



INDIAN STRATEGIC PETROLEUM RESERVES LIMITED

(A wholly-owned subsidiary of OIDB),

Ministry of Petroleum & Natural Gas

Mangalore Special Economic Zone, Chandrahas Nagar,

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AMENDMENT NO: ISPRL/MNG/ITBP/2020-21/001-A

TO

BIDDING DOCUMENT NO: ISPRL/MNG/ITBP/2020-21/001

FOR

BIDDING DOCUMENT FOR PROVIDING ACCOMMODATION
FACILITY FOR 148 ITBP PERSONNEL THROUGH PUBLIC/OPEN
TENDER FOR ISPRL MANGALORE

SUBJECT: PROVIDING ACCOMMODATION FACILITY FOR 148 ITBP PERSONNEL THROUGH PUBLIC/OPEN TENDER FOR ISPRL MANGALORE

BIDDING DOCUMENT NO: ISPRL/MNG/ITBP/2020-21/001-A

The terms, conditions of Bidding Document stand modified to the extent indicated under column "MODIFICATION/ADDITIONS/DELETIONS". All other terms & conditions etc. of bidding Document issued earlier shall remain unaltered.

| Sl. No | Section of Bidding Document | Page No. | Clause No | Subject | MODIFICATIONS/ DELETIONS | ADDITIONS/ |
|--------|--------------------------------|----------|-----------|-------------------|---|------------|
| 1. | General Conditions of contract | 16 | 12 | Bid Prices | SI.NO (5) Remove the Line: IGST @18% On G. Replace the line TOTAL FINANCIAL IMPLICATION FOR 3 YEARS (INCLUDING TAX) WITH TOTAL FINANCIAL IMPLICATION FOR 3 YEARS (EXCLUSIVE OF IGST) | |
| 2. | Schedule of Rates | 32 | | Schedule of Rates | SI.NO (5) Remove the Line: IGST @18% Replace the line TOTAL FINANCIAL IMPLICATION FOR 3 YEARS (INCLUDING TAX) WITH TOTAL FINANCIAL IMPLICATION FOR 3 YEARS (EXCLUSIVE OF IGST) | |

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|---|--------------------------------|----|---------|---|--|
| 3 | Instructions to Bidders | 8 | 2.0 (I) | Bid Qualification Criteria (technical Bid) | Replace Sale / Conveyance Deed/ Lease Deed / Deed of Declaration as proof of ownership. WITH Sale/ Conveyance Deed/ Leave and License Agreement/ Lease Deed/ Deed of Declaration as proof of ownership. |
| 4 | Instructions to Bidders | 9 | 4.0 (g) | Bid Evaluation Criteria (Technical and Price) | Replace Sale / Conveyance Deed/ Lease Deed / Deed of Declaration as proof of ownership. WITH Sale/ Conveyance Deed/ Leave and License Agreement/ Lease Deed / Deed of Declaration as proof of ownership. |
| 5 | Instructions to Bidders | 11 | 5.0 (k) | Rejection Criteria | Replace Sale / Conveyance Deed/ Lease Deed / Deed of Declaration as proof of ownership. WITH Sale/ Conveyance Deed/ Leave and License Agreement/ Lease Deed/ Deed of Declaration as proof of ownership. |
| 6 | General Conditions of Contract | 13 | 5 | Time period | Replace lease WITH Lease Deed Agreement |

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|----|--------------------------------|----|---------|--|--|
| 7 | General Conditions of Contract | 20 | 24 | Security Deposit | <p>Replace the term The bidder shall return the SD to ISPRL within 2 working days after the completion of the lease or contract period.</p> <p style="text-align: center;">WITH</p> <p>SD will be adjusted against the last 2 months of the invoice of the lease period.</p> |
| 8 | Scope of work /services | 26 | 1.0 (4) | Detailed scope of service | <p>Replace the first point with the following. "Installation of Industrial RO Water Filter/ Aqua guard/eureka forbes /any similar type of water Purifier with sufficient capacity of drinking water to all ITBP Personnel".</p> |
| 9 | Scope of work/services | 29 | 2.0 (i) | General Terms & Conditions on Services | <p>Replace the point i with the following. "Installation of Industrial RO Water Filter/Aqua guard/eureka Forbes /any similar type of water Purifier with sufficient capacity of drinking water to all ITBP Personnel".</p> |
| 10 | Payment to the contractor | 30 | I | | <p>Replace the first sentence with "The contractor shall submit monthly invoice latest by 1st week of succeeding month to the ISPRL Mangalore".</p> |

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|----|-----------------------------------|----|-------------|--|--|
| 11 | Check List of technical documents | 37 | SI.NO 6 | | Replace Sale / Conveyance Deed/ Lease Deed / Deed of Declaration as proof of ownership. WITH Sale/ Conveyance Deed/ Leave and License Agreement/ Lease Deed/ Deed of Declaration as proof of ownership. |
| 12 | Check List of technical documents | 37 | SI.NO 11 | | Replace Whether the property should not be more than 30 years. WITH The property should not be more than 30 years old i.e. constructed not earlier than 1991. (A notarized Building Completion certificate to be submitted). |
| 13 | Check List of technical documents | 37 | SI.NO 12 | | Replace with All supporting documents submitted by the bidder in support of meeting the technical Criteria of BQC shall be duly notarized by Notary public. |

| Sl. No | Bidders Query | ISPRL Clarification |
|--------|---|---|
| 1 | <p>If the Lift is already provided by the bidder.</p> <p>A) On whose Scope will be the maintenance of the Lift ?- Bidder or ISPRL.</p> <p style="text-align: center;">OR</p> <p>B) Lift service not required at all.</p> | <p>(A) Shall be in the scope of bidder If lift available in the building, lift maintenance cost shall be in the scope of bidder</p> <p>(B) If lift available in the building , lift service is required</p> |
| 2 | <p>If the water supply is insufficient. Bidder provides water through tankers who will bear the expense? Bidder or ISPRL</p> | <p>To be supplied by the bidder in case of emergency i.e. water supply disruption by Municipal Corporation and rates of water tanker etc will be paid as prescribed by the Municipal Corporation or any other Govt. Competent Authority or rates approved by ISPRL.</p> |
| 3 | <p>If the property is pledged by the bidder. Is the bidder Eligible to bid?.</p> | <p>NOC to be taken from the party to whom the property is pledged by the successful L1 bidder.</p> |
| 4 | <p>If the building is 20 years old and we don't have completion certificate/occupancy certificate what else could we submit instead of this</p> | <p>Occupancy certificate/completion certificate is mandatory as per tender clause.</p> |
| 5 | <p>Occupancy certificate - The occupancy certificate of the existing building cannot be given now. There are 3 blocks in it, but one block is incomplete. However as per your requirement we can construct the pending block which would take care of kitchen, canteen and dining .once this is complete then the OC for the entire building would be obtained and given to you. There are 72 rooms in 2 blocks. In absence of OC we can issue the affidavit and the land documents/approval for building construction at the time of tender submission</p> | <p>Occupancy certificate/completion certificate is mandatory as per tender clause.</p> |
| 6 | <p>Damages during stay by the ITBP people - Any damage to the room to be recovered with full cost, Please be elaborate in the lease agreement so that there is no confusion in recovering.</p> | <p>Any intentional or structural damage caused during the contract period will be due by the tenant. However relevant clause for the same will be taken care during the time of lease agreement with L1</p> |