

Letter No. *RSCL/387/2026*

Date. *06/03/2026*

Expression of Interest (EOI) for selection of agency for "2 Halls of Ground Floor of ICCB Building, rOURkela One.

SL.NO	INFORMATION / SUBJECT	DETAIL
1	NAME OF WORK	2 Halls of Ground Floor of ICCB Building, rOURkela One.
2	DATE OF PUBLICATION OF BID	07/03/2026
3	SECURITY DEPOSIT	6 months rent and tentative electricity of Rs. 1,50,000/-
4	BID SECURITY TO BE DEPOSITED	Rs. 1,00,000/- (Rupees One Lakh only)
5	BID PROCESSING FEE	11,800/- inclusive of GST
6	BASE MONTHLY RENTAL PRICE	36/sqft
6	LAST DATE AND TIME FOR BID SUBMISSION	16/03/2026, 5:00 PM
7	BID SUBMISSION PLACE	Rourkela Smart City Limited, 3 rd Floor, ICCB Building, rOURkela One, Panposh, Rourkela-769004
8	DATE AND TIME FOR TECHNICAL & FINANCIAL BID OPENING	17/03/2026, 11:00 AM
9	BID OPENING PLACE	Office Chamber of CEO, RSCL
10	NAME AND OFFICE FOR INVITING TENDER	CEO, RSCL
11	HELPLINE NO AND EMAIL ADDRESS	rourkelascl@gmail.com

NOTE:- For further detail please visit (<https://rmc.nic.in>) or contact Mr. Sarthak Sourav Rath, Architect, Rourkela Smart City Limited on Mob No-8984353513 on all working days between 10.00 AM to 5.00 PM.

[Signature]
Chief Executive Officer
Rourkela Smart City Limited
Rourkela

Expression of Interest

Rourkela Smart City Limited (RSCL) invites EOI from prospective agencies 2 Halls of Ground Floor of ICCB Building, ROURkela One.

No	Name of area	Area	Purpose
01	Hall 2	800 sqft	For Corporate, Office, other offices, Banks, KPoS, BPoS
02	Hall 3	350 sqft	

Technical Bid:

Sl. No	Technical Criteria	Documentary Proof
1	Should not have defaulted/black listed by any Govt. Dept./PSU of India and there should not be any pending litigation against a bidder with the Central/State Government department	Self-declared affidavit on non-judicial stamp of value 100 INR to be submitted.
2	Agency should be a proprietor/company/MSME registered.	Self-certified copy of incorporation or Udyog Aadhar.
3	Should have GST registration.	Self-certified copy of the certificate is to be submitted.
4	Should have PAN registration number.	Self-certified copy of PAN to be submitted.
5	Must have a minimum average turnover of 40 lakhs in the last 3 years	Copy of the Audit report from authorized CA to be submitted.
6	The company should have a local office based in Rourkela or to be open a local office at Rourkela.	Self-certified copy of the certificate
7	Bid security	Rs. 1,00,000/-
8	Bid processing fee	Rs. 11,800/- inclusive of GST
9	Profile of the organization.	Self-certified copy of the organization profile.

Note: Payment shall be made through NEFT/RTGS/UPI/POS in following bank a/c details:

Rourkela Smart City Limited
State Bank of India
Uditnagar Branch, Rourkela
A/c No.-36450132867
IFSC: SBIN0007474

Financial Bid:

1. The Bidder should quote only one rate for the bid otherwise the proposal will not be considered.
2. Prices will be quoted in Indian rupees in annexure I.
3. The administration will not bear the burden of any other charges such as installation, maintenance, transportation charges etc. related to the project/scope of work.
4. Bidders are requested to quote their price per sqft. per month above the reserve price payable to the Rourkela Smart City Limited.

Terms and Conditions:

1. The bidder should submit (self-attested) documentary proof in support of the above condition and shall also submit a clause by clause compliance certificate. The incomplete offers i.e. financial or technical bids for partial items instead of bidding for the whole list of requirement will be summarily rejected without any further correspondence.
2. The bidder must also submit an affidavit of assurance of no change in the quoted price.
3. Payment terms- The successful bidder is required to pay security deposit of 6 months rent and lumpsum 6 months electricity charges of Rs. 1,50,000/- within 15 days of receiving the LoA. The successful bidder has to pay the monthly rental fees before 5th of every succeeding month.
4. Period of Contract- The contract will be valid for 10 years from the agreement signing date. The contract can be extended further 5 years based on the report of satisfactory performance by Rourkela Smart City Limited.
5. Monthly rent will be increased by 10% in every 2 years.
6. Submissions of Bids – The bids have to be submitted in physical form at 3rd Floor, ICC Building, ROURkela One, Panposh, Rourkela-769004. The bidder shall be required to submit a technical and financial bid in separate sealed envelopes put in bigger sealed envelope super scribed his/her name, name of the agency, address, contact and email.
7. The base rental price is Rs. 36/ sqft /- (Rupees Thirty Six only) per month. Bidder has to quote accordingly. The highest quoted price will be the H1 bidder.
8. Successful bidder has to also borne some other charges related to fixed electricity charge, DG maintenance, Common area maintenance etc.
9. Successful bidder has to obtain permission from RSCL authority before any structural changes or modifications.

Evaluation of Bids:

- a. Tendering authority shall evaluate the bids in respect to the substantive responsiveness of the bid or otherwise. Tendering authority shall carry out a detailed evaluation of the substantially responded bids. Tendering authority shall check the bid to determine whether they are complete, whether any computational errors have been made or required sureties have been furnished.
- b. Preference will be given to the bidder applied for entire units.
- c. Arithmetical error shall be rectified on the following basis:
 1. If there is a discrepancy between the unit price and total price that is obtained by multiplying the unit price and quantity, the unit price shall prevail and the total price shall be corrected by the purchaser.
 2. In case of discrepancy between words and figures, the amount in words shall prevail.
- c. If any bid is found substantially non-responsive shall be rejected by the evaluation committee.
- d. Tendering Authority may waive any minor infirmly or non-conformity or irregularity in the bid which does not constitute a material/service deviation.
- e. Tendering Authority shall evaluate in detail and compare the substantially responsive bids.
- f. The Financial bid will be opened only when a bidder qualifies in the technical bid.**
- g. The shortlisted agency quoting the highest price bid shall be the preferred bidder.
- h. The decision taken by the tender committee shall be final and binding to all participating bidders. It cannot be challenged in any court of law.

Termination of Default:

Tendering authority may, without prejudice to any other remedy for breach of contract, by written notice of default, sent to the agency, terminate this contract in whole or in part.

- a. If the agency fails to deliver any or all the services/goods within the time specified in the contract, or any extension thereof granted by tendering authority
- b. If the agency fails to perform any other obligation (s) under the contract; and
- c. If the agency, in either of the above circumstances, does not remedy his failure within 15 days (or such longer period as the competent authority may authorize in writing) after receipt of the default notice from tendering authority.

Note: The above services and charges are indicative only subject to charges upon mutual agreement between Rourkela Smart City Limited and selected agency.

Annexure-1

Financial Bid Format

Sl. No	Reserve bid price Rs. 36/sqft (Rupees Thirty Six only) per month	Applying For	Agency Name	Quoted price per month in Rs.
		Hall 2 <input type="checkbox"/> Hall 3 <input type="checkbox"/> Both <input type="checkbox"/>		
In words				