

DISCLAIMER

The Expression of Interest (EoI) titled "***Lease of Manufacturing Plant, Machinery, Associated Land and Infrastructure Facilities at the Mannavaram Unit***" has been issued by NTPC BHEL Power Projects Pvt. Ltd. (NBPPL), a joint venture company of NTPC Ltd. and BHEL.

This EoI is hosted on BHEL's website solely for giving wider publicity to this EoI. BHEL's role is limited to hosting the EoI, and BHEL shall not be responsible or liable for any matters arising out of or in connection with the EoI process, lease agreement, or any subsequent activities related to the leasing of NBPPL's factory.

All queries, submissions, clarifications, and communications related to this EoI should be addressed directly to NBPPL, whose contact details are provided in the EoI document.

Interested parties are advised to exercise their own discretion, verify the contents independently, and contact NBPPL for any detailed information. BHEL disclaims any liability or responsibility arising from the publication or use of this EoI.

NTPC BHEL POWER PROJECTS (P) LTD

INVITATION FOR EXPRESSION OF INTEREST (EOI)

**For Lease of Manufacturing Plant,
Machinery, Associated Land and
Infrastructure facilities at the Mannavaram
Unit**

**NTPC BHEL POWER PROJECTS (P) LTD.
(A JV of NTPC & BHEL)
YSR PURAM, MANNAVARAM VILLAGE, SRIKALHASTI MANDAL
TIRUPATI-517620.
Website: www.nbppl.in**

NBPPL has a Manufacturing Unit with Plant & Machinery, associated land along with Infrastructure Facilities viz Administrative building, Canteen, Dispensary building and Few Residential Rooms in the Transit Hostel etc. set up at approx. 150 acre land (now onwards shall be called as Factory in the document) located at Village-Mannavaram, Dist-Tirupathi, A.P.

INVITATION FOR EXPRESSION OF INTEREST (EOI)for Leasing of its Factory. .

NTPC BHEL Power Projects Private Limited (NBPPL) is a joint venture company of M/s NTPC Ltd. and M/s BHEL Ltd., two leading Maharatna companies of India.

NBPPL invites Expression of interest (EOI)in enclosed format attached in Annexure from registered Indian/Foreign companies for utilizing its Factory comprising of Manufacturing Unit with all installed plants and machines like CNC lathes, Jib Cranes, Radial drilling machines, Shearing machines, EOT cranes etc, Electrical connections, Water supply and attached facilities like Open and Closed store, office space in Administrative building, Canteen, Dispensary building and 10 nos. (tentative) Residential Rooms in Transit Hostel on Lease basis.

The machinery available can be used for fabrication of structural items like girders, beams, columns, special vessels, pressure vessels, conveyor systems, equipments like bag filters, vent filters, clinker grinders, tanks etc.

The lessee may also utilize the Factory as per its manufacturing line requirements for other products also.

Located close to the temple town of Tirupati, NBPPL's Factoryis well connected to Airports, Sea Ports, National highways and Railways. Comprising the above facilities with vast open land is idealfor manufacturing.

Location:

1. Nearest Highways (NH 565) : 11 KMs
(NH 16) : 45 KMs
2. Nearest Railway stations : Venkatagiri (13 KMs)
Renigunta Junction (35 KMs)
Gudur Junction (45 KMs)
Tirupati (55 KMs)
3. Airports : Tirupati international airport (40 Kms)
Chennai Airport (150kms)
4. Sea Ports : Krishnapatnam AdaniPort (83 KMs)
Chennai (175 Kms)

Facilities available:**A. Structures/Buildings**

Sl.	Structure/building	Area (SQ.M)
1.	Covered shops with EOT Cranes	11520
2.	Open roof Shop with EOT cranes	4608
3.	Administrative building	3802
4.	Canteen	1800
5.	Dispensary	200
6.	Land for residential & labour colony	Ample land available in the Factory.
7.	Power Supply: 33KVA lines with two alternative sources	DG Backup: 2600KVA (2X1000+1X500+1X100)
8.	Residential Facility	Few rooms in Transit Hostel

