



ESTATE DEPARTMENT
FGM OFFICE LUCKNOW

PART -B :
FINANCIAL BID (ENVELOPE – II)

TENDER DOCUMENTS

FOR RENT / LEASING ROOMS AT REPUTED HOTELS /RESORTS IN AYODHYA (UP) FOR INDIAN BANK'S HOLIDAY HOME

Ref: No:FGMO:EST:2024-25:03

Date:07.03.2025

| | |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Last date for submission of Bid | 21.03.2025 upto 15:00 HRS at Indian Bank, FGM Office, Estate Department, 1 st floor, new building, Hazartganj, Lucknow |
| Date of Opening of Technical Bid | 21.03.2025 at 15:30 HRS at Indian Bank, FGM Office, Estate Department, 1 st floor, new building, Hazartganj, Lucknow |
| Date of Opening of Technical Bid | Date & time Will be intimated to the technically shortlisted vendor only |



PART B :FINANCIAL BID

TO BE SUBMITTED BY THE BIDDER SEPERATELYUNDERTWOBIDSYSTEM

=====

Name and Address of Hotel/ Commercial Villa:

Nearest Land mark/ milestone:

| SI. No. | Room Type | Number of Rooms | Room Rent per room per month (all inclusive) plus GST | Total Rent for Rooms per month plus GST | Annual Rentfor Rooms plus GST |
|---------|----------------|-----------------|-------------------------------------------------------|-----------------------------------------|-------------------------------|
| 1 | Deluxe | 2 | | | |
| 2 | Executive Room | 2 | | | |

(Please quote the room rent per room per month all inclusive-except GST) Lease Period 3 years

Bank may not obligatory to accept both types of room, it may have option to accept two or one of rooms type. However, Number of room shall be 4 Nos.

NOTE:

The offer should remain valid at least for a period of 06months(six)to be reckoned from the date of opening of "Technical Bid".

L-1 bidder will be decided on the basis of total outgo during the entire term of 3 years.

The rate quoted shall be inclusive of all taxes and other expenses except GST.

Financial bid is to be opened after scrutiny of Technical bids, inspection of premises and shortlisting of the hotels/ resorts.

EVALUATION PROCESS:

Bidders are advised to note that evaluation of offers will be under Combined Quality cum Cost Based System (CQCCBS). The methodology under this system will be as under:

- i) Preliminary evaluation of the technical bids will be done to ensure that the bidders fulfil the basic selection criteria as per detailed terms and conditions specified in the tender documents.
- ii) Thereafter, the technical bids will be subjected to detailed evaluation by allotting marks on various parameters/criteria prescribed in the bid document to arrive at the qualifying marks.
- iii) The price bids of only those bidders will be opened who obtain a minimum qualifying mark of 70 out of 100 marks in their technical Bid
- iv) Qualifying marks obtained by each bidder will be allotted a weightage of 70% while the financial bids will be allotted weightage of 30%.
- v) Price bid of the bidder with the lowest cost will be given a financial score of 100 and other bids will be given financial score that are inversely proportional to their quoted prices. Similarly, technical bid of the bidder having obtained highest marks will be given technical score of 100 and other bids will be given technical score proportional to the marks obtained by them.
- vi) The total score, both technical and financial, shall be obtained by weighing the quality and cost scores and adding them up.
- vii) On the basis of the combined weightage score for quality and cost, the bidders shall be ranked in terms of the total score obtained. The bidder obtaining the highest total combined score in evaluation of cost and quality will be ranked as H-1 followed by the bidders securing lesser marks as H-2, H-3 etc. The bidder securing the highest combined score and ranked as H-1 will be invited for negotiation, if required and shall be considered for awarding the contract/order. The formula for working out the combined score will be as under:

$$\text{Total score} = T(w) \times T(s) + F(w) \times F(s)$$

T(W) stands for weightage for technical score ie.0.7

T(s) stands for technical score evaluated as mentioned in (v) above

F(w) stands for weightage for financial score ie.0.3

F(s) stands for Financial score evaluated as mentioned in (v) above.

We produce below an example to clarify the methodology. Suppose, there are three bidders (A, B,C) qualified based on the marks received/technical parameter and the marks received by them and rate quoted by them are as under :

| Bidders | Marks obtained in Technical bid | Total Monthly price for 4 Room |
|---------|---------------------------------|--------------------------------|
| A | 80 | 1.00 |
| B | 70 | 0.80 |
| C | 75 | 1.10 |

For the purpose of evaluation, the three bidders will be given scores as under;

| Bidders | Technical Score (TS) | Financial Score (FS) |
|---------|----------------------|----------------------|
| A | 100 | 80 |
| B | 87.5 | 100 |
| C | 93.75 | 72 |

Total score of the bidder will be as under: Total scores = T(w) X T(s) + F(w) X F(s)

$$\begin{aligned}
 A &= 0.7 \times 100 + 0.3 \times 80 = 94 \text{ (H1)} \\
 B &= 0.7 \times 87.5 + 0.3 \times 100 = 91.25 \text{ (H2)} \\
 C &= 0.7 \times 93.75 + 0.3 \times 72 = 87.225 \text{ (H3)}
 \end{aligned}$$

Bidder 'A' (H1) is the successful and Bank may select bidder 'A' after approval from the competent authority.

Note: In respect of grading and score, the decision of selection committee of the Bank will be final and will be binding for the bidders. The same cannot be challenged.