

OIL INDIA LIMITED
(A GOVT OF INDIA ENTERPRISE)

KG BASIN PROJECT - KAKINADA

EXPRESSION OF INTEREST (EOI) NO. OIL/KGB/EOI/416/2021 for Hiring of Guest House at KG Basin Project at Kakinada; Andhra Pradesh for a period of 02 (two) years.

1. Introduction

Oil India Limited (OIL) invites Expression of Interest (EOI) from interested parties for Hiring of Guest House at KG Basin Project at Kakinada; Andhra Pradesh for a period of 02 (two) years.

The firm / persons shall provide the Guest House premises on rent / lease for at least 2 (two) years, extendable by another 01 (one) year on mutually agreed terms & conditions.

2. Interested firms / persons shall submit relevant documents towards possessing the premises with their EOI for pre-qualification. The offered premises should have the following:

I. Building should be well maintained with marble / Vitrified flooring.

II. Locality - Within 5 km radius from Bhanugudi Junction.

III. The offered Guest House must have the following facilities:

i. The Guest house must be in one single building and preferably in not more than two floors. It can be multiple flats with a total of 10 bedrooms with attached washrooms. Each flat must have a drawing & dining room & kitchen. Out of Ten bedrooms one room should have small Drawing room attached.

ii. Fully furnished rooms including 1.5 Ton capacity split Air Conditioners one no. in each room, 1 No. 42-inch LED SMART TV in each room, Wall fitted, wooden wardrobe, study table with chair, dressing table, Double bed with 2 No. bed side Tables, etc. and with attached bathroom having One No. 15 Litre capacity geyser, and Exhaust fan.

iii. One lobby for 2/3 rooms with furnishings like 1 No. 3-seater Sofa set, 2 Single Sofas, 1 No. Centre Table, 2 No. side Tables and 1 No. 1.5 Ton Capacity Split Air Conditioner, 49-inch size LED TV.

iv. The furniture must be of Standard Quality duly polished.

v. At least two well-furnished Dining rooms, where each room / hall should have One No. 8 Seater Capacity Dining Table with Chairs and remaining flats should be 4-seater Dining hall,

1 No. 350 litres Capacity Fridge, 2 No. 1.5 Ton Capacity Split Air Conditioner, Kitchen, wash basins and Storeroom, Chimneys etc. The kitchen should be modular Kitchen with Granite base Slab and proper drawers and storage racks.

vi. All rooms including Lobby must have DTH connection with HD facility.

vii. Standby Silent Type Green generator set of suitable capacity for full power requirement for 24 hours for its running and maintenance.

viii. 24 hours uninterrupted water supply with water treatment facility like Water Softener / RO.

ix. Adequate parking facility for at least 6 Vehicles.

x. The building must have emergency exit and adequate fire protection facility.

xi. All rooms should have ceiling fans and proper light fittings (preferably LED Lights) and should have sufficient number of switch boards with modular switches and sockets of reputed make. The wiring of each rooms should be concealed and any exposed wiring should be covered with proper matching casings.

xii. The floors of all the rooms should be of marbles or good quality vitrified tiles and the toilets and kitchens should have anti-skid floor tiles.

xiii. Size of bedrooms should not be less than 180 Sq. ft. (excluding bathroom), dining rooms not less than 200 sq. ft. and lobby should not be less than 250 sq. ft.

xiv. All fittings of the toilets should be of standard qualities and to be fitted in such a way so that it takes the minimum space in the toilet. The toilets must have proper towel rails, sink and looking mirrors with shelves to store the toiletries.

xv. Security hut.

xvi. To undertake / ensure continuous and uninterrupted water supply to the premise. In case the water does not flow on its own, or there is a strike or bandh, to make arrangement to provide water tank and pump for continuous water supply.

xvii. As owner / authorized personnel of the said fenced area, Lessor will have to handover the vacant possession of the area with related facilities as stated above free from all encumbrances.

