

**DIRECTORATE OF EMPLOYEES' STATE INSURANCE SCHEME, ODISHA,
BHUBANESWAR.**

PLOT NO. A/122, UNIT-8, NAYAPALLI, BHUBANESWAR-751012.

Ph. No.0674-2392497/ E.mail:id-directoresis@gmail.com

No.360 /DESI, DEV-II-13/2023, Dated. 19 / 01 / 2024

NOTICE INVITING PROPOSALS FOR HIRING OF ACCOMMODATION.

**THE DIRECTORATE OF ESI SCHEME, ODISHA, INVITES SEALED
PROPOSALS IN FORMATS BELOW/ATTACHED FOR HIRING OF**

ACCOMMODATION FOR

ESI DISPENSARY AT PARADEEP

AS MENTIONED BELOW ON MONTHLY RENT BASIS.

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| Date of commencement of EOI Process. | <u>22 / 01 / 2024</u> |
| Last date and time for submission of EOI Paper. | <u>30 / 01 / 2024, by 5.00 P.M.</u> |
| Mode of submission of EOI Paper. | Speed post/Registered post only. (Submission through any other mode shall be treated as invalid & shall be rejected.) |
| Date and time of opening of EOI. | <u>31 / 01 / 2024 at 11.30 A.M.</u> |
| EOI documents to be downloaded. | 1. www.esis.odisha.gov.in , 2. www.labour.odisha.gov.in |
| Envelop to be super-scribed as. | EOI FOR HIRING OF ACCOMMODATION FOR ESI DISPENSARY..... (Name of the Dispensary). |
| EOI documents to be submitted to. | THROUGH REGISTERED POST/SPEED POST ONLY, ADDRESSED TO THE DIRECTORATE OF E.S.I SCHEME, ODISHA, PLOT NO. A/122, UNIT-8, NAYAPALLI, BHUBANESWAR- 751012. |

ANNEXURE- 1

ESSENTIAL REQUIREMENTS OF THE BUILDING FOR HIRE:

- 1) Independent/stand-alone building with boundary.
- 2) Carpet area of 2500 to 3000 Sq. ft. having 8 to 10 rooms and 3-4 Toilets.
- 3) Adequate waiting space for the visitors/patients and space for parking of ambulance.
- 4) 24 hours water supply.
- 5) Ramp for physically challenged persons.
- 6) Medicine Storage facility.
- 7) Doctor's chamber/rest Room.
- 8) Consultation-cum-Examination room.
- 9) Space for injection and dressing.
- 10) Office room.
- 11) Power back-up facility.

TERMS & CONDITIONS:

- 1) Free from encroachment/litigation.
- 2) Statutory dues pertaining to the building/land shall be borne by the owner.
- 3) Temporary modification/alteration like partition etc. to be made by the owner.
- 4) Statutory approvals, power connection, water connection, sewerage/drain approval shall be obtained by the owner of the building himself.
- 5) Rent / hire charges of the building shall be paid on monthly/yearly basis after deduction of statutory dues like income tax, GST etc.
- 6) The right to terminate the lease prematurely or surrender of whole or part of the accommodation shall be by giving one month prior notice in writing by ESI Scheme.
- 7) The building on being affected by natural calamities etc. the ESI Scheme shall in no way be responsible for the damage/cost of repair/reconstruction. It shall be the responsibility of the house owner, wholly.
- 8) Lease shall be for 03 (three) years and shall be renewable for further period of 3 years subject to mutually agreed upon with the terms and conditions.
- 9) Either party shall give 3 months' notice for termination of agreement.
- 10) Any dispute shall be governed within the local jurisdiction, only.
- 11) Legal ownership proof of Land/Building /along-with R.O.R. from the competent authority shall be submitted by the House Owner.
- 12) In no case, the House Rent for the accommodation shall not exceed the fair rent fixed by the local appropriate authority under the works/R.D. Department.

PROPOSAL FORM

HIRING OF ACCOMMODATION FOR ESI DISPENSARY

AT _____

FOLLOWING PARTICULARS TO BE FILLED-UP IN BLOCK LETTERS ONLY.

- 1) Name of the applicant. :
- 2) Name of the rightful owner of the land /plot over which building is standing. :
- 3) Father's/Spouse name of the applicant. :
- 4) Relation of the applicant with the owner of the land. (If applicable) :
- 5) Corresponding address of the applicant. :
- 6) Mobile No./e-Mail id :
- 7) Aadhar No. & PAN No. :
- 8) Complete address with brief description and location of the accommodation offered for hire.
- 9) Details of accommodation offered for hiring in Sq. ft.
 - (i) Total area of the land / plot.-(In decimal and Sq. ft.)
 - (a) Vill. /Tahasil , (b) Khata No....., (c) Plot No.....
 - (d) Area....., (e) Name of the Recorded Tenant.....
 - (ii) Open area (In Sq. ft.).....
 - (a) Built up area (In Sq. ft.).....
 - (b) No. of rooms and dimensions thereof.....
 - (c) Compound wall available or not.....
 - (d) No. of toilets.....
 - (e) No. of halls and dimensions thereof.....
 - (f) Others, (if any), specify.....
- (10) Distance (In Kms.) from the nearest:
 - a) Main road.....
 - b) Railway station.....
 - c) Bus stand.....

- (11) Facilities for parking of Ambulance/other vehicles: -
(Details of open area available inside the boundary).
- (12) Electricity with 3-Phase connection (attach-latest electricity bill paid receipt)
- (13) Documents to be submitted:
- a) Approved sketch and site plan.-
 - b) Proof of ownership of the premises(copy of RoR).
 - c) Electricity and water bill (xerox copy).
 - d) A cancelled cheque.
 - e) Aadhar (xerox copy).
 - f) PAN (xerox copy)
 - g) Tax clearance/NOC, (if any) (xerox copy).
 - h) Two colour photographs of the building (both inside & outside view).
- (14) Rent per month (inclusive of all taxes): Rs.....(Rupees
only(GST to be deducted).
- (15) Undertaking to be submitted separately as per ANNEXURE-3

FULL SIGNATURE OF THE APPLICANT.

NAME-

DATE-

ADDRESS-

(All papers/documents attached are to be self-attested with date)

UNDERTAKING

I/We do hereby solemnly declare and undertake that:

- 1) All the terms and conditions of the Invitation for Expression of Interest/Proposal are acceptable to me/us. If any information furnished by me/us is found incorrect/false, the contract is liable to be cancelled without prejudice to any other legal action.
- 2) I/We also confirm that I/We understand that the Director, ESI Scheme, Odisha, reserves absolute rights to reject any proposal or all the proposals without assigning any reason.
- 3) I/We also declare that there is no government/municipal/court restriction barring to let out the proposed building on rent and I am/we are the legal owner(s) of the proposed building & land.
- 4) I/We have not been black-listed in any Government organisation/Institution.
- 5) The building has not been/has been mortgaged (strike out which is not applicable).
If mortgaged, furnish No Objection Certificate from the Financial Institution/Agency.

PLACE:

DATE:

SIGNATURE OF THE APPLICANT.