above middle income group surroundings	10
	Less developed, middle or lower middle income surroundings	05
4.	Traffic position from site to Central Vista(10 Marks)	
	Reasonable traffic during peak hours and Smooth flow during remaining time	10

	Jam prone during peak hours and reasonable traffic during remaining time	05
	Jam prone most of the time	01
5.	Access road (10 marks)	
	If Access road is 40 ft or more wide Bituminous Roads	10
	If Access road is between 25- 40ft wide Bituminous Roads	05
	If Access road is 25 ft or less wide Bituminous Roads	02
6.	Site surroundings is free from illegal encroachment areas, drainage issues, water logging issue , noise pollution and redi patri vendors, unrestricted parking etc. and/or front side free (10 Marks)	10
	In case of illegal encroachment areas, drainage issues, water logging issue , noise pollution and redi patri vendors, restricted parking etc. and or front side not free or partial free	02
7.	Site is open from : (10 Marks)	
	3 sides	10
	2 sides	05
	One side	03
8	Tentative Available area for Car parking (10 Marks)	
	15 Cars or above may be parked	10
	12-15 cars may be parked	06
	Less than 12 cars may be parked	02
9	Greenfield property/ Plot with old demolish able structure (05 marks)	
	Plot is greenfield property	05
	Plot with old demolish able structure	02
10	Fully Commercial or Property on Commercial notified road (05marks)	
	Fully commercial	05
	On Commercial notified road	03
10	More than one metro station available upto 1.5 Km(addl. Marks)	05
11	Additional public transport availability like bus stand within 1.5 Km	05

- iii. The Technical Bids of Category-II properties will be evaluated on the basis of documents submitted in the technical bids by the bidder on parameters as mentioned in table -II.

Table-II (Independent ready to move in building Old/New)

Sr. No.	Evaluation Parameters	Scoring marks
1.	Distance from Central Vista: (10 Marks)	
	Within 0-8 Km	10
	8-12 Km	07
	12-13.2 Km	05
	More than 13.2 Km	Out rightly rejected
2.	Age of the property i.e. year of construction (05 Marks)	
	Less than 2 years	05
	2-5 years	02
	More than 5 years	01
3.	Nearest Metro Station (10 Marks)	

	Upto 500 m	10
	500m-1 Km.	05
	1 km-1.5 Km.	03
	More than 1.5 Km	01
4.	Flooring done/ not done(05 Marks)	
	Complete flooring done by bidder	05
	Flooring not done by bidder	02
5.	Location details: (10 Marks)	
	Properly developed (inhabitated, roads & infrastructure), upmarket above middle income group surroundings	10
	Less developed, middle or lower middle income surroundings	05
6.	Traffic position from site to Central Vista(10 Marks)	
	Reasonable traffic during peak hours and Smooth flow during remaining time	10
	Jam prone during peak hours and reasonable traffic during remaining time	05
	Jam prone most of the time	01
7.	Access road(10 marks)	
	If Access road is 40 ft or more wide Bituminous Roads	10
	If Access road is between 25- 40ft wide Bituminous Roads	05
	If Access road is 25 ft or less wide Bituminous Roads	02
8.	Site surroundings is free from illegal encroachment areas, drainage issues, water logging issue , noise pollution and redi patri vendors, unrestricted parking etc. and/or front side free (10 Marks)	10
	In case of illegal encroachment areas, drainage issues, water logging issue , noise pollution and redi patri vendors, restricted parking etc. and or front side not free or partial free	02
9.	Site is open from : (10 Marks)	
	3 sides	10
	2 sides	05
	One side	03
10	Available area for Car parking (10 Marks)	
	15 Cars or above may be parked	10
	12-15 cars may be parked	06
	Less than 12 cars may be parked	02
11	More than one metro station available within 1.5 Km (additional marks)	05
12	Additional public transport availability like bus stand within 1.5 Km	05

- iv. CMSS would visit the premises at the time of technical evaluation of the property
- v. Only those Applicants whose Technical Proposals get a score of 60 (sixty) marks or more out of 100 (One hundred) in the quoted category shall qualify for further consideration. The technical score (TS) obtained by each property would be considered for final evaluation.
- vi. Technical score will be done by the evaluation committee approved by CA on the basis of documentary evidences/ photographs, certificates submitted by bidders as well after visit of evaluation committee to the sites. The evaluation would be done in a transparent manner.

