

Ref. No.: AAAL/Admin/2024/ 1451

02 January, 2024.

AMENDMENT TO TENDER REF NO. AAAL/ADMIN/2023/1431 DATED 11TH DECEMBER 2023 FOR HIRING OF OFFICE SPACE ON LEASE FOR AAAL & FURTHER EXTENSION OF TENDER VIDE REF NO. AAAL/ADMIN/2023/1443 DATED 29TH DECEMBER 2023

1. Please refer to Tender Ref No. AAAL/Admin/2023/1431 Dated 11th December 2023 for hiring of Office Space on lease for AAAL & Extension of Tender vide Ref No. AAAL/Admin/2023/1443 Dated 29th December 2023 and Pre-Bid meeting held on 18 December, 2023 at Alliance Bhawan, IGI Airport, Domestic Terminal-I, New Delhi-110037.
2. The following amendments are issued to our subject tender document:-

(a) Page no. 1

Last date and time for submission of technical bid /Opening of technical bid -for 02 January, 2024
Read as 16 January, 2024

(b) Page no. 3

After Sr. no. 18 Add Sr. no. 19 under column no. 1 ***add Annexure- XII under column no.-2.***

After Sr. no. 19 Add Sr. no. 20 under column no.1 ***add under column no.-2 as Amendments.***

(c) Page no. 6

For Sr. no. 5 and 6 under column no.3 for 02 January, 2024 ***Read as 16 January, 2024.***

(d) Page no. 7 (Schedule - II) Point no.2 Purpose of the tender

Delete complete Point No.2 Purpose of the tender and
Add new Point No.2: Purpose of the Tender: -

2. Alliance Air Aviation Limited requires an office space on lease having **super built up area/Plinth area 3000 SQM.** with an independent entrance. Only those parties having minimum super built up area/Plinth area 3000 SQM. in one building approved for office space need to apply. The premises will be hired for an initial period of 5 years which may be extendable on year to year basis on the requirements of AAAL and on mutually agreed terms & conditions. The Office location should be within a vicinity of **15 KM from I.G.I Airport, Terminal -3.**The details of space requirement are furnished in “**Annexure –I -Scope of Work**” of this tender document.

(e) Page no. 8, Point No. 2 (Terms and Conditions) Clause I

Delete Clause I First Line

Add Clause I First Line

I. Alliance Air intends to hire Office Space on lease having carpet area approx 35000 sq. ft. ***Read as Alliance Air intends to hire Office Space on lease having super built up area/Plinth area 3000 SQM.***

(f) Page no. 9 under Clause II (d)

Delete complete Clause II (d) and
Add new Clause II (d)

(d) For successful Bidder, the EMD will be returned within 03 months of taking possession. Alliance Air will provide security deposit and the tenure of the deposit will be taken into account for evaluation of lowest bidder based on simple interest on the deposit for the contract period.

(g) Page no. 9 under Clause no-IV

Delete complete Clause no-IV and
Add new Clause no-IV

(IV) The property, in which the Office Space offered is located, shall have appropriate approvals for commercial/institutional/IT/ITES use of the property.

(h) Page no. 9 and 10, Point No.2 under Clause IX

Delete complete Clause IX and
Add new Clause IX

(IX) Maintenance services (such as minor civil works, minor electrical works, mechanical work, carpentry work, plumbing works etc., including consumables) of the office space, including premises of the property in which Office is located due to normal day to day wear and tear, shall be undertaken by Alliance Air. Necessary arrangements (cabin with fan, tube light and washroom) for watch and ward staff of the building shall be made available. The cost of providing major and structural building Maintenance services shall be carried out by the owner at their own cost.

(i) Page no. 10 Clause X

Delete complete Clause X and
Add new Clause X

(X) “AAAL intends to take possession and occupy the Office Space within 90 days of placing the firm order on the lowest bidder. Accordingly validity of the bid (technical & financial) should be 120 days.”

(j) Page no. 10 Clause XIII

Delete complete Clause XIII and

Add new Clause XIII

(XIII)The prospective Bidder shall submit the self-declared Rent Reasonableness Certificate in the format enclosed at Annexure XII based on the prevailing rentals in the jurisdiction of respective Municipal Corporation or any other competent authority.

(k) Page no. 10 Clause XX

Delete complete Clause XX and
Add new Clause XX

(XX) The Successful Bidder would have to execute a lease rental agreement (inclusive of this bid document) with AAAL within 15 days of issue of Letter of Acceptance and Tripartite maintenance agreement with owner and owner's designated maintenance agency.

