



## नॉर्थ ईस्टर्न इलेक्ट्रिक पावर कॉर्पोरेशन लिमिटेड

(भारत सरकार का उद्यम)

**NORTH EASTERN ELECTRIC POWER CORPORATION LIMITED**

भारत सरकार का उद्यम A Govt. of India Enterprise

मिनीरत्न : श्रेणी-I Miniratna : Category-I

एनटीपीसी लिमिटेड की पूर्ण स्वामित्व वाली सहायक कंपनी A wholly owned subsidiary of NTPC Ltd

Website: [www.neepco.co.in](http://www.neepco.co.in), E-mail: [contract@neepco.co.in](mailto:contract@neepco.co.in)

OFFICE OF THE EXECUTIVE DIRECTOR (CONTRACTS & PROCUREMENT)

Brookland Compound :: Lower New Colony, Shillong-793 003

Corporate Identity Number (CIN): U40101ML1976GOI001658



ISO: 9001, 14001,  
& 45001

**NIB No. 485 Dated 23-12-2025**

**DETAIL NOTICE INVITING BIDS (E-TENDER)**

**(DOMESTIC COMPETITIVE BIDDING)**

**FOR**

**Construction of 3 (Three) Nos. of 2-BHK Buildings and 3 (Three) Nos. of Single Room Accommodation Buildings as a part of the Permanent Colony Complex (Phase-I) for the Shiyom Basin Projects of NEEPCO near Tato Village, Shi-Yomi District, Arunachal Pradesh.**

1. North Eastern Electric Power Corporation Limited (NEEPCO Ltd.) invites online tender at e-procurement portal <https://etenders.gov.in> from prospective bidders fulfilling the Qualifying Requirement under Single-Stage Two-Envelope bidding system through Domestic Competitive Bidding (DCB) route for carrying out the work of "Construction of 3 (Three) Nos. of 2-BHK Buildings and 3 (Three) Nos. of Single Room Accommodation Buildings as a part of the Permanent Colony Complex (Phase-I) for the Shiyom Basin Projects of NEEPCO near Tato Village, Shi-yomi District, Arunachal Pradesh" at an approximate estimated cost of Rs. 8,76,93,110.00 including taxes and duties.

**2. Scope of work:**

The scope of work under this tender covers the following:

Construction of 3 (Three) Nos. of 2-BHK Buildings and 3 (Three) Nos. of Single Room Accommodation Buildings as a part of the Permanent Colony Complex (Phase-I) for the Shiyom Basin Projects of NEEPCO near Tato Village, Shi-yomi District, Arunachal Pradesh, as detailed at Part-5 (Technical Specifications) and Part-7 (Bill of Quantities) of Bid Document.

**3. Bidding Procedure:**

The Bidder shall submit Bids under Single-Stage Two-Envelope bidding system through online as follows:

**Techno-Commercial Bid (Envelope No. 1):** Shall contain documents in support of Qualifying Requirements and Techno-Commercial Bid.

**Price Bid (Envelope No. 2):**

Shall contain Price Bid. Price Bids of only those Bidders who qualify in Techno-Commercial evaluation shall be opened.

**4. Time of Completion:**

The scheduled Time for Completion of Works shall be 12 (Twelve) months reckoned from the date of issue of Letter of Intent (LOI) by the Employer.

The bidders shall submit a construction programme considering Equipment planning, and mobilization of other resources so as to complete the Works within the stipulated Time for Completion.

- 5. Earnest Money Deposit/ Bid Security:** The Earnest Money Deposit for the non-tribal bona-fide residents of Arunachal Pradesh shall be Rs.17,54,000.00 (Rupees seventeen lakhs fifty four thousand) only. Earnest Money Deposit for the bona-fide Arunachal Pradesh Schedule Tribe (APST) bidder shall be Rs.8,77,000.00(Rupees eight lakhs seventy seven thousand) only. APST bidders shall submit Schedule Tribe certificate issued by the competent authority along with their bid.

