



**STATE HEALTH SOCIETY,  
NATIONAL HEALTH MISSION,  
JAMMU & KASHMIR**

**Notice Inviting Expression of Interest for Hiring of  
Premises for the Office of State Health Society,  
National Health Mission, Jammu & Kashmir in  
Srinagar**

State Health Society, working under the auspices on Health & medical Education Deptt., J&K, for implementation of different Programmes/ Schemes under the ambit of National Health Mission, a flagship Centrally Sponsored Scheme of the Ministry of Health & Family Welfare, Govt. of India, having office(s) at Regional Institute of Health & Family Welfare, Near Sainik School, Kandoli Nagrota, Jammu in Jammu Division and Block 'A', Old Secretariat, Srinagar in Kashmir Division, is desirous of hiring space, with clear & unambiguous title, for its office in Kashmir Division, with following requisites:

<b>S. No.</b>	<b>Requisite</b>	<b>Remarks</b>
1.	Approximate Carpet Area Req'd.*	• 8,000 Sq. Ft., as per bifurcation given below
2.	Preferable Location	• Anywhere in Srinagar City. However, preference will be given to location having proximity to Civil Secretariat, Srinagar
3.	Other Preferences	• Building should not be more than 15-year-old, but in any case, not older than 20 years • Space offered should be on one single floor, preferable Ground floor, or 01 <sup>st</sup> floor
4.	Initial Period of Hiring	• Five (5) Years
5.	Free Parking Space	• For at least 8 to 10 cars, but in any case, not less than 5 cars • For sufficient No. of 2 wheelers • Preference shall be given to covered parking space
6.	Required Amenities	As mentioned below:
a.)	Electricity	• Should have suitable power supply for commercial operations alongwith adequate electrical fixtures including electrical wiring & fittings/ installations with LED lights • Electrical load should be adequate for sustaining all appliances in the office, inter-alia conference room • Should have provision for independent electric meter/ sub-meter in case offered space accommodates multiple offices • NHM will be using its own back-up facility. However, the same will not be for common areas/ lifts, etc. • NHM will make payment of electricity charges towards its usage, as per actuals
b.)	Water Supply	• 24 Hour potable water supply alongwith provision of sufficient water supply for toilets, washbasins, housekeeping and other cleaning works • NHM will make payment of user charges, as per actuals. In case of common meter connection, user charges will be paid on pro-rata basis, as per mutual consultation with landlord and other stakeholders
c.)	Rest Room	• Exclusive Rest Rooms separate for male & female staff of NHM • In case of any common utilities, which are not for the exclusive use of NHM staff, it will be the responsibility of landlord to ensure regular cleanliness & maintenance of such utilities
d.)	Lift	• Adequate & safe lift facility if the space offered is on 02 <sup>nd</sup> floor or above • Regular upkeep & periodic maintenance of lift(s) shall be the exclusive responsibility of landlord

S. No.	Requisite	Remarks
e.)	Fire Safety	<ul style="list-style-type: none"> <li>• Should have adequate fire safety measures, as per existing norms, if any, alongwith emergency exit facility</li> <li>• Regular upkeep &amp; periodic maintenance of fire safety device(s)/ measures shall be the exclusive responsibility of landlord</li> </ul>
f.)	Offered space split in more than one floor	<ul style="list-style-type: none"> <li>• In case, offered space is split in more than one floor, each floor(s) should have above-mentioned amenities</li> </ul>
7.	Possession	<ul style="list-style-type: none"> <li>• Ready for Possession</li> </ul>
8.	Unfurnished Premises	<ul style="list-style-type: none"> <li>• May be considered subject to existing condition of the premises, amenities available,</li> </ul>
9.	Premises under Construction	<ul style="list-style-type: none"> <li>• Will not be considered</li> </ul>
10.	Selection Procedure	<ul style="list-style-type: none"> <li>• Rent assessed by Rent Assessment Committee or Rent Quoted by the Owner/ Custodian, whichever is Lower</li> </ul>
11.	Validity of Offer	<ul style="list-style-type: none"> <li>• Offer shall remain valid till completion of Rent Assessment</li> </ul>
12.	Stamp Duty/ Registration Charges, of any	<ul style="list-style-type: none"> <li>• To be paid by the Landlord</li> </ul>
13.	Fitment period	<ul style="list-style-type: none"> <li>• One (1) month rent-free fitment period, from the Award of Expression of Interest (EoI), for completion of interior furnishing work by State Health society NHM J&amp;K after handing over of premises by owner</li> </ul>