The Built up area, distance of property from Central Vista, Metro station distance etc. shall be independently analysed by CMSS evaluation committee. In case of discrepancy between CMSS Evaluation Committee's calculation and bidders' claim, the former shall prevail.

21. SHORT-LISTING OF BIDDERS

Bidders who get 60 (Sixty) or above marks in the technical score will be technically shortlisted for next stage i.e. opening of financial bids.

22. EVALUATION OF FINANCIAL BIDS

- i. In the second stage, the financial bids will be opened of those bidders who get the 60 (Sixty) or above marks in the technical score in Category-I and Category-II and evaluation will be carried out. Each Financial Bid will be assigned a financial score (FS).
- ii. CMSS will determine whether the Financial Bids are complete, unqualified and unconditional. The cost indicated in the Financial Bids shall be deemed as final and reflecting the total cost of services. Omissions, if any, in costing any item shall not entitle the bidder to be compensated and the liability to fulfil its obligations as per the TOR within the total quoted price shall be that of the bidder.
- iii. It may be noted that the Second Envelope containing the Detailed Price Offer will be opened only for those bidders/Property owners/dealers whose technical proposals is short listed by the Tender Committee of CMSS as per their technical evaluation and they score minimum 60 out of 100 marks for above mentioned technical parameters. The decision of Tender Committee shall be final and binding and no further correspondence in this regards shall be entertained by the Bidder.
- iv. Category-I -Per Sq. yard rates would be calculated from the Lump sum cost of property offered to CMSS. The lowest per sq yard rates will be the L1 rates of Category-I
- v. Category-II--Per Sq. ft rates would be calculated from the Lump sum cost of property offered to CMSS. The lowest per sq ft. rates will be the L1 rates of Category-II
- vi. Financial score (FS) of bidder quoting lowest rates is taken as 100 in each category & financial score (FS) of other bidders will be calculated as $FS = [L1rates \times 100 / [Rates \text{ offered by bidder}]]$.

23. COMBINED AND FINAL EVALUATION

- i. The bids will finally be ranked according to their combined technical (TS) and financial (FS) scores as follows: -

$$S = \text{Technical Score (TS)} \times 0.6 + \text{Financial score (FS)} \times 0.4$$

Where S is the combined score, and 0.60 and 0.40 are weights assigned to Technical Bids

and Financial Bids, which shall be 0.60 and 0.40 (60:40) respectively.

- ii. The Selected bidder in each of the two Category i.e. Category –I and Category –II shall be the first ranked bidder (having the highest combined score). The second ranked bidder shall be kept in reserve and may be invited for negotiations in case the first ranked bidder withdraws or fails to comply with the requirements of tender, as the case may be.

24. PROCESS OF FINALIZATION OF TENDER

- i. The highest scorer bid/property in Category –I and Category –II will be taken to the next level of consideration. CMSS reserves the right to negotiate the offered Lump sum prices of highest scorer property in Category –I /Category –II or both.
- ii. **For Category-I-If the property is fully commercial, margin @17 Cr. to be considered
If the property is on notified Commercial Road/ Industrial units/plots abutting roads of 24 mtr. ROW and above and conversion is to be done by CMSS after construction, margin @17 Cr. plus applicable conversion rate w.r.t. the part of property to be converted to commercial would be considered**
- iii. The property, Land or independent ready to move in building (top scorer in respective category) whichever is offered at the best attractive total price after duly considering the margin as mentioned above shall be chosen for final acceptance.

25.ACCEPTANCE OF TENDER

On finalization of Tender, CMSS will communicate acceptance of the tender by way of letter of acceptance which will conclude a binding contract between the parties and the Purchaser shall act upon such acceptance letter.