**6. Qualifying Requirements:**

**6.1 General Qualifying Requirement:**

- (i) A bidder who may be an individual or Partnership firm or Limited liability Partnership or Private/ Public Ltd. company shall be a registered entity in India. The bidder shall furnish copies of documents in support of it's registration in India, Company profile, copy of Memorandum of Association (MOA) of Company/Organization etc. along with the Techno-commercial bids.
- (ii) The bidder shall be bonafide residents of Arunachal Pradesh. In support of proof of bonafide residents of Arunachal Pradesh, the bidders have to compulsorily submit the following documents along with the Bid.
  - a) Certificate from concerned District Administration.
  - OR
  - b) Permanent Residential Certificate (PRC) / Voter Identity Card (EPIC).
- (iii) As per Clause No. 3(b) of 'Public Procurement (Preference to Make in India), Order 2017, issued vide Order No. P-45021/2/2017-PP/BE-II dated 16-09-2020 of Department for Promotion of Industry and Internal Trade (Public Procurement Section), Ministry of Commerce and Industry, Government of India, read in conjunction with Order No. A-1/ 2021-FSC-Part(5) Dated 16-11-2021 of Ministry of Power, Government of India, only 'Class-I local supplier' & 'Class-II local supplier' shall be eligible to participate in this bid. For definition of 'Class-I local supplier' & 'Class-II local supplier', bidders may refer Clause No. 3(vi) (IV), Part-3 of Bid document.
- (iv) For bidders having relation with an entity incorporated, established or registered in a country which shares a land border with India, as defined in Order (Public Procurement No.4) dated 23-02-2023 issued by Procurement Policy Division, Department of Expenditure, Ministry of Finance, Government of India, the provisions of this order shall apply.

**6.2 Technical Qualifying Requirement:**

The bidder shall have successfully completed similar works during last 10 (Ten) years ending on the last day of the month previous to the one in which the tender is invited should be either of the following: -

- (a) 1(one) similar completed work valued at Rs. 7.01 Crore or more,

Or,

- (b) 2(two) similar completed works each valued at Rs. 4.38 Crore or more,



Or,

(c) 3(three) similar completed works each valued at Rs.3.50 Crore or more.

**Note:**

1. '**Similar works**' work shall mean Construction of RCC building under Central/ State Govt./PSU/Semi Govt. Organisation.
2. Documentary evidence in support of the above experience indicating details like scope of work; value of works executed; date of completion of the work; name & address including contract no., email address of the clients/employers/owners; satisfactory completion of work shall be furnished along with the Techno-commercial bids for establishing eligibility in terms of the Qualifying Requirements. The documents should be in the form of copies of Work Order, BoQ indicating items involved and certificate of completion from clients/employers/owners.

**6.3 Financial Qualifying Requirement:**

**i) Minimum Average Annual Turnover (MAAT):**

Average Annual Turnover of the bidder from Civil Construction Works in the immediately preceding 2 (two) consecutive financial years shall be at least Rs. 9,28,95,000.00 (Rupees nine crore twenty-eight lakhs ninety-five thousand)

Annual Turnover should be from civil construction works as certified by Certified Public Accountant (CPA)/ practicing Chartered Accountant with UDIN. Other income shall not be considered for arriving at the minimum average annual turnover

**ii) Working Capital:**

Capacity to have a cash flow amount/working capital judged from the immediately preceding financial year as per the audited balance sheet / equivalent financial statements. The bidder shall have working capital of not less than Rs. 1,46,15,500.00 (Rupees one crore forty-six lakh fifteen thousand five hundred) only. Working Capital/Cash Flow amount shall be calculated by subtracting Current Liabilities (CL) from Current Assets (CA) i.e. (CA-CL) as per the audited balance sheet/ equivalent financial statements including profit and loss statement of the immediately preceding financial year. If audited financial statement for the immediate preceding financial year is not available, then the bidder shall submit these statements certified by a Chartered Accountant with UDIN.

**iii) Bid Capacity:**

The available Bid Capacity of the Bidder at the time of submission of Bid, calculated as under should not be less than Rs. 8.76 Crore (including GST):

$$\text{Bid Capacity} = 2 \times A \times N - B$$

Where,

A= Indexed value of maximum value of works executed (in an ongoing or completed project) in any one year during last 5 years, keeping index of inflation as 6% (compounded annually) for calculating 'A' at present Price Level.

N = Completion time of the Works put to tender in years.

B = Value at current price level of existing commitments and on-going works (as on the latest date for bid submission) to be completed in next "N" years.

Bid capacity shall be assessed at the time of submission of Techno-commercial Bid. Bidders shall calculate their Bid Capacity as per the stipulated formula and get it certified by the Chartered Accountant with UDIN (Unique Document Identification Number) and submit along with their Bid.

Complete Audited Annual Reports along with Audited Balance Sheets, Profit and Loss Account & detailed Schedule and other financial statements for the preceding 5(five) financial years, ending 31st March of the previous Financial Year, along with Letter of adequacy and commitment from their Bankers/ Financial Institutions of International repute should be furnished along with their bids for evaluating the above financial criteria. In case where the audited results of the preceding financial years are not available, certified financial statements from a practicing Chartered Accountant will be also be considered acceptable.

