



**Expression of Interest (EOI) for
Purchase of Office Premises Building for setting up
of IT Tower in Bhubaneswar**

EOI NO: OCAC-IF & ITP-515/24/24036 Dtd.:07/03/2024

**ODISHA COMPUTER APPLICATION CENTRE (OCAC)
TECHNICAL DIRECTORATE OF E&IT DEPARTMENT, GOVT. OF ODISHA
OCAC Building, Acharya Vihar Square,
Bhubaneswar-751013, www.ocac.in |
T: 0674-2567295/2567283 | F: 0674-2567842**

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EOI Notice

OCAC invites Expression of Interest from interested premises Owners / Developers of State/Central Government or State/Central Public Sector Undertakings having clear and absolute title for the sale of their premises in two parts i.e. (i) Techno-commercial bid (ii) Price- bid.

EOI No.	Description	EMD in shape of DD/BC only (Refundable) in Rs.
OCAC-IF & ITP-515/24/24036/2023-24	Invitation of Expression of Interest for Purchase of Office Premises Building for for setting up of IT Tower in Bhubaneswar	₹1,00,000/-

For details of the tender document, terms & conditions please refer our website www.ocac.in from 07.03.2024.

All subsequent addendum/corrigendum/extension regarding this EOI shall be hosted in our website: www.ocac.in only.

INSTRUCTIONS TO APPLICANTS/BIDDERS

The OCAC invites EOIs from the interested premises owners / Developers having clear and absolute title for sale of their premises.

1	Name of the work	Purchase of Office Premises Building for setting up of IT Tower in Bhubaneswar belonging to Central/State Government or Central/State Public Sector Undertakings in Bhubaneswar Municipal Corporation limits.
2	EMD	Rs. 1,00,000/- (Rupees One Lakh) (Refundable)
3	Mode of Payment of EOI document and EMD	To be deposited in the form of Demand Draft/Pay Order drawn in favour of " OCAC Ltd. " Payable at Bhubaneswar
4	Availability of EOI document	On OCAC website i.e. www.ocac.in w.e.f 07.03.2024
5	Last date of submission of EOI	22.03.2024 up to 01:00 PM
6	Date of opening of EOI's	22.03.2024 at 03:00 PM
7	Place of submission / opening of EOI's	OCAC Premises
8	Mode of submission of EOI documents	May be submitted by hand or through post/courier so as to reach before the due date & time

Submission of EOI

The EOI is to be submitted in two separate sealed envelopes and both the envelopes are to be placed in another envelope. This outer envelope superscripted as "**EXPRESSION OF INTEREST FOR PURCHASE OF OFFICE PREMISES BUILDING**" should be duly sealed and delivered at the following address before the scheduled date and time i.e. **22.03.2024, 02:00 PM.**

Odisha Computer Application Centre, Technical Directorate to Electronics & IT Department), OCAC BUILDING, PLOT NO-N-1/7-D, ACHARYA VIHAR, RRL POST OFFICE, BHUBANESWAR- 751013.

Envelope-I super scribed as "**Techno- Commercial Bid**" for **PURCHASE OF OFFICE PREMISES BUILDING** shall contain the followings:

1. Earnest Money Deposit (EMD)
2. Declaration Form for un-conditional acceptance of the terms and conditions of EOI as per Performa given in this document at (ANNEXURE - I).

3. Brief profile of the applicant / owner of the premises showing the following;
 - Name of the owner(s) of the premises/Directors of the Company with brief organization chart.
 - Memorandum and Article of Association in case of a company
4. Confirmation by the applicant (on the format placed at **(ANNEXURE - II)** duly signed and stamped by the owner(s)/authorized person.
5. Complete EOI document as downloaded from website, Corrigendum / Addendum, if any duly filled in, signed and stamped on each page by applicant.
6. Copy of Authorization Letter from competent authority.
7. Any other information as required to be submitted along with the EOI.
8. Copy of documents as per check list **(ANNEXURE-III)**
9. Recent status of the premises
10. Organizational Structure **(Annexure IV)**
11. Technical inputs **(Annexure V)**
12. Affidavit declaring that bidder must not have been debarred, disqualified or black listed by any Govt./Govt. institutions / PSU during last three years till the date of opening of the tender. **(ANNEXURE VI)**
13. The Building Premises should be in Bhubaneswar Municipal Corporation(BMC) Limits. Documents need to be submitted. i.e: Layout Plan from BMC/BDA and Approved building Plan.
14. Only Central Government Agency / State Government Agency / Central Government / State Govt. PSUs are eligible to apply.

