



Shri Mata Vaishno Devi Narayana
Superspeciality Hospital



EXPRESSION OF INTEREST (EOI)

For

Hiring of Premises for setting up of 'Extension
Centre' of Shri Mata Vaishno Devi Narayana
Superspeciality Hospital, at Jammu
(SMVDNSH Extension Centre, Jammu)

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NOTICE INVITING EXPRESSION OF INTEREST (EOI) FOR HIRING OF PREMISES

Shri Mata Vaishno Devi Narayana Superspeciality Hospital (SMVDNSH) invites 'Expression of Interest (EOI)' from individuals / firms for hiring of suitable premises / building infrastructure on long term lease basis, for setting up of its '**Extension Centre**' at Jammu (**SMVDNSH Extension Centre, Jammu**) for providing Day Care Services.

The complete EOI Document containing all necessary details can be obtained on any working day from office of the Chief Administrative Officer, SMVDNSH at Kakryal (Katra) against non-transferable and non-refundable payment of Rs. 1000/- (rupees one thousand) in the shape of demand draft favouring Accounts Officer, SMVDNSH. The same can also be downloaded from the Shrine Board's official website www.maavaishnodevi.org. Cost of EOI document in the shape of Demand Draft must accompany the downloaded EOI form.

The EOI complete in all respects must reach office of the Chief Administrative Officer, SMVDNSH, Shri Mata Vaishno Devi Narayana Superspeciality Hospital, Kakryal (Katra), by or before **30th May, 2019 upto 1500 hrs**. The EOI will be opened on the same day or any other subsequent day convenient to SMVDNSH authorities, in the presence of representatives of individuals / firms who may like to be present on the occasion.

Applicants meeting the Eligibility criteria may be invited for a "Presentation" before the Selection Committee of the Shrine Board; the date for which shall be communicated separately. The financial bids shall be subsequently sought from the shortlisted applicants only.

No.: SMVDIME/CCH/830/53
Dated: 04.05.2019

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Dr (Brig) Man Mohan Harjai
Chief Administrative Officer



Detailed Terms and Conditions of EOI issued under
No.: SMVDIME/ CCH/ 830/53 dated 04-05-2019

- 1.0 Shri Mata Vaishno Devi Narayana Superspeciality Hospital, Kakryal (Katra), District Reasi, J&K intends to set up its 'Extension Centre' at a suitable location in Jammu. For this purpose, the hospital intends to secure a commercial premise on long term lease basis from the selected individual / firm.
- 2.0 The prospective individuals / firms; the premises owned by whom would meet the requirements of hospital specified in succeeding paras, are required to collect the EOI Documents from Office of the Chief Administrative Officer, SMVDNSH at Kakryal, Katra District Reasi, J&K. The Offer Document can also be downloaded from the website www.maavaishnodevi.org.

Eligibility / Requirements of the hospital (para 3.0 to 9.0): -

- 3.0 The infrastructure being hired for the proposed 'Extension Centre' should either have the following facilities required by the hospital or the space to accommodate these facilities.
- 10-20 different categories of beds for day care including chemotherapy, dialysis and emergency.
 - A good 4 bedded emergency having bedside monitors and ventilators.
 - 01 Procedure Room / minor OT
 - Diagnostic modalities / facilities such as X-Ray, USG, Doppler, etc.
 - Non-Invasive diagnostic facilities such Echo, TMT & ECG etc.
 - Endoscopy.
 - Laboratory with automated analyser for all routine investigations.
 - 6 or more Consultation Rooms (to be utilised on rotational basis)
 - Pharmacy.
 - Canteen.
 - Back office area for about 7-8 people.
 - Reception and waiting area for about 20 persons.
 - A prominent approach / access and Parking area.
 - Adequate Power back-up arrangements.
- 4.0 The individual / firm must essentially be the **owner in possession** of the premises and he / it shall have to submit reliable documents in this regard.
- 5.0 The carpet area of the offered premises should be approximately 20,000 sq. ft. and the premises must be situated in a prominent location of Jammu with prominent approach / easy access (preferably along a main road).