- \*Carpet area shall exclude the area of following portion Verandah, Corridor & Passage, Entrance Hall & Porch, Staircase & Stair-Cover, Shaft & Machine Room for Lift, Bathroom & Lavatory, Kitchen & Pantry, Store, Canteen, Air-Conditioning Duct & Plant Room and Shaft for Sanitary/ Water Supply Installations and Garbage Chute, Electrical & Fire Fighting, Air-Conditioning, Tele-Communications, Lifts.

Indicative details of approximate Carpet Area, as mentioned under S. No. (1.) of table above:

S. No.	Particulars	Dimension	Approx. Area
1.	One dedicated room for Mission Director alongwith attached bathroom and retiring room	<ul style="list-style-type: none"> <li>• Main Room = 15*25</li> <li>• Retiring Room = 8*8</li> <li>• Bathroom = 6*8</li> </ul>	500 Sq. Ft.
2.	One dedicated room for Financial Advisor & CAO alongwith attached bathroom	<ul style="list-style-type: none"> <li>• Room Size = 12*15</li> <li>• Bathroom = 6*8</li> </ul>	230 Sq. Ft.
3.	Room(s) for Programme Manager(s) – 8 Nos.	<ul style="list-style-type: none"> <li>• Room Size = 12*12 each</li> <li>• No(s). Reqd. = Eight (8)</li> </ul>	1200 Sq. Ft.
4.	PA room	<ul style="list-style-type: none"> <li>• Room Size = 10*12</li> </ul>	120 Sq. Ft.
5.	Space for workstations and cabins	<ul style="list-style-type: none"> <li>• Size = 20*30 each</li> <li>• No(s). = Four (4)</li> </ul>	2400 Sq. Ft.
6.	One conference hall with attached bathroom and small storeroom	<ul style="list-style-type: none"> <li>• Conference Hall = 50*30</li> <li>• Storeroom = 8*10</li> <li>• Bathroom = 8*8</li> </ul>	1650 Sq. Ft.
7.	Pantry – 2 Nos.	<ul style="list-style-type: none"> <li>• Size = 8*10 each</li> <li>• No(s). Reqd. = Two (2)</li> </ul>	160 Sq. Ft.
8.	Stationery/ Record Room	<ul style="list-style-type: none"> <li>• Size = 15*20</li> </ul>	300 Sq. Ft.
9.	Washrooms for male & female staff separately with 03 compartments in each	<ul style="list-style-type: none"> <li>• Size = 10*10 each</li> <li>• No(s). Reqd. = Two (2)</li> </ul>	200 Sq. Ft.

<b>S. No.</b>	<b>Particulars</b>	<b>Dimension</b>	<b>Approx. Area</b>
10.	Space for power backup & 20 KVA transformer	• 15*20	300 Sq. Ft.
11.	Storeroom at Ground Floor	• 30 *60	1800 Sq. Ft.
12.	Room for Support Staff	• Size = 10*10 • No(s). Reqd. = One (1)	100 Sq. Ft.
13.	Reception cum waiting area for 4-5 persons	• Size =	

Ceteris paribus, preference shall be given to the premises, -

- a) Offered by the Public Sector Undertakings/ Govt. Departments;
- b) Ready for possession and occupation with all necessary permissions & approvals in place;
- c) Having well connectivity and wide approach road;
- d) Having proximity to Civil Secretariat, Srinagar;
- e) Offering better/ additional amenities like Local Area Network (LAN), Telephone & Intercom Connectivity;
- f) Offering additional parking space.