Envelope-II superscribed as "Price Bid" for **PURCHASE OF OFFICE PREMISES** shall contain the price bid only. The aforesaid sealed envelopes shall then be put together in a third envelope which shall also be sealed and super scribed with "**EXPRESSION OF INTEREST FOR PURCHASE OF OFFICE PREMISES**" and opening date of the EOI.

1. The EOIs received after the due date and time shall not be considered and shall be returned to the applicant unopened.
2. OCAC shall not be responsible for any postal or other delays and applicant should take care to ensure the submission of EOIs at place before due date and time.
3. All alterations, erasure(s) & or over-writings, if any, should be duly authenticated by the person signing the EOI.
4. All Performa forming part of EOI documents has to be duly filled- in, signed and stamped by the applicant.
5. Applicant who has any query about this proposal may send their queries through e-mail: gm.ocac@odisha.gov.in, gm_ocac@ocac.in
6. Opening of EOIs: The sealed offers/EOIs will be opened by OCAC on 22.03.2024 at 03.00 PM in the **Office of General Manager (Admn.), Odisha Computer Application**

Centre, Technical Directorate to Electronics & IT Department), OCAC BUILDING, PLOT NO. N-1/7-D, ACHARYA VIHAR, RRL POST OFFICE, BHUBANESWAR- 751013. If the applicants wish to remain present, their representatives may attend the same.

7. Legal Due-diligence of premises offered for sale shall be got done by themselves.
8. The premises owners are required to clarify the observations raised by the legal wing carrying out the legal Due-diligence on behalf of OCAC within specified time.
9. The rates offered by the premises owner shall initially remain valid for a period of **60 days**. The validity of offers may require extension of time with the consent of the owner.
10. Mere submission of offers/ EOIs will not be treated as acceptance/selection of the offer. The premises will be selected based on evaluation of offers considering various factors as mentioned in the technical information/ criteria of evaluation. Further, the applicants may note that OCAC is not bound to purchase the premises from the shortlisted offers.
11. **EMD:** Bidders are required to deposit interest free EMD (refundable) amounting to Rs.1,00,000/- (Rupees One Lakh) only in shape of Demand Draft/Banker's cheque drawn in favour of '**OCAC Limited**' payable at Bhubaneswar from any Nationalized bank/Scheduled Bank along with tender (Techno-Commercial Bid)

Offers without EMD will be out rightly rejected. The EMD will be released to the unsuccessful bidders after issuance & acceptance of the Work order by the successful bidder. The EMD of the successful bidder may be returned after signing of the agreement. EMD of the unsuccessful applicants shall be refunded without any interest after finalization of the proposal/ short listing. EMD of the successful applicant will be adjusted in the total consideration without any interest.

The EMD deposited by the applicant/premises owners for sale of premises shall be liable for forfeiture in the following events & reasons:

- (a) If the premises owner increases the quoted rates during the negotiations or at any stage.
- (b) If the Title of property is defective & the premises owner fails to rectify within time period given of pointing out the anomaly (ies) by the Legal wing of OCAC.
- (c) If the premises owner withdraws the submitted EOI.
- (d) If the premises owner after submission of EOI, imposes Condition(s). (Conditional offers are not acceptable).
- (e) Non-fulfillment of any or all of the conditions by the premises owners.

12. The owner of the premises should preferably submit EOI directly; else, EOI must accompany an authorization letter duly issued by the premises owner in favor of the Person/agency submitting the EOI.

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

14. OCAC reserves the **right to negotiate** (through single or multiple rounds of negotiations) the price/rate with any or shortlisted or all the intending applicants.

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

16. **CRITERIA FOR SELECTION OF PREMISES:**

The following criteria, with or without modifications, shall be adopted for short listing of premises.