6.0 The hospital is ideally looking forward to selecting a readymade premises which shall not only have the above stated carpet area viz. approximately 20,000 sq. ft., but also the following services already in position to run the proposed 'Extension Centre':

- 6.1 An adequate parking.
- 6.2 An appropriate capacity lift (in case all the facilities of the offered premises are located on the ground floor itself, this requirement shall not be insisted by the hospital).
- 6.3 Air Conditioning.
- 6.4 Adequate water supply / storage facility.
- 6.5 'Bed Lifts' specifically along with other passenger lifts.
- 6.6 Power connection of appropriate capacity / power back up arrangements.
- 6.7 Building permission / land use clearance of the offered premises from the Jammu Municipal Corporation (essential requirement) and other mandatory certificates like Occupancy certificate, Fire NOC etc. as applicable as per law of the land.
- 6.8 The offered premises must be of RCC frame structure (essential requirement).
- 6.9 The offered premises must have been constructed not earlier than 10 years (essential requirement). The offerer shall have to submit reliable documents in this regard.

7.0 In case, the premises on offer does not have the facilities indicated at para 6.0 above, the offerer shall have to essentially permit the hospital to carry out the modifications viz. additions / alterations as may be required to make the premises suitable for operating the proposed 'Extension Centre'. The cost of such modifications shall be borne by the hospital itself. **An undertaking to this effect shall have to be provided by the offerer alongwith his EOI.**

8.0 The offerer shall also have to submit copies of land title, floor plans, sections, elevations and site plan of the premises offered showing the detailed dimensions, main approach road, road on either side if any, width of the road/s and adjacent properties etc.

9.0 In case of joint ownership, all the joint owners have to sign all the pages of the "Offer Letter".

10.0 **Important Information:**

1	EOI document charges (to be deposited in the shape of DD)	Rs. 1000/- (rupees one thousand only)
2	EOI offer validity period	180 days
3	Last date & time for submission of EOI	30-05-2019, 1500 hrs.

4	Place of submission of EOI	Office of the Chief Administrative Officer, SMVDNSH, Kakryal, Katra.
5	Time & date of opening of EOI document	30.05.2019 or any other subsequent day (in case of later, the date shall be communicated to all shortlisted individuals / firms.
6	Time, date and venue for presentation by the agencies	To be communicated later.
7	Contact	Chief Adm. Officer - 9419147996 Facility Director - 9845210827

11.0 The premises on offer should not be under liquidation, court receivership or similar proceedings and the selected individual / firm shall have to provide a self attested certificate in this regard.

12.0 The selected individual / firm shall have to submit a non-encumbrance certificate or affidavit indemnifying the hospital from payment of any dues to any government or private department / agency /individual, pertaining to the period prior to taking over of possession of the hired premises.

13.0 The suitability of the offered premises shall be ascertained / adjudged by a committee of the hospital through physical inspection of the premises on-offer, based on the requirements as specified at para 3.0 and 6.0 above. On the basis of this exercise, the individuals / firms shall be shortlisted. The financial bids shall be sought from such shortlisted individuals / firms only.

14.0 General Information / Instructions:

14.1 The cost of EOI document shall not be refunded under any circumstances.

14.2 Shrine Board reserves the right to cancel this EOI and/or invite a fresh EOI with or without amendments, without liability or any obligation for such EOI and without assigning any reason in this regard. Information provided at this stage is indicative and Shrine Board reserves the right to amend/add further details in the EOI.

14.3 The EOI offer shall be valid for 180 days from the date of its submission.

14.4 EOI without requisite fee and not fulfilling all or any of the conditions or submitted incomplete in any respect are liable to be rejected.