26.SIGNING OF AGREEMENT & TERMS OF PAYMENT

- i. The issue of Notification of Award shall constitute the award of contract on the bidder.
- ii. Within 2 weeks of receipt of the Notification of Award, the Owner/bidder (in case of more than one co-owner) of the property shall submit a Bank Guarantee of Rs 50 Lakh with 210 days' validity from date of issuance to CMSS in lieu of Security that they shall be completing the Registration as well as Conversion of residential/ part residential property on commercial notified road / Industrial property on 24 m ROW to fully commercial in the stipulated timeline. Security from Agent shall not be accepted.
- iii. In the same 2 weeks' time as mentioned above, necessary insertion in newspapers to invite objection in Sale purchase transaction would be done by CMSS.
- iv. In the same 2 weeks' time as mentioned above, all applicable NOCs/OC/CC /Conversion certificate need to be submitted to CMSS by the bidder.
- v. Only upon receipt of such Bank Guarantee, no objection reported and handing over of all

- NOCs/OC/CC /Conversion certificate (applicable only on ready to move in property on notified commercial road) from residential/part residential, CMSS shall proceed with signing of Agreement to Sell with the Owner of property (for bids quoted directly by Owner or through an Authorized Agent).The Agreement to Sell (vetted by both the parties' legal team) shall be signed within 7 days of Submission of Security Deposit and all relevant papers as mentioned above. CMSS shall not sign the Agreement to Sell with Authorized Agent in any circumstance.
- vi. On the date of Sale Agreement, Payment of 5% of the total cost of property shall be made by CMSS to the Owner of the Property only. Remaining 95% payment shall be done on the date of Registration of the Property to the Owner. CMSS will not pay any brokerage to any person/Agent/Real Estate consultant, agency charges and service charges for the proposed transaction/deal.
 - vii. Failure to submit the Security Deposit will result into forfeiture of EMD amount as well as blacklisting of bidder for two years.
 - viii. In case the bidder (Owner or through an Authorized Agent) backs out after signing of Agreement to Sell, the Security Deposit shall be forfeited and bidder shall be blacklisted for 2 years.
 - ix. After signing of Agreement to Sell, the owner or its Authorized Agent will initiate action for registration of the property. The registration needs to be concluded within 30 days of signing of Agreement to Sell.
 - x. CMSS reserves the right to make minor changes as mutually agreed w.r.t. submission of papers etc. on the day of signing of Agreement to Sell.
 - xi. The payment of Commission charges of Authorized Agent (if any) shall be responsibility of the Owner only. CMSS hold no responsibility of such payment.
 - xii. CMSS shall make all payment of total consideration subject to applicable tax deducted at source and CMSS will issue TDS certificate within a reasonable time.
 - xiii. Applicable tax shall be deducted as per the applicable rules and norms, while making the payment.
 - xiv. The Security Deposit would be returned after completion of all activities of handover of the property like registration, conversion etc.

27.SPECIAL CONDITIONS OF CONTRACT

- i. The Applicant shall provide all the information sought under this Document. CMSS would evaluate only those Applications that are received in the required format and complete in all respects. Incomplete and / or conditional Applications shall be liable to rejection. No claims whatsoever will be entertained if submission is not received by due date and time.
- ii. The representatives of CMSS shall visit the site for physical verification, location & observe

the status of warehouse/premises as well as whole building/tower. CMSS subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant/ premises owner(s) including ownership documents and chain of documents.

- iii. CMSS reserves the right to accept or reject any or all the applications, or Negotiate for reduction in the quoted price with any or all the applicants or annul this process at any time without assigning any reason for whatsoever reasons. CMSS is not bound to give reasons for rejection of any of the Tenders. The decision of CMSS in this matter shall be final & binding on all the applicants.
- iv. If the selected property is from Category-I, the firm will hand over the property to CMSS within 30 days from the date of Agreement to Sell i.e.on the date of registration of the property.
- v. If the selected property is from Category-II, the firm will hand over the property to CMSS within 30 days from the date of Agreement to Sell i.e. on the date of registration of the property.
- vi. The timely completion of Paperwork for Registration shall be the bidders' responsibility. CMSS shall support w.r.t. the documents required from Buyer's side or any other relevant requirement.
- vii. In case of any delay beyond 30 days in Registration of the Property from the Agreement to Sell date, it shall be analyzed by CMSS if the delay is attributable to the bidder or not. If the delay occurred due to mishandling/ inactivity/ fault /delay on bidder's part, 1% of the total cost of property shall be deducted for every 2 weeks of delay from the final payment to be made on the Day of Registration.
- viii. For such action, the decision of CMSS will be final. No any representation will be entertained by CMSS in this regard. The firm will hand over the premises to CMSS in good condition, neat & clean with fresh paint with all electricity, water connection, DG set if available etc.
- ix. All statutory taxes including MLU conversion charges will be paid by the selected bidder, CMSS will only pay the total cost as quoted by the bidder. CMSS will not pay any extra charges for the DG Set/Lift etc.
- x. The Agreement for sale shall be signed only if the due diligence report is positive or on compliance of the anomalies, if any, to the satisfaction of the law firm appointed by CMSS. The fee to such Law Firm shall be paid by CMSS only.