- (a) Applicability of Real Estate (Regulation and Development) Act, 2016 & Rules framed there under in Odisha to all the buildings and Real Estate Developers
- (b) The location, ambience, approach roads, distances to public amenities
- (c) Landmark of building / Layout of each floor
- (d) Availability of minimum 1,00,000 sq.ft. of carpet area
- (e) Availability of minimum 80 car parking and 80 two wheeler parking slots
- (f) Clear Title of the premises
- (g) Statutory compliance (sanction of building plan by local authority, completion/occupancy certificate and other related activities as required by authority)
- (h) Facilities available in building
- (i) Present status (finishing/vacant/occupied by tenants, etc.)
- (j) Age of the building
- (k) Construction quality
- (l) The property should be situated in good locations of Bhubaneswar with congenial and proximity to public amenities.
- (m) The property should be situated inside the limits of Bhubaneswar Municipal Corporation (BMC)
- (n) The property should be owned by State/Central Government or a State/Central Govt. Public Sector Undertaking only.

The properties will be shortlisted based on the above factors with gradation/marks to be decided by OCAC. The applicants/ bidders may submit a brief write-up in support of their offers along with the EOI on the above lines.

19. Criteria for Outright rejection:

- (i) Conditional bids shall be rejected.
- (ii) Canvassing in any form will automatically disqualify the offer.

20. Technical Evaluation:

In order to facilitate the technical proposal evaluation, the technical criteria laid down along with the assigned weights have been presented in subsequent section. The marking scheme presented here is an indication of the relative importance of the evaluation criteria. Bidders securing a minimum of 70% marks in the technical evaluation will only be considered for further financial bid evaluation. Bids or Tenders which do not secure the minimum specified technical score will be considered technically non-responsive and hence debarred from being considered for financial evaluation.

Sl. No.	Evaluation Criteria	Marks	Maximum Marks
1	Location of the Premises/Building Offered		20
A	Applicability of Real Estate (Regulation and Development) Act, 2016 & Rules framed there under in Odisha to all the buildings and Real Estate Developers	5	
B	The location, ambience, approach roads, distances to public amenities with Prime Location at Bhubaneswar	5	
C	Landmark of building/ Layout of each floor	5	
D	Type of Space Offered	5	
1	Independent Building	3	
2	Floors	2	
2	Carpet Area of the building		10
A	>=1,00,000 sq.ft.	10	
B	Minimum 80,000 sq.ft >= 1,00,000 sq. ft.	5	
3	Availability of Parking space		10
A	>= 80 Cars & 80 Two Wheelers	10	
B	Minimum 60 Cars & 60 Two Wheelers >= 80 Cars & 80 Two Wheelers	5	
4	Clear Title of the premises		5
5	Statutory compliance (sanction of building plan by local authority, completion/ occupancy certificate and other		5

	related activities as required by authority)		
6	Facilities available in building 1. Power / Electricity including back up (24 Hours)- 5 Marks 2. Provision of Lifts in adequate numbers- 2 Marks 3. Charging Facility for E-Vehicles- 2 Marks 4. Fire Fighting/ anti burglary device- 2 Marks 5. CCTV Cameras - 2 Mark 6. Anti-lightning device- 2 Mark		15
7	Present status 1. Vacant & ready to move in- 20 Marks 2. Finishing stage- 15 Marks 3. Presently Occupied by Tenants a. Ready to move-in within 180 days- 10 Marks b. Ready to move-in more than 180 days- 5 Marks		20
8	Age of the building 1. Less than 3 years-10 Marks 2. Less than 5 years but more than 3 years- 5 Marks 3. More than 5 years- 3 Marks		10
9	Construction quality		5
Total Marks			100

Note: - All the bidders who secure a Technical Score of 70 marks or more will be declared as technically qualified and are eligible for financial bid opening.

21. Evaluation & Tabulation of Technical Bid

The Technical evaluation committee will evaluate the technical response submitted by the Bidder. The Technical bid response includes the below details:-

- a) The Technical Bid response will be initiated with the Technical Bid Cover letter in specified format as mentioned in the RFP
- b) Detailed Compliance Sheet of the Technical Specification asked in the RFP duly signed in Company Letter Head.
- c) In case of deviation while evaluating the Technical Bid response based upon the criteria, the bid will be subjected for rejection.
- d) All supporting documents as mentioned in the RFP document.
- e) All the bidders who secure a Technical Score of 70 marks out of total 100 marks i.e., 70 % of total marks or more will be declared as technically qualified.
- f) Bidder who scores less than 70 marks would be disqualified and considered as non-responsive.
- g) The bidder with highest technical bid (H1) will be awarded 100% score.

h) Technical Scores for other than H1 bidders will be evaluated using the following formula:

Technical Score of a Bidder (Tn) =

{(Technical Bid score of the Bidder/ Highest technical evaluation marks * 100} % (Adjusted to two decimal places)

- i) The commercial bids of only technically qualified bidders will be opened for further processing.
- j) Bidders those who are responsive in the Demonstration shall be considered as Technically responsive and eligible for financial bid opening and Financial evaluation of the qualified bidders shall be done as per Evaluation Criteria mentioned in this RFP.
- k) Final evaluation shall be done in QCBS Mode where 70% Weightage to Technical Score and 30% Weightage to Financial Score.