14.5 All the pages of the EOI submitted must be numbered and signed by the offerer.

14.6 Offers received with delay for any reasons whatsoever (including postal delay) i.e. received after the time and date fixed for submission of offers, shall be deemed as 'LATE' and shall not be considered.

- 14.7 The SMVDSB reserves the right to not to consider the offer of any offerer at any stage without assigning any reason whatsoever.
- 14.8 Canvassing in any form will disqualify the offerer.
- 14.9 Separate offers are to be submitted, if more than one property is offered.
- 14.10 Conditional EOI shall not be accepted and will be out rightly rejected.
- 14.11 In case of any dispute or clarification in EOI, the decision of CEO, SMVDSB shall be final & binding upon the offerer.
- 14.12 The offerers are required to submit all necessary documents as mentioned in EOI.
- 14.13 If any information furnished by an offerer is found incorrect at a later stage, he shall be liable to be debarred from further bidding in SMVDNSH.
- 14.14 Even though any offerer may satisfy the above requirements, he would be liable to disqualification if the offerer has made misleading or false representation or deliberately suppressed any relevant information.
- 14.15 **The selected individual / firm shall have to essentially enter into a lease agreement with the SMVDNSH as per the terms & conditions prescribed by the hospital. The agreement shall have to be signed within 30 days of the acceptance of the offer.**

15.0 Financial Bid Document / Financial Model (Subsequent stage of Selection process):

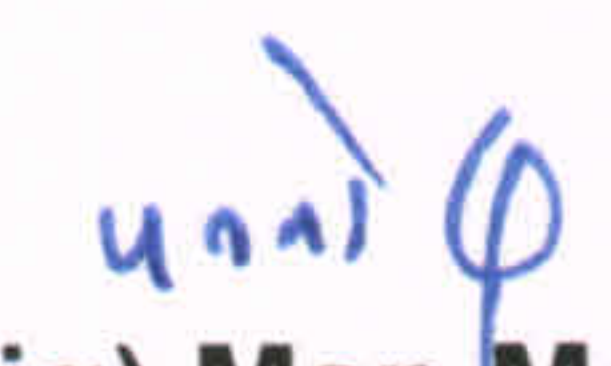
- 15.1 The Financial offers shall be requested only from shortlisted individuals / firms who offer suitable premises as per the hospital's requirement.
- 15.2 Subject to the hospital getting satisfied as to the suitability of the offered premises, the shortlisted individual / firms shall be separately asked to submit a financial bid document in a sealed envelope, proposing therein a workable financial model. The last date for submission of financial document and the venue & date of opening of the same shall be separately informed to all the shortlisted offerers.
- 15.3 While any of the following financial models may be mutually acceptable to both the parties, the period of association shall be **minimum 10 years (with mutually agreed provision for further extension / foreclosure with notice)**: -
 - 'Rent' model envisaging out right payment of lease rent to the property owner.

- A Revenue Sharing model envisaging payment of a pre-defined percentage of revenue to the owner of the premises.
- Any mix of the above models or any other mutually acceptable model.

15.4 The offers need to unambiguously note that the hospital does not bind itself to selecting a particular property, even if the lowest financial quote has been offered in respect thereof. Instead, the SMVDNSH shall select the final premises based on scrutiny and evaluation of all the shortlisted offers and make a final selection **on the basis of overall suitability** of the premises in terms of location, ready availability of services, financial contours etc. The recommendations of the hospital's committee in this regard shall not be put to any question by any of the offerers.

15.5 Any dispute or difference what so ever arising between the parties relating to the project shall be decided as per the provisions of J&K Arbitration and Conciliation Act 1997. The decision of the Arbitrator shall be final and binding on both the parties. The venue of the Arbitration shall be at Katra / Jammu only.

15.6 All disputes are subject to jurisdiction in the court of law at Reasi / Katra / Jammu.


Dr (Brig) Man Mohan Harjai
Chief Administrative Officer