



**NATIONAL AGRI-FOOD BIOTECHNOLOGY INSTITUTE (NABI)**  
(Deptt. Of Biotechnology, Ministry of Science & Technology, Govt. of India)  
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**Tender Notice for Purchase of 2BR/3BR Flats (Sale or Lease)**  
**(No.NIT/WORKS\_DU/9/2010)**

NABI – a national Agri-Food Biotechnology institute under Deptt. of Biotechnology, Govt. of India, is planning to purchase or hire on long term lease basis several (30 or more) **2-Bed Room** (living area around **106 sq. mtr. per Flat**) and **3 Bed Room Flats** (living area around **265 sq.mtr. per Flat**), for providing residential accommodation to its senior Managers and highly qualified Scientists, in close vicinity of Sector 81, Mohali. The accommodation should be located in good ambience. Decision to select the property to be purchased will be based on the features and weightages, as listed below.

**Qualifying Criteria**

S.No	Criteria
1.	The flats should be located within the radius of 10 KM from NABI complex, Sector 81, Mohali and well connected by road there to.
2.	With A-Class quality of construction to be certified by CPWD (Certificate of earthquake resistant design to be submitted before placing the order and quality of construction certificate to be submitted after completion of RCC structure).
3.	Accommodation to be consolidated in one tower with total thirty or more 2BR & 3BR flats. Tower earmarked as NABI Tower.
4.	<b>Possession time</b> <b>Time of final possession:</b> 6 months to 18 months. Possession complete with all the facilities, <b>Time of Interim possession:</b> 6 months to <b>9 months</b> . In case tower takes more than <b>nine</b> months to hand over, a complementing proposal for arranging comparable interim accommodation be submitted.
5.	24 Hrs. Power backup.
6.	Facility of one Parking per flat.
7.	Water supply.

Interested property developers fulfilling the above requirements may quote their best prices along with information on the features given above, the facilities/amenities they will provide with the dwelling units and the probable date of handing over possession. They may submit their offers alongwith Earnest Money Deposit (EMD) of Rs.1.00 Lac (One Lac only) by means of Demand Draft drawn in favour of 'National Agri-Food Biotechnology Institute' payable at Mohali in **two separate covers** as (i) Technical bid and (ii) Financial bid (to quote cost), **super-scribing on the outer main envelope 'Tender for 2BR/3BR Dwelling Units'**, to the Administrative Officer, NABI office, at the address given above, so as to reach latest **by 3.00 PM on 20th October, 2010**. The Technical Bids will be opened on the same day at 3.30 PM in the presence of Tenderers, if any. Tenders so received and opened shall be evaluated as per the following criteria.

**Evaluation Criteria**

S.No	Criteria	Weightage	Marks
1.	Date of final possession	15	12

	<ul style="list-style-type: none"> <li>If in 18 months – 0 marks</li> <li>If in 6 months – 12 marks</li> </ul> (One mark per month)		
2.	Neighbourhood–Developed/Underdeveloped/Undeveloped	15	10
3.	Proximity to market and other social, recreational activities preferably, within the vicinity.	15	10
4.	Proximity to nursery, children play school etc.	10	10
5.	Good layout to provide comfortable living	20	10
6.	Good natural light and cross ventilation in all habitable rooms of each flats	10	10
7.	Good Site Planning	10	10
8.	Other features related to ambience of the property that site visit may show	10	10
9.	Good security system	05	10
	<b>Total</b>	<b>110</b>	

On the recommendations of the Committee, the best few property developers, whose offers are suitable to NABI, based on the gradation criteria as given above will be invited for detailed presentation and discussions on **25<sup>th</sup> October, 2010** at 11.00 am at NABI and shall be reevaluated on the above criteria.

The financial bid of only **best three or less** tenders will be opened on the same day after presentations in the presence of the tenderer, if any. Kindly note that-

- Cost in financial bid to be quoted in per sq. Ft of carpet area of flat.
- Also quote the maintenance cost per annum/Sq.ft. carpet area of flat.
- Sale cost shall be converted to lease cost on EMI conversion as per prevalent bank interest rate of 8.5%.
- The final cost taking into account the cost of lease and maintenance will be compared to the highest financial bid. The advantage in percentage will be converted into marks.
- The final decision will be taken based on 75% weightage given to technical aspects and 25% weightage to financial quotation.

Payment terms	
10%	Signing of contract
20%	Completion of RCC structure
10%	Plastering
10%	Flooring
20%	Sanitary fixtures & woodwork
20%	Handover
10%	After one year of handover

The Executive Director, NABI, reserves the right to accept or reject any offer without assigning any reason.

**Administrative Officer**