The Bidders who qualify for the technical demonstration process shall have to sign a declaration of acceptance for providing the same as mentioned in EOI, if selected. No deviation shall be accepted.

GENERAL TERMS & CONDITIONS

EVALUATION OF BIDS

1. OCAC shall open & scrutinize the EOIs submitted by the intending Developers/ premises owners/authorized representative taking into consideration the selection criteria.
2. The representatives of OCAC shall visit the site for physical verification, location & observe the status of premises as well as whole building/tower. OCAC 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.
3. The application(s) not accompanied by the documents as per the check- list (Annexure-III), is/are liable to be rejected.
4. The OCAC 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.
5. OCAC is not bound to give reasons for rejection of any of the EOI.
6. The decision of OCAC in this matter shall be final & binding on all the applicants.
7. OCAC shall issue LOI in the name of premises owner on approval of proposal by the Competent Authority of OCAC.
8. OCAC shall enter into an Agreement to purchase on receipt of clear due diligence report and settlement of all terms & conditions.
9. Subsequently a sale deed shall be executed on fulfilment of other conditions the Agreement to purchase.
10. The stamp duty and registration charges payable on the Instrument of Transfer/Transfer Deed/Deed of Conveyance / sale deed and any other documents towards the purchase of premises shall be borne by OCAC.
11. All the pending dues prior to purchase will be borne by the premises Owner(s).
12. OCAC will release payment in stages as detailed herein after.

TERMS OF PAYMENT

13. OCAC will make payment to the premises owner(s) based upon agreed price.
14. OCAC shall release payment in following stages:

Stage-I:

50% (Fifty percent) of agreed cost will be released on execution of Agreement for sale of premises.

Stage-II:

Balance payment (after adjusting above payments under stage I), along with the EMD deposited with the EOI, of the agreed cost will be released at the time of execution of Sale Deed/Lease Deed in favour of OCAC or handing over of possession of premises to OCAC (whichever earlier) and compliance of all other terms & conditions of this document (this shall be treated as due date of payment).

15. The purchaser (OCAC) shall make payment of total consideration as per above mentioned stages subject to applicable tax deducted at source and OCAC will issue TDS certificate within a reasonable time.

16. OCAC shall release payment by Cheque/RTGS, to the Companies/Owners of premises. In case the premises owners are desirous of receiving payment through RTGS mode then they are requested to furnish requisite details.

17. OCAC will not pay any brokerage to any person/Agent/Real Estate consultant for the proposed transaction/deal.

18. The Agreement to Sell shall be signed only after approval of **the Management of OCAC.**

ARBITRATION:

19. In case of any dispute arising out or in relation to the agreement, the same shall be resolved mutually, failing which the dispute shall be referred as arbitration. The provisions of Arbitration and Conciliation Act, 1996 as amended from time to time shall be applicable to the arbitration proceedings. The venue of the arbitration shall be at Bhubaneswar. The cost of the Arbitration shall be shared equally by both the parties.

Jurisdiction:

20. All disputes arising out of this agreement are subject to the jurisdiction of Courts in Bhubaneswar.

DECLARATION FORM

To
The General Manager (Admn.)
OCAC, Bhubaneswar - 751013

Madam/Sir,

Sub: "EOI FOR PURCHASE OF OFFICE PREMISES AT BHUBANESWAR" in response to your advertisement EOI NO. OCAC-IF & ITP-515/24/24036"

I/We have downloaded the document for submission of EOI for purchase of Office premises from the official website of OCAC. I/We hereby unconditionally accept the EOI conditions in its entirety for the sale/purchase of premises. I/We understand that OCAC intends to purchase built up space after due diligence of the offered site/location & related documents in the manner OCAC may deem fit.