In the certificates and attestations by the Chartered Accountant, UDIN (Unique Document Identification Number) shall always be mentioned therein.

#### **6.4 Bids by Merged/ Acquired/ Demerged / Subsidiary Companies:**

In case of a Bidder's Company, formed after merger and/ or acquisition of other companies, past experience and other antecedents of the merged/acquired companies will be considered for qualification of such Bidders Company provided such Bidders Company continues to own the requisite assets and resources of the merged/ acquired companies needed for execution and successful implementation of the work package put to tender.

If the Bidder is a demerged company (by virtue of a corporate restructuring exercise etc.), credentials of its original/ parent entity /company shall not be considered for qualification of such Bidder.

If the Bidder is a Subsidiary company which by itself does not meet the qualifying criteria stipulated at Clause 6.2 & 6.3 above can submit bid on the basis of technical experiences and financial credentials of its Parent Company, required exclusively for meeting the qualifying requirements and also subject to the following conditions.

- a. Subsidiary company fulfils qualifying criteria stipulated at Clause 6.1.
- b. Parent Company holds/owns majority (more than 50%) shares of such Bidders (Subsidiary) Company.
- c. The bidder shall enclose in its Bid an Undertaking by the Parent /Holding Company (as per format given in Form-E, included in Tender Forms and Data Sheets of Bid Document) confirming Parent/Holding Company's full support to the Subsidiary Company for the Technical experiences and Financial credentials and its commitment to take up the work itself in case of non-performance by the Subsidiary Company in the event of award of work to the Subsidiary Company.
- d. The Parent/Holding Company shall enter into a separate agreement with NEEPCO Ltd. (as per format given in Form-F included in Tender Forms and Data Sheets of Bid Document) for fulfilling the obligation as per the undertaking/ commitment of the Parent/Holding Company as mentioned at 6.5 (c) above, in case Subsidiary Company gets qualified and awarded the work package.
- e. In case Subsidiary company gets qualified and awarded the work package, the Parent/Holding Company will be required to furnish an additional Performance Bank Guarantee of value equivalent to 5% (five percent) of the Contract Sum, in addition to normal Performance Bank Guarantee to be submitted by the Bidder company to the Owner besides entering into a separate Agreement in the requisite Format provided in the Bid Document. The experience of subsidiary companies of the Parent/ Holding Company will be considered experience of the Parent/ Holding Company.



- f. Indian Subsidiary company of foreign company shall meet the qualifying requirements specified at Clause 6.2 & 6.3 above. This is as per **Annexure-II** of Order No. A-1/ 2021-FSC-Part(5) Dated 16-11-2021 of Ministry of Power, Government of India.

For the purpose stated herein above in this clause, "Parent Company" shall mean the "Holding Company" owning majority (more than 50%) shares of such Bidders (Subsidiary) Company. Similarly by extensions of this interpretation, if "A" is owned by a "Holding Company" "B" which in turn is owned by another Holding Company "C" then "C" is construed as the "Parent Company" of "A" as well as and so on. An apex "Parent Company" may own number of independent Subsidiary / Group Companies and if any of these Subsidiary/Group Company commits assured support and unhindered access to its assets and resources to another Subsidiary/Group Company (Bidders in this case) under the same apex "Parent Company" then experience and other credentials of such Subsidiary/Group Company shall also be considered for qualification of the Bidders Subsidiary Company provided such commitment is evidenced /authorised and guaranteed by the apex "Parent Company". However, for fulfillment of financial criteria, financial evaluation vis-s-vis the requirement as stated above shall be done on the basis of consolidated printed annual report for the immediately preceding 5 (five) years of the Parent/ Apex Parent Company submitted by the bidder along with the bid.

- 6.5 Formation of Consortium /Joint-Venture for participation in the tender is not allowed.
- 6.6 The bidder (Individual/Company/Firm) should collectively satisfy, as a whole, the requirements specified under paras 6.1, 6.2 & 6.3 above. However, parties claiming to have past experience by virtue of being a partner of a Joint-Venture/Consortium, while executing particular works in the past, shall have to produce documentary evidence of their role, scope of work and participation share in the aforesaid Joint-Venture/Consortium, which only shall be counted for the purpose of assessing experience of the parties concerned. Similarly, parties claiming to have past experience by virtue of being a sub-contractor, while executing particular works in the past, shall also have to produce documentary evidence of their role and scope of work in the aforesaid sub-contract, which only shall be counted for the purpose of assessing experience of the parties concerned.