28. RESOLUTION OF DISPUTES

28.1 CMSS and the supplier shall make every effort to resolve, amicably by direct informal negotiation any disagreement or dispute arising between them under or in connection with the contract.

28.2 In case of a dispute or difference arising between the CMSS and a supplier relating to any matter arising out of or connected with this agreement, such dispute or difference shall be

settled in accordance with the Arbitration and Conciliation Act, 1996. The venue of arbitration shall be New Delhi.

29. JURISDICTION

29.1 In the event of any dispute arising out of the tender such dispute would subject to the jurisdiction of the Civil Court within the city of New Delhi only.

ANNEXURE-1

Technical Bid (Sealed in Separate Envelope)
Undertaking (On Letter Head of tendering firm)

Date:.....

To,
The DG&CEO,
Central Medical Services Society,
2nd floor, Pt. Uma Shankar Dikshit Marg,
Teen Murti Road, Opp. Police Station Chanakyapuri,
New Delhi - 110021

Sub: Submission of Technical Bid for plot/independent ready to move in building with clear and non encumbered title deeds.

Dear Sir,

Kindly refer your Tender Ref. No.....the subject cited above and find enclosed our Technical Bid on your prescribed format. I am submitted our bids for the following category with mentioned area.

Sr. No.	Category	Total Plot area is sq. yard [Category-I]/Total Built up area in sq. ft (excl. Basement and stilt) [Category-II]
1		

For each quoted property the bidder should fill one relevant Property Detail Form as per Annexure-4

I certify that the information provided in the above Bid is true to the best of my knowledge. I also understand that any misleading or wrong information will disqualified this application straightaway. I agree that CMSS has full discretion to qualify or disqualify my bids.

I am looking forward to take this opportunity.

With Kind Regards,

Authorized Signatory of Applicant
Name of the Applicant
Designation
Date

ANNEXURE-2

Financial Bid (Sealed in Separate Envelope)
One Financial Bid for one quoted property

Date:.....

To,
The DG&CEO,
Central Medical Services Society,
2nd floor, Pt. Uma Shankar Dikshit Marg,
Teen Murti Road, Opp. Police Station Chanakyapuri,
New Delhi - 110021

Sub: Submission of Financial Bid for plot/standalone ready to move in building with clear and non encumbered title deeds

Dear Sir,

Kindly refer your Tender Ref. No.....the subject cited above and find enclosed our Financial Bid on your prescribed format.

The rates should be quoted exclusive of Good and Service Tax in **Rs.** in figures as well as in words. There should be no cutting/ overwriting in the Financial Bid.

I/We hereby quote following Lump sum **rates** (exclusive of good and service tax) as full and final payment for the quoted property in your advertised tender document.

Sr. No.	Category-I /Category-II	Address of the property	Offered total area in Sq. yard in case of Plot [Category-I]or Offered total Built up area in Sq ft in case of independent ready to move in building [Category-II]	Lump sum total cost in figures (Rs.) <i>[exclusive of good and service tax] for quoted property</i>	Lump sum Rates in words (Rs.) <i>[exclusive of good and service tax] for quoted property</i>

Signature of Bidder/Authorized Signatory
Full name of Signatory & Designation, Date
Full name of the Bidder
(Seal)

In case of discrepancy between rate in figures & rate in words, rate in words shall prevail.

