

Date:- 11.12.2024

National Highways Authority of India, PIU Jodhpur

**Minutes of Meeting of the Committee
For Opening & Evaluation of Financial Bids for Leasing Office Premises for PIU-Jodhpur**

Approval for hiring/leasing of Office premises for NHAI PIU-Jodhpur was granted by Competent Authority vide e-office file no. 257640 dated 12.08.2024. Subsequently, BIDs were invited on e-tender portal online for subject work with following timelines:-

Tender ID : 2024_NHAI_216398_1
Date of Invitation of bids : 27.11.2024
Last date of Submission of bids : 04.12.2024 at 11.00 Hrs.
Bid Opening Date : 05.12.2024 at 11.30 Hrs.

1. Earlier, bids were invited via tender id-2024_NHAI_211179_1 and bid of Sh. Rama Krishna Tada was approved by Competent Authority with a monthly rent of Rs. 65,000.00 but due to their internal family dispute, agreement could not be executed and office was not shifted to his place and therefore the tender was annulled/cancelled.
2. Thereafter, fresh bids were invited via tender id-2024_NHAI_216398_1.
3. Further, a Committee comprising of following officers was constituted vide PIU office order no. 3143 dated-26.11.2024 for opening and evaluation of bids/ quotations (Bid due date- 04.12.2024) for the subject Tender work:

S. No.	Name of Officer	Designation	Remarks
1	Sh. GPS Chauhan	DGM(T) cum Project Director, PIU-Jodhpur	Chairman
2	Sh. Jitendra Choudhary	DGM(T) cum Project Director, PIU-Jaisalmer	Member
3	Sh. P.S. Gehlot	Manager (T), PIU- Jodhpur	Member
4	Sh. Dheeraj Kumar	Dy. Manager (F&A), RO-Jaipur	Member

4. The Technical bids were opened on scheduled date & time i.e. 05.12.2024 (11:30 Hrs) and it was found that the following 01 no. bidder participated in the bid who submitted all document with requisite fees:

(i) Name of bidder who participated in bid- Smt. Sweta Goyal

5. Based on examination criteria of bid, Bid was evaluated and it is found that bidder Smt. Sweta Goyal is Technically responsive (Evaluation Sheet enclosed as Annexure-I):

6. As per recommendation of Bid evaluation committee, the financial bid was opened on 06.12.2024 at 11:00 AM for above technically qualified bidders Smt. Sweta Goyal for hiring / leasing of office premise for NHAI PIU Jodhpur in presence of committee members mentioned below. Details of financial bid submitted by bidder are as under:-

S. No.	Description	Smt. Sweta Goyal	
		Bid Quoted price	Price quoted after negotiation
1	Rent offered by bidder (Lum Sum)	Rs. 62,500/-	Rs. 60,000/-
2	Carpet Area (Calculated)	>2500 sqft	>2500 sqft
4	Prescribed area as per NHAI Policy circular	2500 sqft	2500 sqft

7. The financial bid of Smt. Sweta Goyal is the lowest one and reasonable.

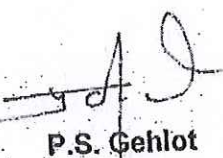
8. Rent of present building of PIU office Jodhpur is Rs. 70,355/- per month which includes society charges.

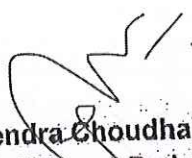
9. Rent quoted (after negotiation) by Smt. Sweta Goyal in present bid is Rs. 60,000/- per month which is well within already approved monthly rent of Rs. 65,000/- and hence rate is reasonable and justified.

10. The locality in which Smt. Sweta Goyal's premises is situated is near to the JDA, Collectorate, Public Works Department and easy accessible for the visitors like Contractor / Concessionaire / IE/ AE and Toll Plaza agency. In the above premises it is observed that AC's are installed, as such NHAI need not to incur any capital expenditure for installation of AC's. The committee members have observed that the above premises is well ventilated, ample parking space, good approach, good security and Independent house. The above premises is almost near to the Beawar Pali Pindwara, Bar-Bilara-Jodhpur, Jodhpur Ring Road Section-I & II, Jodhpur -Pachpadra and Jodhpur - Pokaran project looked after by PIU Jodhpur.

11. Present office building is on lease since 20.03.2017 and owner has given notice in writing for vacating premises for his own use on dated 08.08.2024. Notice period of owner has already expired on 07.11.2024. Hence it is very urgent to shift PIU office in new premises so that present premises may be handed over to owner at the earliest. As per financial delegation of power vide NHAI policy circular dated 26.03.2024 committee herewith recommend for approval of financial proposal of lowest bidder Smt. Sweta Goyal to Competent Authority with a monthly rent of Rs. 60,000/- with an increment @ 5% PA and permission to execute the lease agreement.


Dheeraj Kumar
Dy. Manager (F&A),
RO-Jaipur


P.S. Gehlot
Manager (T)
PIU-Jodhpur


Jitendra Choudhary
DGM(T) cum Project
Director, PIU-Jaisalmer


G.P.S. Chauhan
DGM(T) cum Project
Director, PIU-Jodhpur