Authenticated documentary evidence in support of qualifying requirements, as mentioned under Clause 6 above, shall be submitted in Techno-Commercial Bids. For qualifying requirements specified at Clause 6 above, the documents should be in the form of Certificate of Client/ Owner/ Developer. Bids submitted without fulfilling the qualifying requirements shall be outright rejected.

Notwithstanding above, NEEPCO shall have the right to seek any other information / testimonies, as may be required and non-submission / refusal to submit these shall result in disqualification.

7. Interested Bidders, who fulfill the qualifying requirements as mentioned under Clause 6 above, may download the Bid Document from <https://etenders.gov.in> on Bidder registration in the portal.
8. **This tender is conducted for procurement of works. Therefore, the benefits admissible to MSE bidders in terms of Public Procurement Policy (for MSEs)- 2012 including relaxation on Prior Experience, Prior Turnover Criteria, purchase preference etc. shall not apply.**
9. **Conditions for Class-I local supplier, Class-II local supplier as per Public Procurement (Preference to Make in India), Order 2017 issued vide notification No. P-45021/2/2017-PP (BE-II) dated 16-09-2020 of Ministry of Commerce and Industry, Department for Promotion of Industry and Internal Trade, Government of India, read in conjunction with Order No. A-1/ 2021-FSC-Part(5) Dated 16-11-2021 of Ministry of Power, Government of India shall be as per Clause 3(vi), Part-3 of Bid Document.**
10. The detailed scope of works and other terms and conditions are elaborated in the bid document. For any clarification related to terms and conditions of Bid Document, bidders are requested to send

their queries online at <https://etenders.gov.in> under "Seek Clarifications" within the timeline stipulated in the system.

Alternatively, the bidders may also forward e-mail clearly stating their queries to tendering authority at e-mail id [contract@neepco.co.in](mailto:contract@neepco.co.in)

## 11. Participation in Bids

### 11.1 E-Tendering / E-Procurement:

This tender is being processed through e-tendering/e-procurement system. The bidding documents are to be downloaded from <https://etenders.gov.in> and bids are to be submitted/ uploaded through above e-tendering system. Guidelines for e- tendering system are available on e- tender portal.

### 11.2 Registration for Participation in Bids:

- a. Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal (**URL: <https://etenders.gov.in/eprocure/app>**) by clicking on the link "**Online bidder Enrolment**" on the CPP Portal which is free of charge.
- b. As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.
- c. Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
- d. Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (**Class III Certificates with signing key usage**) issued by any Certifying Authority recognized by CCA India (e.g. Sify / nCode / eMudhra etc.), with their profile.
- e. Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSC's to others which may lead to misuse.
- f. Bidder can then log in to the site through the secured log-in by entering their user ID / password and the password of the DSC / e-Token.

Bidders are requested to get themselves enrolled on the e-Procurement Portal (**URL: <https://etenders.gov.in/eprocure/app>**) well in advance and no extra time will be considered for submission of bids for the delay in enrolling on the e-Procurement portal.

For Registration and other e-procurement portal related queries, bidders may contact NIC at:

- (i) Mr. Lastbornson Pyngrope  
Functional Manpower (FMP),  
National Informatics Centre, Meghalaya State Centre, Shillong  
Mobile No. 9774764136  
Email Id: [l.pyngrope@gmail.com](mailto:l.pyngrope@gmail.com)

### 11.3 Bid Fee:

For participation in this tender, Bidders shall have to pay BID FEE (non-refundable) of Rs. 11800.00/- (Rupees eleven thousand eight hundred only) including 18% GST (SAC Code 9984) (NEEPCO Shillong GST NO.: 17AAACN9991J1ZT). Applicable bank charges shall be borne by the bidder.

The bidder shall make the payment through "**SB-COLLECT**" of State Bank of India as per procedures/steps elaborated in Clause No. 11.4 below.



**Payment of bid fee through other mode of payment like DD etc. will not be acceptable.**

During payment of bid fee through **"SB-COLLECT"** of **State Bank of India**, Bidders shall clearly indicate the NIB No. against which the bid fee is paid.