xviii. Prior to taking over the possession of the Guest house, Lessor will produce the receipts of up-to-date payment made in respect of water and electricity charges of the premises to be rented.

xix. To ensure and confirm in writing that electricity and water connections are permanent ones and have not provided any temporary connections at the above premises.

xx. All the taxes of public nature including house tax, ground rent, municipality taxes etc., presently levied or leviable in respect of the premises will be payable by Lessor.

xxi. All major repairs to be complied with for proper use of the Guest house and to bring it to the stage of initial occupation shall be carried out by Lessor immediately. On receiving the request from OIL, both owner or his representative and OIL will carry out joint inspection. On inspection, damages / repairs will be decided by the owner or his representative.

xxii. OIL will maintain all electrical and sanitary fittings and accessories in the Guest house in good working condition. In case any major defect develops in the fittings and accessories, the same will be repaired / replaced by Lessor at his cost. Further, Lessor will arrange necessary cover for insurance of the premises against fire and earthquake and any other natural damage at Lessor cost.

xxiii. All windows including rooms and lobbies should be provided with good quality curtains.

xxiv. Each room should be provided with double bed with coir mattress, four pillows and Two Blankets (Raymond's or equivalent quality).

xxv. Each room should be provided with nine bed sheets, 12 pillowcases, three towels and three face towels (all should be white colour and quality should be Bombay Dyeing or equivalent).

xxvi. All soft linen should be replaced on condition of wear and tear.

xxvii. The premises shall be maintained by Lessor without any extra cost.

xxviii. OIL shall permit Lessor or its agent to enter the said premises for inspection and to carry out repairs etc. as and when necessary basis.

xxix. The rent will be payable in advance by the first week of every month after deduction of Income Tax as per IT Act.

xxx. OIL will be responsible for payment of electricity charges for the occupied area and for the duration of lease on the basis of bills received from the appropriate authorities.

xxxi. OIL will be responsible for any deliberate breakage of fittings and fixtures in the premises during its period of occupancy.

xxxii. OIL will not make any major alterations or additional construction in the premises without Lessor's approval, but OIL shall have the right to install any additional fittings and fixtures etc. in the guest house if required. Before

handover or on contract termination if any fixtures and fittings are provided during occupancy, the same will be normalized and made as earlier.

xxxiii. Notwithstanding, the provisions contained above, in the event of breach of the terms of the lease or deliberate acts of omission or commission for affecting smooth occupancy of the premises being no longer required by OIL, the lease is terminable by giving three months' notice at any time in writing by either party.

xxxiv. OIL will maintain the furniture, fittings and linens provided / fitted by the Lessor.

xxxv. The Lease agreement will be initially for 2 (two) years and there after extendable by 01 (one) more year with mutually agreeable terms and conditions. The Guest House shall tentatively be required from 01.04.2022.

xxxvi. Interested parties shall submit documentary evidence to substantiate that the property offered possesses bidder/bidder firm's name and requisite clearances from Municipal Authority / Govt. Authority towards using of the property offered as Guest House.

NOTE:

Please note that this is not an invitation to tender. Lease rentals shall be sought only from firms / parties / persons that have been successfully pre-qualified through this EOI.

Interested firms / persons are invited to submit their EOI at e-mail ID: **bayyas_rao@oilindia.in** within **18.01.2022**, followed by hard copies of the same through courier / post super-scribing **Expression of Interest No. OIL/KGB/EOI/416/2021 for "Hiring of Guest House at KG Basin Project at Kakinada; Andhra Pradesh for a period of 02 (two) years"** at the following address:

CHIEF GENERAL MANAGER (KGB&BEP)
OIL INDIA LIMITED,
D. No.11-4-7, 3rd Floor,
Nookalamma Temple Street, Ramaraopeta,
KAKINADA- 533004, Andhra Pradesh.
Contact No: 0884-2302176.

OIL reserves the right to:

- (a) Accept or reject any / all EOIs submitted by parties.
- (b) Cancel the process at any time without any liability & assigning any reasons thereof.