B. Plant & Machinery

Sl no	Description of Facility	Qty in nos	Manufactured/ OEM by	Machine description/ Specification
1	Jib Crane	3	M/s Alfa Services	lifting height 3.5Mtr capacity 2MT
2	Radial Drilling Machine 80MM, 100MM	2	HEC Ltd	Drilling Capacity Ø80 & Ø100
3	CNC Lathe (Slant Bed) 600mm x 1250mm & CNC Lathe (Slant Bed) 600mm x 3500mm	2	HMT MACHINE TOOLS LIMITED	Dia: 600 mm Length: 1250 mm Dia: 600 mm Length: 3500 mm
4	Hydraulic Shearing Machine	1	HMT MACHINE TOOLS LIMITED	Max Shearing Capacity : 28mm Thick, 3200mm Length
5	Band Saw 500MM & 750MM	2	MULTICUT MACHINE TOOLS	Max cutting capacity 500mm & 750mm
6	Air Compressor	2	GODREJ & BOYCE MFG. CO. LTD	900CFM
7	High Precision Lathe	1	HMT MACHINE TOOLS LIMITED	Type: Conventional Lathe
8	Horizontal Boring Machine	1	HMT MACHINE TOOLS LIMITED	Spindle Dia: 130mm, 3500X2500X1000
9	CNC Plasma C&D	1	M/s Pro Arc	Max Cutting Thickness: 50mm plate Max Drilling Capacity: 22 mm Max

10	CNC Hydraulic Press brake	1	HMT MACHINE TOOLS LIMITED	Bending Capacity : 2mm x 2800mm to 16mm x 2000mm
11	Plate Bending Machine	1	HUBEI EZHONG CO LTD	Rolling Capacity: 32 x 2500 mm
12	CNC Vertical Lathe	1	HEAVY ENGINEERING CORPORATION LIMITED	Table Dia: 2500 mm
13	EOT Crane (5T,10T , 20T, 30T, 50T) each	5	M/s.Alpha Services,Bhiwadi	Double Girder
14	Transfer Trolley 30T , 20T	1	AACCESS EQUIPMENT	Capacity 30MT & 20T Type : Battery Operated
15	Submerged Arc Welding Machine	2	ADOR WELDING LIMITED	MODEL : MAESTRO PS-1000T(F) RANGE UP TO 1000A
16	MIG Welding Machine	25	MIGATRONIC A/S	MIG WELDING MACHINES
17	Surface Grinder Machine	1	HMT MACHINE TOOLS LIMITED	
18	Universal Cutter & Tool Grinder	1	HMT MACHINE TOOLS LIMITED	
19	Battery/Platform Truck	1	JOST ENGINEERING	
20	PUG Cutting Machine	3	Hind	
21	Permanent magnetic Lifter [5Ton]	2	UPTECH ENGINEERING	CAP: 5MT
22	Permanent magnetic Lifter [2Ton]	4	EAST COAST MAGNETS	CAP: 2MT
23	Fork Lift 5 Tonne	1	Godrej	capacity -5MT, lifting height 3 to 3.8Mtr
24	Fork Lift 3 Tonne	1	ACE	capacity -3MT, lifting height 3 Mtr