**11.4 The procedure/steps for payment by SB-COLLECT of State Bank of India (for payment of Bid Fee, EMD):**

Step-1	The bidder shall visit url/web page <a href="https://www.onlinesbi.sbi/sbicollect/icollecthome.htm">https://www.onlinesbi.sbi/sbicollect/icollecthome.htm</a> on any internet browser.
Step-2	State Bank Collect page will appear. Select <b>"ALL India"</b> for <b>"State of Corporate/Institution"</b> . Select <b>"PSU"</b> for <b>"Type of Corporate/Institution"</b> . Click <b>"GO"</b> .
Step-3	In the new screen, select PSU Name as <b>"North Eastern Electric Power Corporation Limited"</b> and Submit.
STEP-4	In the new screen, select Payment Category as <b>"SHILLONG- PARTIES"</b> in this case.
STEP-5	New Screen will appear, here the bidder has to fill all the required information for the payment as under: i) Under <b>Name of Payer</b> : The Bidder is to filled up his Company/ Firm Name and Address. ii) Under <b>Short Details of Payment</b> : The Bidder shall indicate BID FEE or EMD as applicable and the NIB No. (Example: for payment of EMD against NIB No. .... Dated ....., the bidder has to fill under this option as <b>"EMD for NIB No. .... Dated ....."</b> ). iii) Under <b>Type of PAYER</b> : The Bidder is to select <b>VENDOR</b> . iv) Under <b>CIN in case the Payer is a company</b> : The bidder is to fill up his CIN in case of a company, otherwise may be kept blank. v) Under <b>Payment amount</b> : The bidders is to fill up <b>the amount as per Bid Condition</b> . vi) Subsequent information for Name, Date of Birth/Incorporation, Mobile Numbers are to be filled as required. vii) Fill Captcha. viii) Then Submit.
STEP-6	In the new screen, check the details and click <b>"CONFIRM"</b> , if correct.
STEP-7	The <b>Multi Option Payment System</b> will be available for making the payment. The Bidder may select option as per convenient and make the payment.
STEP-8	After successful payment, the system will generate receipt. The receipts may also be generated from Reports - i.e. SB Collect (Request Report/ Download Report). This system generated receipt shall be downloaded for submission as per bid condition.

**12. Submission and Opening of Bids**

- 12.1 Bidders shall prepare and submit their bids online in <https://etenders.gov.in> as per timeline mentioned in Clause 14 below. Submission of online bids is mandatory for consideration of the bids by NEEPCO.

Besides online submission, the following document is required to be compulsorily submitted physically (offline mode) as stipulated at Clause 10.1(iv), Part-3 (ITB) of Bid Document:

- a. Bid Security in the form of Bank Guarantee or e-receipt of money paid through SB-COLLECT of State Bank of India or through other mode of payment, as provided at Clause 15, Part-3 of Bid Document (in original);
- b. Power of Attorney (as per format provided at Form-D, Part-6 of Bid Document), in original.

The above mentioned document shall be submitted by hand or by registered Post/ Courier in a sealed envelope superscripted as "Hard Copy of documents against NIB No. .... Dated ..... for ".....name of work....." at the following address within the scheduled date and time mentioned under Clause 14 below.

Executive Director,  
Contracts & Procurement,  
North Eastern Electric Power Corporation Ltd.,  
Brookland Compound, Lower New Colony,  
Shillong – 793 003, Meghalaya, India.  
Tel: 0364-2227784, E-mail: contract@neepco.co.in

13. **Bid validity:** 180 (one hundred eighty) days from the date of opening of Techno-Commercial Bids.

14. **Tender timeline:**

a)	Date of commencement of downloading of Bid Document from <a href="https://etenders.gov.in">https://etenders.gov.in</a>	23-12-2025
b)	End date and time for downloading of Bid Document	Upto 14:00 Hours of 19-01-2026
c)	Last date & time of receipt of queries from prospective bidders	Upto 14:00 Hours of 05-01-2026
d)	Last date & time for submission of online bids	Upto 14:00 Hours of 19-01-2026
e)	Last date & time for receipt of offline documents to be submitted as per bid conditions	Upto 14:00 Hours of 25-01-2026
f)	Date & time for opening of Techno-Commercial bids online	At 14:00 Hours on 20-01-2026
g)	Date & time for opening of Price bids online	Date & time shall be intimated separately to those Techno-Commercially qualified bidders, who qualify in Techno-Commercial evaluation.

In the event the last date specified for submission of offline documents and date of online opening of Techno-Commercial bids is declared as a closed holiday for NEEPCO, the last date for submission of offline documents and date of online opening of Techno-Commercial bids will be the following working day at the appointed times.



15. Bidders are requested to visit <https://etenders.gov.in> and NEEPCO website [www.neepco.co.in](http://www.neepco.co.in), regularly for any subsequent notice of Clarification/Amendment/ Addendum/ Corrigendum to this Notice Inviting Bids.
16. Submission of bids shall not automatically construe qualification for evaluation. NEEPCO reserves the right to reject any or all bids, or to annul the bidding process and reject all the bids for any justified and genuine grounds without thereby incurring any liability to the affected bidders, nor does it have any obligation to inform the bidders of the ground for the action of NEEPCO.

  
23-12-25  
**Executive Director**  
**Contracts & Procurement**