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

In case any provision of the EOI document is found violated at any time after opening Envelope, I/We agree that the EOI shall be summarily rejected and OCAC shall, without prejudice to any other right or remedy be at liberty to forfeit the full said earnest money absolutely. I/We have also noted & accept the other circumstances or events or failure to perform in accordance with the terms of the EOI, which may call for forfeiture of EMD submitted by us.

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

The required confirmation is as per format (ANNEXURE-II) is enclosed herewith.

Thanking you,

Yours faithfully

Signature of the owner/Authorized representative

CONFIRMATION BY THE APPLICANT

TO WHOM SO EVER IT MAY CONCERN

I _____s/o_____, and r/o _____ On behalf of _____ (Name of the company, if applicable), that have submitted its **EXPRESSION OF INTEREST FOR PURCHASE OF OFFICE PREMISES** at _____ confirms that;

1. The offered building/built up floor stands mutated in the name of me /us /said company.
2. The offered building/built up floor have a clear title and there is no dispute of any kind on this premises.
3. The said building/built up floor fall under the approved Master Plan of local Authority/Govt. of Odisha.
4. The building/built up floor are free from all kind of encumbrances.
5. The property is Freehold/ leasehold.
6. In case of the leasehold, the lease period **starting from xx/xx/20xx is xx years.**
7. We further confirm that;

f) We, have not taken any loan on the offered premises

OR

We had taken a loan, against the offered premises, amounting to Rs. __
From _____ (Name / address of the financial institution), which stands cleared as on date.

OR

We have taken a loan, against the offered premises, amounting to Rs. _____
From _____ (Name / address of the financial institution), Out of which an amount of _____ Rs. _____ Is outstanding as on date.

(Please attach a certificate from the financial institution confirming the outstanding amount)

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

OR

A charge amounting to Rs. _____ Was created in favour of _____
_____through, ROC which stand cleared as on date.

OR

A charge amounting to Rs. _____Has been/ Was created in favour of _____
_____through ROC which is still in force.

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

OR

Third party lien or interest had been created on the offered premises which have been cleared as on date.

OR

Third party lien or interest has been created on the offered premises which is still in-force (submit details as applicable).

Signature of the owner/Authorized representative

CHECK LIST OF DOCUMENTS
(Please put "tick" as applicable)

SR. NO.	DESCRIPTION	YES	NO	NA
1.	Location plan of the building/built up floor where the building/tower has been constructed w.r.t. the existing adjoining areas, Approach road, NH, Railway station, Bus stand, Markets etc. (Preferably on Google map). Location of the plot marked on Master Plan/City Plan of that area			
2.	Location of the plot marked on the approved Master Plan/ City Plan of the area.			
3.	Title documents of the building/built up floor(sale deed / lease deed / mutation papers / allotment letter etc.)			
4.	Memorandum of Articles of Associations.			
5.	EMD			
6.	Acceptance letter (as per Annexure I).			
7.	Confirmation by the applicant (as per Annexure-II)			
8.	Organizational Structure as Annexure IV duly filled in.			
9.	Last paid Electricity Bill/ Water Bill			
10.	Copy of the sanctioned plan of layout			
11.	Commencement/completion/occupancy certificate issued by the local authority			
12.	NOC's of Building from Concerned bodies (if applicable)			
13	Price bid from duly filled and signed ANNEXURE-VII			
14.	The Building Premises should be in Bhubaneswar Municipal Corporation(BMC) Limits. Documents need to be submitted. i.e: Layout Plan from BMC/BDA and Approved building Plan.			
15.	Any other document/information the applicant may like to submit			

Signature _____

Name _____

Seal _____

ORGANIZATIONAL STRUCTURE

1	Name and address of applicant with Telephone No., Mobile No., Fax No.& E-Mail	
2	Legal status of the applicant (attach copies of original documents defining the legal status) (a) A Proprietary Firm. (b) A firm in Partnership (c) A Limited Company (Public) or Corporation. (d) Central/State Government	
3	Name of Directors/ Partners with their addresses, Telephone numbers, Fax, Email.	
4	Name & Designation of individuals authorized to act for the Organization.	
5	Name / Designation Tel No of the person to contact in case of any clarification by OCAC	
6	Has the applicant or any constituent partner in case of partnership firm, ever been convicted by a court of law? If so, give details. Also the details of court case going on may be provided	
7	Other details: a) PAN b) GSTIN (Copies to be enclosed)	
8	Any other information considered necessary but not included above	

Note: In "other details" if any of the registration/clearance is not applicable/exempted/not available shall submit an affidavit/undertaking stating that the same will be obtained before participating in tender/award of work.