(l) Page no. Clause XXIV Line no. 2

For carpet area *Read as super built up area/Plinth area*

(m) Page no. 10 Clause XXII

Delete complete Clause XXII and
Add new Clause XXII

(XXII) AAAL shall pay the utility charges for consumption of electricity as per actual consumption based on the power supplier rates and water (Utility Charges) will be built into maintenance charges for the hired area.

(n)Page no. 13 Point No.5 Clause IX

Delete complete Clause IX and
Add new Clause IX

(IX) If a Bidder submits more than one Bid , the lowest cost of all these bids would be consider for all offered spaces

(o) Page no. 15 and 16 Point No.12. Fall Clause

Delete complete Point No.12. Fall Clause
Add new Point No.12. Fall Clause

12. The prices charged for the similar work-scope supplied under the Agreement should under no event be higher than lowest prices at which the party dispenses the items of identical description to any other Airlines/ Govt. organization/ PSU's/ Central Govt, / State Govt. Autonomous bodies/ Central/ State Universities/ Central/ State Institutions during the period of Agreement failing which the "FALL CLAUSE" will be applicable. In case, if the price charged by the Bidder is more, the Successful Bidder will provide an Undertaking to the Alliance Air placed at Annexure XII to exercise the right to recover the excess charged amount from the subsequent/ unpaid bills.

(p) Page no. 16 Point no. 13 Clause b (iii)

Delete complete Point no. 13 Clause b (iii) and
Add new Point no. 13 Clause b (iii)

iii. **The possession of the space should be handover within 90 days from the date of signing of LOI.**

(p) Page no. 17 Point no.17 Termination of LOI/Agreement

Delete complete Point No.17 (i) & (ii) and
Add new Point No.17(i) (ii) & (iii)

17. Pre inspection of the office space as per Tender/Deficiencies in maintenance services.

i. The facility offered to Alliance Air will be Pre- inspected as per tender specifications before occupying the facility.

ii. Deficiencies in maintenance services subsequently will be dealt and penalized as per the maintenance service level agreement.

iii. Termination of Agreement on account of force majeure will continue.

(q) Page no. 18 Point No.17 Clause (iii) Exit clause

Delete complete Clause (iii) Exit clause
Add new Clause (iii) Exit clause

(iii) Exit Clause: Exit clause will be applicable only in case of force majeure or extreme deficiencies in service leading to disruption in business operation of Alliance Air.

(r) Page no. 22 Point no. 28 Clause Payment Schedule/Terms:-

Add new sub clause (iii) In case of advance payment, AAAL will load 10 % of the agreed payment per month.

(s) Page no. 23 under the heading of UPS/Electrical room

In Line 1 Add approximately after 15x15 ft.

Under heading of net work/computer room

In Line-1 add approximately after 15x15 ft.

(t) Page no. 24 under heading storage space

Line-1 Add word approximately after size 15x15 ft.

Line -3Add approximately after 10x10ft.

Line-4Add approximately 12x12 ft and size 15x40 ft. and 12x25 ft.

Under heading of size of cabin

Add approximately after size 20x20 ft, 10x10 ft, 12x10 ft, 28x15 and 15x15 and 15x10, 12x10, 36x16, 30x18 and 25x65

u) Page no. 27, Annexure – IV, Technical Bid

Add Technical bid amended.

- a. Technical bid format has been amended.
- b. No sub-letting is permitted please refer schedule III of the tender.

(v) Page no.32, 33 and 34 Annexure – VI & VII Covering letter for submission of Financial Bid & Financial Bid

- a. Annexure VI & VII Financial Bid have been restructured.
- b. Interest free security deposit for power company will be considered as a pass through cost.
- c. Bidders are supposed to offer a single cost for the entire tenure of 05 years including expected escalations.

Technical Bid
(On Bidders' Letterhead)

To
Alliance Air Aviation Ltd
Alliance Bhawan, I.G.I Airport, Domestic Terminal 1
New Delhi -110037

Ref:-**Date:-**

Dear Sir,

Subject: - Technical Bid as per your Tender Ref No: - AAAL/ADMIN/SPACE/1431 dated 11th December, 2023

With reference to your Tender Ref No. AAAL/ADMIN/SPACE/1431 dated 11th December, 2023 for hiring of office space on lease for AAAL, We hereby, submit our response to the Technical Bid as listed below, with all the relevant and complete documentation as required.