Other requirements shall include, but not limited to, the followings:

1. Building must be free from all encumbrances/ claims and legal disputes. However, should it emerge at any time subsequent to selection of suitable premises, and execution of requisite agreement in this behalf, that there exists any dispute of title to the property, and the Divisional Officer Kashmir of State Health Society, NHM, J&K is made to suffer inter-alia in financial terms in any manner in this regard, all the expenses incurred with respect to the same as well as rent paid, if any, till that time shall be recoverable from the rent payable, if any, and/ or through other lawful measures.
2. Building should project a professional and aesthetically pleasing appearance and should be approved for office use.
3. Building should have adequate natural lightning alongwith adequate cross-ventilation. In case, building is not airy, it should be adequately air-conditioned to cater summer & winter seasons both.
4. All Statutory and other dues should have been regularly paid & updated.
5. All building services, inter-alia lifts (if the offered premises is at 02<sup>nd</sup> floor or above), Power Supply, Air Conditioning, Plumbing, Sewerage System, Fire-fighting System, and other office amenities should be made operational during the fitment period.
6. All maintenance (Civil, Electrical, Mechanical, Plumbing, etc.) shall be the responsibility of the owner, and the owner shall also undertake to carry out annual repairs & maintenance such as white washing, painting, pest & rodent control after three years. No additional charges for the same shall be payable. Routine replacement of electrical fittings like bulbs, tubes & other consumables, etc.. Will be the responsibility of State Health Society, NHM, J&K
7. In case of non-attendance of any complaint of electrical & sanitary fitting, water, etc., the problem will be rectified by the Divisional office Kashmir, with prior approval of worthy Mission Director, and the expenditure thus incurred shall be recovered from the monthly rent payable to the owner.
8. Security of the building shall be the responsibility of the Owner. Cost of external security shall have to be borne by the Owner. However, internal security of rented premises, shall be managed by the State Health Society, NHM, J&K.
9. Owner of the premises shall continue to bear any statutory dues during the period of hiring of premises by the State Health Society, NHM, J&K, including extended period, if any.
10. State Health Society, NHM, J&K, at any time during the period of rent, including extended period if any, may make structural alterations such as partitions, office fixtures and liftings as may be easily removable.
11. State Health Society, NHM, J&K shall have the right to install power generation/ other devices required for smooth office functioning, including but not limited to power transformers/ UPS, leased lines for internet connectivity alongwith requisite devices including routers/ modems, etc., as well as placing of sign board, hoardings, publicity material, ACs, Heaters, etc. for its working, and the owner will have no objection of any kind whatsoever and shall not claim any compensation or additional rent.

## General Terms & Conditions:

1. Expression of Interest (EoI), complete in all respect, duly signed by the Legal Owner(s), or by the person having duly signed authority of the Legal Owner(s), shall have to be submitted, in a properly sealed envelope super-scribed as “EoI for Office Space for Kashmir Office of State Health Society, NHM, J&K” in the existing Divisional office – Kashmir of State health Society, NHM, J&K at Block ‘A’, Old Secretariat, Srinagar **on or before 14<sup>th</sup> August 2021 upto 04.00 PM,**
2. **Submission of EoI:** EoI shall have to be submitted in two (2) parts:
  - A. Part – I - Technical Proposal:** Following document(s), sequentially arranged, serially numbered with each page duly signed by the Legal Owner(s) or their duly authorized representative(s), shall have to be submitted as ‘**Technical Proposal**’, failing which EoI will be considered as incomplete and hence liable to be rejected summarily:
    - a) Attested copy(ies) of document(s) of title to the property offered to NHM for hiring;
    - b) Title clearance certificate issued by the Competent Authority;
    - c) Approved plan of the premises citing details of Super Built-Up Area, Built-Up Area, Total Carpet Area available as well as Carpet Area offered to NHM for hiring;
    - d) Abridged details of rooms available in the premises being offered to NHM for hiring;
    - e) Details of existing facilities, fixtures & fittings and amenities offered, including additional amenities offered, if any;
    - f) Payment receipt of electricity bill(s) of last three (3) months;
    - g) PAN card of the Owner alongwith ITR of previous three financial year(s);
    - h) In case, EoI is submitted by the authorized representative(s), copy of duly signed Authority Letter issued by the Legal Owner(s) of the property in favour of such authorized representative. In case of Co/ Joint Ownership, such authority letter is required to be signed by all the Co/ Joint Owner(s);
    - i) Special Offer(s), if any;
    - j) Detail(s) of premises offered for hiring to NHM – Annexure ‘T’;
    - k) This Notice inviting EoI towards acceptance of all the terms & conditions of this Notice inviting EoI;
    - l) **Rates/ Rent Charges are “NOT” required to be submitted alongwith Technical Proposal(s), failing which such proposal(s) shall be summarily rejected even if any of such proposal(s) will be the most competitive offer.**
  - B. Inspection of Premises:** After scrutiny of all the technical proposal(s), offered premise(s) will be inspected for short-listing and finalizing the premises suitable for inviting financial proposal(s). This may include carrying out measurements, suitability of premises for establishment of office on various parameters inter-alia location, amenities available, exclusivity, nearby surrounding, proneness to water logging/ floods, quality of construction, efficacy of internal layout of premises, layout of accommodation in the complex, etc.
  - C. Requisite Partitioning/ Modification/ Alternation of Premises:** Before inviting financial proposal(s), State Health Society, NHM, J&K will convey its requirement for intended partitioning/ modification/ alteration of premises to all the short-listed owner(s). Successful owner, post Award of EoI shall have to undertake the requisite partitioning/ modification/ alteration of premises, as per the requirement of State Health Society, within the stipulated time/ fitment period.
  - D. Part – II – Financial Proposal:**
    - i) Short-listed owner(s), capable and willing to provide premises after requisite partitioning/ modification/ alteration as per the requirement of State Health Society, will have to submit financial proposal(s) on e-mail ID: [mdnhmjk@gmail.com](mailto:mdnhmjk@gmail.com) by or before the stipulated date & time which will be conveyed to all such owner(s) through e-mail, phone & also updated through our website [www.jknhm.com](http://www.jknhm.com) subsequently.
    - ii) Short-listed owner(s) shall have to quote monthly rent “Per Sq. Ft.” for the Capet Area offered
3. **Award of EoI:** All the financial proposal(s), invited from short-listed owner(s) will be evaluated in light of commercial feasibility of such proposal(s), and accordingly will be finalized on L-1 basis subject to lowest of the following(s):
  - a. Rent Quoted by the Owner/ Custodian; or
  - b. Rent assessed by Rent Assessment Committee

4. **Execution of Agreement:** Within three (3) days post award of EoI, but in any case, not later than one-week, approved owner/ his authorized representative shall have to execute an agreement, on Non-Judicial Stamp Paper of appropriate value, in this behalf with the Divisional Nodal Officer – Kashmir. All charges in this connection shall have to be borne by such approved owner/ his authorized representative.
5. **Contract Period:**
  - a) Contract Period shall be the period of five (5) years, unless terminated earlier as per the provisions enshrined in this notice inviting EoI.
  - b) Contract Period shall be reckoned from the date of Award of EoI.
  - c) Post successful completion of Contract Period, it may be extended for another period, as deemed appropriate to both the parties, after mutual consultation and on mutually agreed terms & conditions.
6. **Validity of Rate(s):**
  - a) Rates coming into force as the outcome of this notice inviting EoI shall remain valid for the entire Contract Period of five (5) years, as explained in clause (5) supra.
  - b) The approved owner/ his authorized representative is bound to stick on the rates quoted by him. In addition, they shall have to abide by the standard terms and conditions as laid down in the General Financial Rules/ J&K Book of Financial Rules/ Codes and the conditions of the contract/ agreement executed in this behalf.
  - c) Rates coming into force as the outcome of this NIT shall remain fixed during the entire period of Contract.
7. **Payment of Rent:**
  - a. Monthly rent will commence from the month following fitment period and subject to after readiness of premises, in each respect, during fitment period.
  - b. Monthly payment of rent, after completion of the month, will be made by the Divisional Office Kashmir of State Health Society, NHM, J&K in favour of approved owner/ his authorized representative, through PFMS, after deducting all the applicable statutory dues.
  - c. No escalation of monthly rent shall be entertained during the Contract Period.
  - d. No advance payment of rent, or any other sort whatsoever, shall be made by the Divisional Office Kashmir of State Health Society, NHM, J&K.
8. **Special Terms & Conditions:**
  - a. If the demised premises, at any time during the said terms, including 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 an Act of God, and be not caused by the acts or neglect or fault of the State Health Society, NHM, J&K, or any of its manpower, then in such case it shall be optional with the State health Society to determine the Contract, or to retain occupation of the demised premises, if the State Health Society so desires without any diminution or rent hereby reserved.
  - b. In case of damage to the property due to any of the natural calamities or riots, as stated above, State health Society, NHM, J&K will not be liable to compensate the loss or damage incurred by the owner of the property.
9. **Termination of Contract:** Divisional office Kashmir of the State Health Society, NHM, J&K may terminate the Contract, after giving three months' notice for 'Termination of Contract' wherever required to be given, if the approved owner/ his authorized representative:
  - a. withdraws/ modifies its offer after acceptance;
  - b. fails to execute the agreement within the stipulated time;
  - c. fails to provide the premises within the stipulated time;
  - d. fails to fulfil any other contractual obligations;
  - e. violates any of the terms & conditions of the Contract;
  - f. becomes insolvent or bankrupt or is de-recognized/ blacklisted by any Govt./ Private Institution of the Country or an inquiry is initiated against him by Central/ State Vigilance Organization/ any other Investigating Agency;
  - g. upon any enquiry initiated by the Mission Director, NHM, J&K, on receipt of any written complaint, found to be involved in corrupt or fraudulent practices in competing for or in during execution of Contract.

- a) In addition to above-mentioned circumstances, Divisional office Kashmir of the State Health Society, NHM, J&K reserves the right to terminate, by prior written notice, the Contract for Deptt.'s Convenience stating the date from which such termination becomes effective.
- b) Cancellation/ Termination of the project, if required, will be considered only after according approved owner/ his authorized representative a reasonable opportunity of being heard.
- c) In case of cancellation/ termination of Contract, Divisional office Kashmir of the State Health Society, NHM, J&K will have the right to ensure similar supply(ies) from any other eligible owner.
- d) Any loss sustained by Divisional office Kashmir of the State Health Society, NHM, J&K, as a result of re-inviting the EoI, due to backing out by the approved owner/ his authorized representative, shall be recovered from the defaulting owner/ his authorized representative out of its pending payment(s).

10. **Arbitration:**

- a. **Dispute:** Either party, including Selection Committee of State Health Society NHM J&K and the approved owner/ his authorized representative, is entitled to raise any claim, dispute or difference, of whatever nature arising out of or in connection with the notice inviting EoI, including its existence or validity or termination (collectively called as "Dispute"), by giving written notice to the other party, which shall contain:
  - i. Description of dispute
  - ii. Ground for such dispute
  - iii. Written material in support of its claim
- b. Other party shall, within thirty (30) days of issuance of dispute notice, furnish:
  - i. Counter claim and defenses, if any, regarding the dispute; and
  - ii. All written material in support of its defenses and counter claim.
- c. **Dispute Resolution by Amicable Settlement:** Within thirty (30) days of issuance of notice by any party, both the parties to the dispute shall meet to settle such dispute amicably. If the parties fail to resolve the dispute amicably within thirty (30) days of receipt of notice referred above, same shall be referred to the Mission Director, NHM, J&K for its reference to arbitration.
- d. **Dispute Resolution by Sole Arbitrator:** In addition to (c ), dispute may also include any dispute arising out of contract with regard to interpretation, meaning and breach of the terms of contract. Upon receipt of information, Mission Director, NHM, J&K will appoint an Officer as Sole Arbitrator for the dispute, who will not be related to this contract for resolution of dispute. The Arbitrator shall deal with the grievance expeditiously, as possible and shall endeavour to dispose it off, within thirty (30) days from the date of receipt. The Arbitrator proceedings shall be governed by the J&K Arbitration and Conciliation Act, 1997. If the arbitrator to whom the matter is initially referred is transferred or vacates his office or is unable to act for any reason, he/ she shall be replaced by another person appointed by Mission Director, NHM, J&K to act as Arbitrator. Such person shall be entitled to proceed with the matter from the stage at which it was left by his predecessor.
- e. Work under the contract shall, notwithstanding the existence of any such dispute or difference, continue during arbitration proceedings and no payment due or payable to approved owner/ his authorized representative shall be withheld on account of such proceedings unless such payments are the direct subject of the arbitration.
- f. **Final Appeal:** If the officer designated as Arbitrator fails to dispose off the grievance filed within the period, or approved owner/ his authorized representative or Selection Committee or any other person aggrieved by the order passed by the Arbitrator, he/ it may file an Appeal before the Mission Director, NHM, J&K being the final Appellate Authority whose decision shall be final and binding upon all the Party(ies).
- g. **Governing Law:** This NIT shall be governed by and construed in accordance with the Laws of Jammu & Kashmir and the Laws of India, as applicable to Jammu & Kashmir.
- h. **Venue of Arbitration:** Venue of arbitration shall be the place from where contract has been issued

11. **Saving Clause:**

- a) In the absence of any specific provision in the agreement, the issue will be decided on mutual agreement;

- b) Failure of either party to fulfill any of its obligations under the agreement shall not be considered to be a default in so far as such inability arises from an event of force majeure, provided that the party affected by such an event:
- i. Has taken all reasonable precautions, due care and reasonable alternative measures in order to carry out the terms and conditions of the agreement; and
  - ii. Has informed the other party as soon as possible, but in any case, not later than forty eight (48) hours from occurrence, about the occurrence of such an event.
- c) Whether the event constitutes 'force majeure' will be decided by the Committee constituted by the Authority inviting EoI, which shall taken into consideration all the facts while arriving on its decision. Such decision of the Committee shall be final and binding upon all the parties.
- 12. Right to Accept or Reject the EoI(s):**
- a. Notwithstanding anything contained in this document, the Authority inviting EoI reserves the unconditional right to accept or reject any EoI, or to annul the selection process and reject all the EoIs, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons thereof. In the event that the Authority rejects or annuls all the EoIs, it may, in its discretion, invite all Interested owner(s)/ their authorized representative(s) to submit fresh EoI(s) hereunder.
  - b. The Authority reserves the right to reject any EoI if:
    - i. at any time, a material misrepresentation is made or uncovered, or
    - ii. Interested owner(s)/ their authorized representative(s) does not provide, within the time specified by the Authority, the supplemental information sought by the Authority for evaluation of the EoI(s).
  - c. In case, it is found during the evaluation or at any time before signing of the agreement or after its execution and during the period of subsistence thereof, that the approved owner/ his authorized representative made material misrepresentation or has given any materially incorrect or false information, such owner(s) shall be disqualified forthwith and notwithstanding anything to the contrary contained in this notice inviting EoI, Contract is liable to be terminated, by a communication in writing by the Authority to the Owner, without the Authority being liable in any manner whatsoever to the Owner and without prejudice to any other right or remedy which the Authority may have under this notice inviting EoI, the agreement or under applicable law(s).
  - d. The Authority reserves the right to verify all statements, information and documents submitted by any interested owner(s)/ their authorized representative(s) in response to this notice inviting EoI. Any such verification or lack of such verification by the Authority shall not relieve the interested owner(s)/ their authorized representative(s) of its obligations or liabilities hereunder, nor will it affect any rights of the Authority thereunder.
13. Interested owner(s)/ their authorized representative(s) shall carefully examine the terms & conditions of this notice inviting EoI. In case of any doubts, they shall refer to the Divisional Nodal officer Kashmir and get clarifications before submission of proposal(s). After submission of proposal(s), no communications regarding change in terms & conditions shall be entertained.
14. No oral conversations or agreements with any Officer or Official of NHM, J&K shall affect or modify any terms of this notice inviting EoI. Any alleged oral agreement or arrangement made by any interested owner(s)/ their authorized representative(s) with any Officer/ Official of NHM, J&K shall not affect the definitive agreement that results from this selection process. Oral communications by NHM, J&K to an entity shall not be considered binding on NHM, J&K. Similarly, any written material provided by any person other than NHM, J&K shall not affect the implementation of contract unless approved and agreed to by NHM, J&K.
15. Any interested owner(s)/ their authorized representative(s) that are found to be canvassing, influencing or attempting to influence the concerned in any manner, including offering bribes or other illegal gratification to any Officer/ Official of NHM, J&K, for getting the contract issued in its favour can be disqualified from the process at any stage without any notice in this regard.
16. The information contained in this notice inviting EoI is selective and is subject to updation, expansion, revision and amendment. It does not purport to contain all the information that interested owner(s) require. State Health Society in its absolute discretion, but without being