NOTE:

- 1. Bidders should submit their Technical and Financial Bids very carefully. For one property there should be one separate bid. Any bidder quoting for more than one property of Category-I or Category-II or mix of Category-I and Category-II should submit independent bid for each quoted property.**
- 2. For any error while quoting price, the bidder shall only be responsible. In case the final selected bidder [emerged after finalization of tender as per clause 24 (which may be from any of the Category-I or II)] refuses to honour its bid or does not enter into Sale Agreement or refuses to submit the requisite Security Deposit within the stipulated time, the bidder (Owner and/or their Authorized Agents shall be debarred for 2 years and the EMDs submitted by them shall be forfeited)**
- 3. Any bidder can be authorized by two or more different owners to quote for two or more different properties.**
- 4. However one property cannot be quoted by two or more different bidders (owners or authorized agents or both). In such cases the bid of owner shall be accepted and rest shall be rejected. If same property is quoted by two or more different authorized agents, all the bids shall be rejected. It is the sole responsibility of the Owner of the property to authorize one firm/individual for one property.**
- 5. Genuineness of the papers/documents/certificates/ declaration submitted with bid is the responsibility of the bidder. Also the bidder should take utmost care in submitting undertakings/self-declaration/certificates along with its bid. . If at any stage it is found that the papers/ documents/certificates/declaration/undertaking/ self-certification submitted by the bidder are false/incorrect/suppressed/ misrepresented the actual fact or are not in order, are forged, manipulated, fabricated or altered, the bid or purchase order issued to the bidder is liable to be cancelled and further necessary action including forfeiture of its EMD, debarring/blacklisting against the bidder will be taken. Purchaser may also initiate police/legal action.**

Signature of Bidder/Authorized Signatory
Full name of Signatory & Designation, Date
Full name of the Bidder
(Seal)

ANNEXURE – 3

**Acceptance Letter to be submitted by the Applicant/Authorized representative of
Company /Individual**

**(This letter should be specifically on Company letter head otherwise this will
be rejected)**

**To,
The DG&CEO,
Central Medical Services Society,
2nd floor, Pt. Uma Shankar Dikshit Marg,
Teen Murti Road, Opp. Police Station
Chanakyapuri,
New Delhi - 110021**

**Sub: “Acceptance of all terms and conditions of the tender to procure
plot/independent ready to move in building with clear and non-
encumbered title deeds on outright purchase basis by CMSS”**

Dear Sir,

I/We have downloaded the document for submission of tender for from the official website of CMSS i.e. www.cmss.gov.in.

I/We hereby unconditionally accept the tender conditions in its entirety for the subject procurement. I/We understand that CMSS intends to purchase **plot/independent ready to move in building with clear and non-encumbered title deeds** after due diligence of the offered site/location & related documents in the manner CMSS may deem fit.

The contents of tender document have been noted wherein it is clarified that after unconditionally accepting the tender condition in its entirety, it is not permissible to put any remark(s)/condition(s) (except unconditional rebate on price, if any) in the tender.

In case any provision of the tender document is found violated at any time after opening Bid, I/We agree that the tender shall be summarily rejected. I/We have also noted & accept the other circumstances or events or failure to perform in accordance with the terms of the tender, which may call for forfeiture of EMD submitted by us.

The required earnest money deposit (EMD) is enclosed herewith.

Thanking you,

Yours faithfully,

Signature of Bidder/Authorized Signatory
Full name of Signatory

Date

ANNEXUR - 4
Property Detail Form for Quoted Plot (category-I)

Sr. No.	Parameters	Remarks
1	Total area of the Plot (in sq. yard)	
2	Complete Address of the property.	
3	Land Use pattern (Fully commercial or Mixed land Use)	
4	Allowable FAR	
5	Allowable Ground Coverage	
6	Is there any existing structure on the plot which is to be demolished	
7	No. of floors and height of each floor including Basement that can be built up in the plot	
8	Total Built up area as per allowed FAR	
9	Distance from Central Vista	
10	Nearest Metro Station name	
11	Road Distance of nearest metro station from the property	
12	Facilities like Power & Water supply, drainage/sewerage, if any	
13	Location /Surrounding details <ul style="list-style-type: none"> i) Front ii) Back iii) Left iv) Right 	
14	Traffic position during peak hours	
15	Access road/Front road width	
16	Front part availability (full/ part blocked)	
17	Site surroundings is free from illegal encroachment areas, drainage issues, water logging issue , noise pollution and redi patri vendors	
18	Site is open from how many sides	
19	Front and Surrounding buildings	
20	More than one metro station available within 1-1.5 Km	
21	Additional public transport availability like bus stand within 1-1.5 Km	
22	Name of property owner with address	