S. No	Description	Proof/Certificate Type	Document	Bidder Response
1.	Name of Bidder			
a.	Location	Any Government Issued Identity Document		
b.	Name of Building			
c.	Address of the Property offered on Lease			
d.	Pin Code			
e.	Mobile No:			
f.	Email ID:			
g.	GSTN	Copy of GSTN		
h.	PAN	Copy of PAN		

i.	Incorporation Certificate.	Copy of Incorporation Certificate	
j.	MSME	Copy of MSME Certificate	
2.	Is the Bidder, the Owner of the Office Space Offered (Yes/No)	Ownership Proof, if Yes	
3.	Is the Bidder authorized to participate in the Bidding on behalf of Owner of Office Space Offered (Yes/No)	Authorization Proof, if Yes	
4.	Type of Bidder Entity (Individual/ Proprietor/ Partnership/ Firm/ Company/ Society/ any Other)	Proof of Bidder Entity Type	
5.	Category of Offered Office Space as certified by relevant authority (Residential/ Commercial/ Institutional/ Industrial/ Any Other)	Proof of Category of Office Space	
6.	Year of Construction of Property in which Office Space is Offered/Located	Completion Certificate/ Undertaking by Bidder	
7.	Is the Office Space offered is in Municipal corporation Area (Yes/No)	Current Year Property Tax Receipt from Municipal corporation Area	
8.	Distance from I.G.I Airport (Should be within a vicinity of 15 KM from I.G.I Airport, Terminal-3)		
9.	Distance from nearest Metro Station, Name of the Metro station to be mentioned.		
10.	Distance from nearest public parking slot		
11.	Distance of offered space from Airport		
12.	Area of property being offered (Area 35000 sq. ft. would be the essential criteria.)		
13.	Floor in Case of multi-storey building		
14.	Details of Floor Plan/Layout of Property		
15.	Whether the premises owner confirming to provide furnished office space as per AAAL indicative design and requirement.		
16.	Availability of Amenities & Facilities:		
17.	Work stations	No.s	
a	Lifts	No.s	
b	No of Lifts	Enclose Proof	
(i)	Capacity of Lifts	Enclose Proof	
(ii)	CCTV Surveillance in Common Area	Nos	
c	Security Guard at Entrance	Nos	
d	Parking Facilities	Nos	
e	No. of board/conference rooms available in the building offered	Nos	

f	No of halls available in the building offered	Nos	
g	Cafeteria	Nos	
h	Provisions of separate cabins of various sizes as per scope of work.	Nos	
i	Numbers of parking for Cars/Two Wheelers (Annexure - I)		
j	Status of Fire Fighting Arrangements		
k	Confirmation of minimum period of 05 years Lease Offered		
18	Confirmation of Quarterly/ Monthly common maintenance charges are included.		
19	Status of Approvals from Competent Authorities & Clearances /NOC from all the relevant Central/State/Local Govt authorities for the usage.		
20	Sketch and site plan of offered Office space enclosed? (Yes/ No)		
21	Adequate provision for drinking water and for utilities for average occupancy of ? (Yes/ No)		
22	Adequate sanitation and water supply points installed for average occupancy of ? (Yes/ No)		
23	Adequate power load for the Office space offered? (Yes/ No)	Capacity: KVA	
24	Adequate power backup facility for the Office space offered? (Yes/ No)	Capacity: KVA	
25	Adequate electrical points for average occupancy of ? (Yes/ No)	No of Points:	
26	Adequate number of LED light fixtures for the Office space offered? (Yes/ No)		
27	Adequate number of fans for the Office space offered? (Yes/ No)		
28	Adequate Central Air conditioning/ ACs provided? (Yes/ No)		
29	Clearance/No Objection Certificate from all relevant Central/State/Municipal Authorities? (Yes/ No)	Fire Safety Certificate, Building Plan approval, Pollution Control Board NOC etc- all of which are relevant.	
30	Adequate number of fire extinguishers for Office space offered? (Yes/ No)		
31	Adequate number of fire detectors for Office space offered? (Yes/ No)		
32	Adequate number of fire alarm for Office space offered? (Yes/ No)		
33	Is offered space free from liability/litigation/ encumbrances as on current date? (Yes/ No)		
34	Is provision related to lease agreement shall be entered into on the basis of lower of 1. Lease Rental rate as per Financial bid and 2. Rental rate as per Rent Reasonableness Certificate issued by municipal corporation understood and agreed to?		