C. Photos:



Shop/ Warehouse (2 bays) with EOT Cranes, Machines on back side



Open shed with EOT Cranes



Administrative Building



MANUFACTURING FACILITIES

FACILITY : HYDRAULIC SHEARING MACHINE



MANUFACTURING FACILITIES

FACILITY : CNC HYDRAULIC PRESS BRAKE



MANUFACTURING FACILITIES

FACILITY : CNC HORIZONTAL BORING & MILLING MACHINE



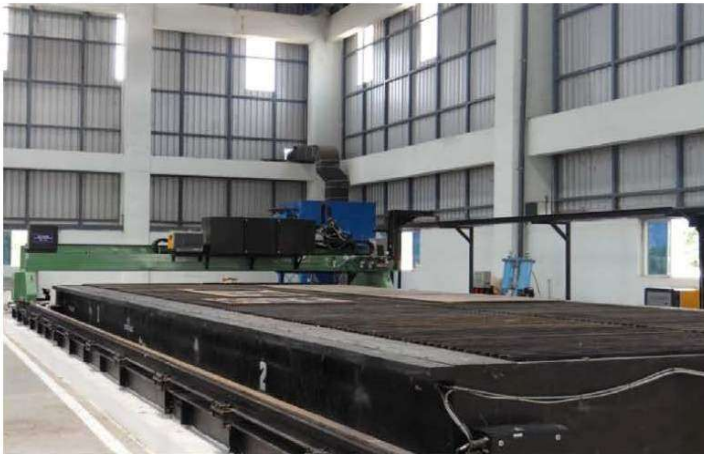
MANUFACTURING FACILITIES

FACILITY : SLANT BED CNC LATHE



MANUFACTURING FACILITIES

FACILITY : CNC PLASMA AND DRILLING MACHINE



MANUFACTURING FACILITIES

FACILITY : CNC VERTICAL TURNING LATHE



This Factory with ready-to-use plant and machineries, associated land along with abovementioned infrastructure facilities are immediately available on lease for best utilization by Companies/Industries/Govt. departments/Freight forwarders/Container Depots/Ports/Agencies and any other Business entity.

Major terms & conditions for leasing are hereby attached in **ANNEXURE I**.

Interested parties may submit their EOI as per the details in **ANNEXURE II**, within 30 days of publication of the EOI on the NBPPL website.

The EOI document along with requisite supporting should be signed and stamped at all pages and submitted in a sealed envelope at NBPPL, MANNAVARAM, SHRIKALAHASTI MANDAL, TIRUPATI (A.P), PIN: 517620.

For any further query/information,clarifications and site visit, please feel free to contact:

Shri Boban Xavier

Email: xavier@nbppl.in Mobile: 8130590680

Please visit our website www.nbppl.in for any other details like extension date, Corrigendum, if any. Interested parties are requested to check the website regularly for any updates.

ANNEXURE I

Important Terms & Conditions:

1. NBPPL intends to lease out the Factory comprising of aforementioned plant, Machinery, associated land & Infrastructure facilities for tenure of upto -- years with increment of lease rent by --% after every -- years. However, EOIs with lesser duration are also welcome.
2. The Factory will be leased out by the process of execution of a Lease agreement. Detailed terms and conditions will be included in the same. All the legal and statutory expenses of whatsoever nature, required at the time of execution of lease rent agreement, shall be borne exclusively by the lessee.
3. Any Government charges related to Factory usage shall be borne by the lessee from the date of signing of Lease Rent Agreement.
4. The lease rent agreement shall be prepared as per the specifications of NBPPL and shall be binding upon the lessee unconditionally.
5. Any incidental cost to be paid to the concerned Authority towards renting permission is to be borne by the lessee.
6. The ownership of the factory along with the facilities and machineries being offered on lease will be with the Lessor during the entire lease period. Lessee shall not hypothecate, pledge or create any encumbrance whatsoever on the Factory nor shall it part with the possession of the Factory to any third party during subsistence of the lease Agreement. Subleasing of the Factory or any part thereof to any third party will not be allowed.
7. No structural changes/modifications will be permitted to the existing buildings. Construction of Temporary/ re-locatable structures (required if any) by Lessee may be permissible. (with prior permission of lessor)
8. All Electrical charges shall be borne by the lessee from the date of signing of Lease Rent Agreement. Any additional electrical arrangements required shall be arranged and borne by the lessee.
9. The plant and machinery and the facilities are offered for lease on "AS IS" basis. Renovation / upgradation (if required) of the facilities & maintenance of the machineries shall be carried out by Lessee at their own cost.
10. Security and Housekeeping for the Factory shall be carried out by lessee at their own cost.
11. The Lessee shall strictly be bound by the rules and regulations prescribed by NBPPL for the usage, operation & administration of their Factory. And the Lessee firm shall obtain necessary NOCs for operating the proposed business from all concerned authorities.

12, NBPPL shall not be responsible / liable for any loss / damages incurred by lessee on whatsoever grounds.