under any obligation to do so, may relax/ change/ modify the terms & conditions, in any exigency, excluding fundamental changes/ basic conditions. Such updation/ change/ modification shall be uploaded on the website [www.jknhm.com](http://www.jknhm.com) and will become part and parcel of this notice inviting EoI.

17. The Authority inviting this EoI, at its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to:
  - i. cancel the selection process and/ or amend and/ or supplement the selection process or modify the dates or other terms & conditions relating thereto;
  - ii. consult with any interested owner(s)/ their authorized representative(s) in order to receive clarification or further information;
  - iii. retain any information submitted by any interested owner(s)/ their authorized representative(s); and/ or
  - iv. Independently verify, disqualify, reject and/ or accept any and all submissions or other information submitted by any interested owner(s)/ their authorized representative(s).
18. All other issues that may come up during the course of compilation of contract shall be decided by the Mission Director, NHM, J&K and his decision shall be final and acceptable to all the concerned without any further recourse of any sort whatsoever.
19. The entire selection process shall be governed by, and construed in accordance with, the Laws of India and the Courts in Jammu & Kashmir shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with this selection process.

**Sd/-**  
**Mission Director**  
**(EoI Inviting Authority)**  
**National Health Mission, J&K**

I/ We have read the above terms & conditions and I/ We agree to abide myself/ ourselves by all the above terms & conditions of this Notice Inviting EoI.

In Acceptance

Sig. & Seal of the Owner/  
Authorized Representative  
Contact No.:

## Detail of Premises Offered to NHM for Hiring in respect to EoI

S. No.	Particulars	Details
<b>A.)</b>	<b>Details of Legal Owner of Premises</b>	
1.	Name of the Legal Owner*	
2.	Address of the Legal Owner*	
3.	Contact No.*	
4.	e-Mail ID*	
5.	If EoI is submitted by the authorized representation, Name of such authorized representative	
6.	Address of authorized representative	
7.	Relationship with Legal Owner	
8.	Date of authorization by the Legal Owner. Documentary evidence in this regard has to be uploaded alongwith Technical Proposal	
9.	PAN No. of Legal Owner	
10.	PAN No. of authorized representative. Applicable in case EoI is submitted by such authorized representative	
<b>B.)</b>	<b>Details of Premises Offered for Hiring</b>	
1.	Location	
2.	Complete Address	
3.	Year of Construction	
4.	Details of boundaries and adjacent building(s)	
4.a	North	
4.b	South	
4.c	East	
4.d	West	
5.	Type of premises (Residential/ Commercial/ Institutional/ Industrial/ Mixed Land Use)	
6.	Type of construction (Load Bearing/ RCC/ Steel Framed)	

S. No.	Particulars	Details
7.	In case of multi-storey building, total No. of floors in the building	
8.	Floor on which premises offered to NHM for hiring is located	
9.	Clear floor height from floor to ceiling	
10.	Super Built-up area of premises (Sq. Mtr.)	
11.	Built-up area of premises (Sq. Mtr.)	
12.	Carpet Area offered for hiring to NHM (Sq. Mtr.)	
13.	Total No. of rooms offered to NHM for hiring	
14.	Total No. of restrooms in the premises	
15.	No. of restrooms available for exclusive usage of NHM staff	
16.	Whether premises offered for hiring is free from all encumbrances, claims & litigations (Yes/ No)	If the answer to '16' is 'No', all details thereof shall have to be provided in the Technical Proposal
17.	Total sanctioned electrical load of the premises	
17.a	Whether separate electrical meter is installed on the floor offered to NHM for hiring (Yes/ No)	
18.	Whether running water, both drinking & otherwise, is available round the clock (Yes/ No)	
19.	Whether the premises offered to NHM has adequate air-conditioning facilities, both Cold & Hot, to cater Summer & Winter seasons	
19.a	If answer to '19' above is 'Yes', whether Fully/ Partially	
20.	Whether sufficient fire-fighting mechanism/ devices are available (Yes/ No)	
21.	Whether sufficient lift facility is available (Yes/ No)	
22.	Whether fittings & fixtures installed in the premises offered to NHM for hiring (Yes/ No)	If answer is 'Yes', details of all the fittings & fixtures installed in the premises offered to NHM for hiring shall have to be provided in the Technical Proposal
23.	Whether Telecom/ Intercom Facility is Available	
24.	Whether Local Area Network (LAN) is Available	
25.	Whether sufficient space for parking of vehicles is available or Not	
25.a	If answer to '25' above is 'Yes', whether such parking space is Covered or Open	
25.b	Total space available for 4-wheelers parking (in No. of vehicles that can be parked)	

S. No.	Particulars	Details
25.c	Exclusive space offered to NHM for parking 4-wheelers (in No. of vehicles)	
25.d	Total space available for 2-wheeler parking (in Nos.)	
26.	Any other details	

(\*In case of Co/ Joint Ownership, Details of all the Co/ Joint Owners shall have to be submitted)

In Acceptance

Sig. & Seal of the Owner/  
Authorized Representative  
Contact No.:

# DISCLAIMER

The information contained in this bid document for proposed procurement or subsequently provided to the bidder(s), in documentary or any other form, by or on behalf of the National Health Mission, Jammu & Kashmir (Procuring Entity), or any of its employees, is provided to bidder(s) on the terms & conditions set out in this bid document and such other terms & conditions subject to which such information is provided to the bidder(s). Whilst the information in this bid document has been prepared in good faith and contains general information in respect of proposed procurement, the bid document is not and does not purport to contain all the information, which the bidder may require.

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This bid document includes certain statements, estimates and targets with respect to the procurement. Such statements, estimates and targets reflect various assumptions made by the National Health Mission, J&K, and the base information on which they are made, which may or may not prove to be correct. No representation or warranty is given as to the reasonableness of forecasts or the assumptions on which they may be based and nothing in this bid document is, or should be relied on as, a promise, representation, or warranty. Bid document and the information contained therein is meant only for those applying for this procurement, it may not be copied or distributed by the recipient to third parties, or used as information source by the bidder or any other in any context, other than applying for this proposed procurement.

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National Health Mission, J&K also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any bidder upon the statements contained in this bid document. National Health Mission, J&K may in its absolute discretion, but

without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this bid document.

The issue of this bid document does not imply that National Health Mission, J&K is bound to select a bidder or to appoint the selected bidder or bidder, as the case may be, for the procurement and the National Health Mission, J&K reserves the right to reject all or any of the bidders or bids at any point to time without assigning any reason whatsoever.

The bidder shall bear all its costs associated with or relating to the preparation and submission of its bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the National Health Mission, J&K, or any other costs incurred in connection with or relating to its bid. All such costs and expenses shall remain with the bidder and the National Health Mission, J&K shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a bidder in preparation or submission of the bid, regardless of the conduct or outcome of the bidding process.

Any information/ documents including information/ documents pertaining to this bid or subsequently provided to bidder and/ or selected bidder and information/ documents relating to the bidding process; the disclosure of which is prejudicial and/ or detrimental to, or endangers, the implementation of the procurement is not subject to disclosure as public information/ documents.

**Sd/-**  
**Mission Director**  
**(EoI Inviting Authority)**  
**National Health Mission, J&K**