**Property Detail Form for Quoted independent ready to move in Building
(category-II)**

Sr. No.	Parameters	Remarks
1	Area of the building premises offered (i) Built-Up area (in sq.ft)	
2	Total Land in sq yard	
3	Year of Construction	
4	Hand over time in months	
5	Complete Address of the property.	
6	Land Use pattern (Fully commercial or Mixed land Use)	
7	Allowable FAR	
8	Allowable Ground Coverage	
8	Total nos of floors. Please mention Basement, Stilt, Ground, 1 st Floor, 2 nd Floor.....	
9	Area in sq.ft. in each floor	
10	Construction specifications / materials used	
11	Distance from Central Vista	
12	Nearest Metro Station name	
13	Road Distance of nearest metro station from the property	
14	Facilities like Power & Water supply, drainage/sewerage,	
15	Location /Surrounding details i) Front ii) Back iii) Left iv) Right	
16	Traffic position during peak hours	
17	Access road/Front road width	
18	Front part availability (full/ part blocked)	
19	Site surroundings is free from illegal encroachment areas, drainage issues, water logging issue , noise pollution and redi patri vendors	
20	Site is open from how many sides	
21	Front and Surrounding buildings	
22	More than one metro station available within 1-1.5 Km. If yes name of metro station(s) with road distance	
23	Additional public transport availability like bus stand within 1-1.5 Km	

24	DG Set Available	
24	Name of property owner with address	

Security Bank Guarantee (Format)

_____ [insert: Bank's Name, and Address of Issuing Branch or Office]

Beneficiary: _____ [insert: Name and Address of Purchaser]

Date: _____

PERFORMANCE GUARANTEE No.: _____

We have been informed that [insert: name of owner] (hereinafter called "the owner/seller") has received a Letter of Acceptance No. [insert: reference number of the Letter of Acceptance] dated _____ for entering into Agreement with you, for the transfer of property [insert: description of ownership or property]

Furthermore, we understand that, according to the conditions of the Tender, a performance guarantee is required post acceptance of letter of Acceptance.

At the request of the Seller, we [insert: name of Bank] hereby irrevocably undertake to pay you any sum or sums not exceeding in total an amount of [insert: amount in figures] (____) [insert: amount in words]¹ upon receipt by us of your first demand in writing accompanied by a written statement stating that the Seller is in breach of its obligation(s) under the Tender, without your needing to prove or to show grounds for your demand or the sum specified therein.

This guarantee shall expire no later than 210 days from the date of issuance of Bank Guarantee ² and any demand for payment under it must be received by us at this office on or before that date.

This guarantee is subject to the Uniform Rules for Demand Guarantees, ICC Publication No. 758, except that subparagraph (ii) of Sub-article 20(a) is hereby excluded.

[signature(s)]

The Guarantor shall insert an amount representing the percentage of the Price specified in the letter of Acceptance and denominated in the currency of the Contract.

Established in accordance with tender conditions taking into account any warranty obligations of the Supplier as per tender conditions The Purchaser should note that in the event of an extension of the time to perform the Contract, the Purchaser would need to request an extension of this guarantee from the Guarantor. Such request must be in writing and must be made prior to the expiration date established in the guarantee. In preparing this guarantee, the Purchaser might consider adding the following text to the form, at the end of the penultimate paragraph: "The Guarantor agrees to a one-time extension of this guarantee for a period not to exceed [six months] [one year], in response to the Purchaser's written request for such extension, such request to be

presented to the Guarantor before the expiry of the guarantee."

Bank Details of the Owner(s)

01	Name of the Bank. Branch Name& address. Branch Code No. Branch Manager Mobile No. Branch Telephone no. Branch E-mail ID	
02	9 digit MICR code number of the bank and branch appearing on the MICR cheque issued by the bank.	
03	IFSC code of the Branch	
04	Type of Account (Current / Savings)	
05	Account Number (as appear in Cheque book)	

(in lieu of the bank certificate to be obtained , please **attach the original cancelled cheque** issued by your bank for verification of the above particulars).

I /We hereby declare that the particulars given above are correct and complete. If the transaction is delayed or not effected at all for reasons of incomplete or incorrect information, I would not hold M/s. Central Medical Services Society (CMSS) responsible. I have read the conditions of the tender/agreement entered and agree to discharge the responsibility expected of me / from the company as a tenderer /successful tenderer.

Date:
Place:

Signature of the Owner
(Name of the person
Signing)