Signature:

Name:

Seal

TECHNICAL INFORMATION

SR. NO.	PARTICULARS	INPUTS
1	Details of building/Tower	
	(a) type of construction Load Bearing/RCC/Steel	
	(b) Type of Foundation (Structure should be designed to take care of earthquake intensity applicable for the area)	
	(c) I Whether the proposal is for sale of whole building with land or built up floors	
	(d) No. of Floors and height of each floor including Basement, if any	
	(e) Clear floor height from floor to Ceiling	
	(f) Whether building has Roof top Solar Panels, Rain water Harvesting etc.	
2	Boundary of the property/Adjacent Building a. East b. West c. North d. South	
3	Area of premises offered: <ul style="list-style-type: none"> • Super Built-Up area • Carpet Area 	
4	CONSTRUCTION SPECIFICATIONS/ MATERIALS USED (separate Annexure may be used)	
	a. Floor	
	b. Internal Walls	
	c. External Walls	
	d. Doors/Windows	
5	AGE / CONDITION OF THE CONSTRUCTION / BUILDING	
	(a) Newly constructed within 5 years (Completion and occupation certificate with date to be enclosed).	
	(b) Old construction - Mention year of completion (OC / CC to Enclosed).	

	(c) Whether structural stability certificate enclosed (Certificate shall be from Licensed Engineer.	
	(d) Details of internal furnishings.	
6	COMMON FACILITIES PROVIDED (Give details)	
	a. Four Wheeler Parking space	
	b. Two Wheeler parking space	
	c. Charging facility for Electric vehicles in parking space.	
	c. Power / Electricity (24 Hours)	
	d. Water supply	
	• Municipal Corporation/Borewell	
	• Overhead Tank with capacity	
	e. Lifts and their nos., if any	
	f. Generator for emergency	
	g. Anti-lightning device	
	Safety/Security arrangement (firefighting/anti burglary Device etc.)	
	I Provision for CCTV installation	

Signature _____
Name _____
Seal _____

Affidavit declaring that bidder has not been debarred, disqualified or black listed by any Govt./PSU client

I/We _____ S/O Sh. _____ (mention all the names if there are two or more nos. of proprietor), Authorized Signatory of M/s _____ (The bidder) Bearing GSTIN _____ located at _____ (Complete Address of the bidder) hereby undertake that the bidder _____ have not been blacklisted/debarred in the past by any Government/PSU/Private Institution from participating in any of the tender.

Also, I/We undertake that there is no vigilance/CBI/Police case pending against _____ or proprietor(s) of M/s _____.

The facts stated above are true to the best of my/our knowledge. I/We also understand that if any of the information found false, my/our offer against EOI Notice No.-XX/2023-24 will be rejected and any action as deemed proper by OCAC may be taken against me/us.

Signature(s) of the bidder(s) with Name(s)

WITNESS 1

Signature.....
Name

WITNESS 2

Signature.....
Name

PRICE BID FOR EOI

To

**The General Manager (Admn.)
OCAC, Bhubaneswar - 751013**

Sir,

**Sub "EOI AND PRICE BID" FOR PURCHASE OF OFFICE PREMISES AT
BHUBANESWAR**

Ref. EOI Notice No. OCAC-IF & ITP-515/24/24036

We are pleased to submit our EOI for the purchase / purchase of office premises building as per following details:

SI No.	Description	Area (Sq. ft.)	Amount
a)	Location (address)		
b)	Details of the premises offered Area details (i) No. of floors/Independent Building (ii) Total built up area of the floors (iii) Total saleable area of the floors (iv) No. of covered car parking slots (v) No. of two wheeler parking slots		
c)	Offered rate for sale		
d)	Amount inclusive of all charges		

1. Above quoted rate /amount of the premises inclusive of all charges whatsoever (charges such as car parking area charges, formation of society and apex body charges, electricity/water/gas connection charges, corpus fund for club house, etc.) but excluding registration, stamp duty charges and GST towards purchase.
2. OCAC will not make payment for any other charges.
3. The carpet area would be as per Government norms.
4. Applicable tax shall be deducted as per the applicable rules and norms, while making the payment.

Thanking you,

Place
Date

Yours faithfully,

Signature of Applicant
Name with seal