	(Yes/ No)		
35	Bidder should confirm compliance to the stated work scope in its entirety and confirm that has submitted its financial bid in the same format as per Annexure VII as applicable.	Must/Mandatory	
36	Bidder agrees to submit the undertaking & compliance certificate placed at Annexure VIII , NDA at Annexure IX & Integrity Pact at Annexure X and to abide by its governing conditions.	Must/Mandatory	

Note:-

Bidder to note that all para's herein are "MUST/MANDATORY" conditions, for qualifying the further Bid Evaluation and hence the response of "YES" only is expected from the Bidder, failing which Bidder may be disqualified and rejected in the further evaluation exercise. **Relevant documents duly signed, must be submitted in support of each of the MUST/MANDATORY condition.**

Signature: - _____

Name: _____

Designation: _____

Company Seal: - _____

(On Bidders's Letterhead)

Covering Letter for Submission of Financial Bid

To

Alliance Air Aviation Ltd
Alliance Bhawan, I.G.I Airport, Domestic Terminal 1
New Delhi -110037

Dear Sir,

Subject: - Financial Bid as per your Tender Ref No. AAAL/ADMIN/SPACE/1431 dated 11th December, 2023

With reference to your tender Ref No.AAAL/ADMIN/SPACE/1431 dated 11th December, 2023for hiring of office space on lease for AAAL, we hereby submit our Financial Bid in the format as at **Annexure - VII**.

We also agree to the terms & conditions of your tender detailed in **Schedule - III**. We hereby confirm that our offer submitted above is valid for a minimum period of 180 days from the last date of submission of the bid against this tender

All the terms and conditions & work scope of your tender detailed in **Schedule III** and **Annexure-I** respectively and Financial Bid form at **Annexure-VII** have been read, understood are hereby agreed .

Signature: - _____

Name: - _____

Designation: - _____

Company Seal: - _____

(On Bidder's Letterhead)

Financial Bid

To

Alliance Air Aviation Ltd
Alliance Bhawan, I.G.I Airport, Domestic Terminal 1
New Delhi -110037

Dear Sir,

Subject: - Financial Bid as per your Tender Ref No. AAAL/ADMIN/SPACE/1431dated 11th December, 2023

With reference to the subject tender, please find below our best offer in the format desired:

S. No	Work Details/ Description	Accounting Unit in INR	Qty	Rate in INR	Amount in INR	Remarks
A	B	C	D	E	F	G
1.	Space for office building with well-furnished Super built up/plinth area 3000Sqm(Cost inclusive of lease rental, maintenance and car parking)					
2	Sub Total					
3	Taxes/ duties/ statutory payment (please indicate if GST is applicable) etc.					
4	Grand Total					

Note: -

The Bidder who has the lowest grand total of offered rates for the activities in the above table, at column F would be declared as the L-1/Successful Bidder.

Signature: - _____
Name: - _____
Designation: - _____
Company Seal: - _____

Self-Declaration of Rent Reasonable/Fall Clause, if rent according to the prevailing market rent is less than that as per recognised principles of valuation.

(To be submitted on the Bidder’s Letterhead)

DATE :

To

**Alliance Air Aviation Ltd
Alliance Bhawan, I.G.I Airport, Domestic Terminal 1
New Delhi -110037**

1. Self-Certified that reasonable rent of Premises with description as..... owned by..... &proposed to be offered on lease to Alliance Air Aviation Limited for its business use has been assessed as per guidelines issued by Directorate General of Works, CPWD vide No.8/1/2002-W.II(DGW)Pt. Dated 24.5.2004 the rent as effective from.....works out to Rs.....(in words.....) per sq.ft. per month of built up area. the monthly rent will be Rs.....(in words.....).
2. The rent as indicated above is inclusive of (i) Surplus usable land in the campus surplus.....Sqft. approx. to be utilized exclusively by the AAALas per Scope of work (ii) Regular repairs and maintenance of the premises; (iii)Municipal Tax (House/ Property Tax), but exclusive of Water & Electricity charges payable to body which shall be borne by AAAL.
3. The Municipal Tax component included in the rent as indicated above is.....(in words.....)per month.
4. Fall Clause: The prices charged for the similar work-scope supplied under the Agreement are not higher than lowest prices at which wedispense the items of identical description to any other Airlines/ Govt. organization/ PSU’s/ Central Govt, / State Govt. Autonomous bodies/ Central/ State Universities/ Central/ State Institutions during the period of Agreement failing which the “FALL CLAUSE” will be applicable. In case, if the price charged is more, Alliance Air is free to exercise the right to recover the excess charged amount from the subsequent/ unpaid bills.

Signature: - _____

Name: - _____

Designation: - _____

Company Seal: - _____