ANNEXURE II (Page-1)**DETAILS OF THE INTERESTED PARTY:**

1.	Name of the Company	
2.	Status of the Company(Govt of India undertaking / State Govt Undertaking/Public Ltd/Pvt. Ltd., Partnership/LLP firm/Proprietary/ Any other (specify)viz., if MSME /SC-ST/self help group/Women /Start-up etc)	
3.	Address	
4.	Telephone No.	
5.	Website address(If any)	
6.	Valid GST registration no.	
7.	Permanent Account Number(PAN)&Tax Deduction and Collection Account Number (TAN)	
8.	Name, Designation, Telephone No.& Email Id of the individual who will serve as the point of contact	
9.	Name, Designation, Telephone No, & Email Id of the authorised Signatory	
10a.	Nature of Business for which factory and associated land is required	
10b.	Volume of Business (Rs. In cr) for which factory and associated land is required	
10c.	Please indicate which particular Plant & Machinery and facilities are required for lease	
11.	Tenure for Factory requirement	
12.	PF number	
13.	independent ESI Code number	
14.	Labour license	
15.	Pollution control board certificate	

(*Self attested copies of GST Registration Certificate, PAN Card to be submitted with EOI)

- WORK EXPERIENCE (in the last 5 years period ending on the date of submission of Application)**

Sl. No:	Brief description of Work & Quantities	Value of Contract/Work done in Rs in Lacs	Customer	Present status of ongoing work if any	Documents attached in support
1					
2					

- Financial Information for the previous three years: (Nature of business)**

Sl no:	Financial Information	Financial Value in Rupees in Lacs (Audited)		Remarks if any
		Year	Value in Rs. in lacs	
1	Net worth (Latest) Paid up Share Capital # + Reserves			
2	Sales/turn over (Last three Financial Years)			
		Average		
3	Cash profit (PAT + Non Cash Expenditure viz Depreciation) (Last three Financial Years)			
4	Whether lessee has been referred to BIFR/NCLT/ any other similar Govt. Agency (If 'YES' enclose details)	YES/NO		

5	Whether lessee is a potential sick Company (If 'YES' enclose details)	YES/NO	
6	Copies of Audited Annual Accounts (Balance Sheet, P&L Account, Cash flow statement) for the last three (3) years to be submitted.		
7	Status of Tax assessments done under various laws (Income Tax, GST/VAT/Sales Tax, Excise & Service Tax, Custom) and details of disputes pending, if any, with these authorities to be submitted.		

: Share Capital OR Partnership Capital OR Proprietor Capital as the case may be.

- **Quality Systems in the lessee's profile:**

SI No:	Quality Systems	Certificate Number and Valid up to	Document to be submitted	Remarks if any
A	Accreditation to ISO 9001			
B	Accreditation to ISO 14001			
C	Accreditation to OHSAS 18001			
D	In House Quality Systems			

- If any ex-BHEL /NTPC/NBPPL personnel is employed by the company, then mention his / her details of last posting.
Name :
Staff no. :
Designation :
Unit & department :
Date of leaving service :
- **Manpower:** To specify tentative count of persons who will be working, with their designation/total years of experience.

- Whether the company is already registered as a vendor/contractor/customer of BHEL/NTPC/NBPPL., then to provide details, about business sector/unit etc.

- **Safety and occupational health:**

The lessee has to assume full responsibility of the safety of the vehicles/ equipments, crew and to comply with the security/ safety regulations of NBPPL and Government, as applicable, inside the factory. The lessee is required to keep and maintain first aid box at work place at own cost.

The total safety of operation and laborers is lessee's responsibility. Lessee should provide the Personnel Protective Equipment (PPE) and Consumables, as applicable, to each laborer/worker, at own cost.

- **Guilty by a Court of Law:**

Self attestation / certificate that lessee (company / firm) is not guilty by a Court of Law in India for any offence involving fraud, dishonesty and moral turpitude.

- **Blacklisted:**

Self attestation / certificate that lessee (company / firm) is not blacklisted / under hold or banned by BHEL/NTPC/NBPPL.

Declaration:(to be made on Applicant's letter head)

I/We here by confirm that:

1. Details furnished above are correct to the best of my/our knowledge.
2. I/We have read and understood the terms & conditions of the EOI and I/ we unequivocally accept the same.
3. I/ We here by confirm that, all the terms and conditions specified in this offer are acceptable to me/us and will form part of the lease agreement
4. I / We confirm having fully inspected the property and understood all the needful for the purpose of submission of this EOI.
5. I/We are a bonafide user and require this formy/ourownuse.

ANNEXURE II (Page-2)

6. I/We further certify that I/We am/ are an authorized signatory of the company and a valid power of attorney to this effect is also enclosed and therefore, competent to submit the details towards this Expression of Interest.

(Signature & Company Seal)

Date:

Name:

Place:

Designation: