

# CENTRAL MEDICAL SERVICES SOCIETY

(An Autonomous Society Under Ministry of Health & Family Welfare, Govt. of India)

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Date: - 03.06.2025

## Amendment No. 1

Tender No.: CMSS/HQ/OFFICE/002/2025

Tender Title: Lease of Commercial Office Space.

1. Following are the amendments made in the subject tender document: -

Sr. No.	As per tender condition	Clarification /Amendment
1.	<p><b>Page 7</b></p> <p><b>Clause No 3.9 Carpet Area:</b></p> <p>Carpet area measurements: The carpet area measurements shall be the area or the premises</p> <p>which is covered but excluding the following:</p> <p>a) Wall and columns b) Portico/canopy c) Sanitary shafts/toilets d) Stair cases e) Bon Louvre f) Lift walls g) Air conditioning ducts h) Balcony i) Portion below the window sills j) Lofts k) Parking space whether covered or not</p>	<p>The para is amended as:</p> <p>Carpet area measurements: The carpet area measurements shall be the area or the premises</p> <p>which is covered but excluding the following:</p> <p>a) Wall and columns b) Portico/canopy c) Stair cases d) Bon Louvre e) Lift walls f) Air conditioning ducts g) Portion below the window sills h) Lofts i) Parking space whether covered or not</p>
2.	<p><b>Page 2 of NIT, Page 5 Clause 2.1.1, Page: 9 Clause No 9.3, Page 11 Para 10.2 Point 2, Page 24, Page 27, and Page 31 and any other relevant para of the requirement of area in bid document:</b></p>	<p>All related Para are amended as: -</p> <p>The complete carpet/ useable area of <b>11,000</b></p>



	<p>The complete carpet/ useable area of 12,000 Sq Ft to 15,000 Sq Ft of the quoted commercial property should be available on a single floor or combination of two/three subsequent floors having connectivity via stairs/ lift or in a stand-alone building built on a minimum 600 Sq Yard plot/ land and having connectivity among floors via stairs or lift or having Carpet area in part, in two connected towers having facility of lift/ stairs in a closed compound. A dedicated parking for minimum 7 four-wheelers (in each case) is mandatory. The quoted property must be having following requisites: -</p> <p>a) The covered / carpet area of office premises should be in a condition to operate office activity.</p> <p>d) 3 Phase Electricity Supply from the respective electricity board with sub meter for CMSS.</p>	<p><b>Sq Ft to 15,000 Sq Ft of the quoted commercial property/ institutional building</b> should be available on a single floor or combination of two/three subsequent floors having connectivity via stairs/ lift or in a stand-alone building built on a minimum 600 Sq Yard plot/ land and having connectivity among floors via stairs or lift or having Carpet area in part, in two connected towers having facility of lift/ stairs in a closed compound. A dedicated parking for minimum 7 four-wheelers (in each case) is mandatory. The quoted property must be having following requisites: -</p> <p>a) The <b>carpet area</b> of office premises should be in a condition to operate office activity.</p> <p>d) 3 Phase Electricity Supply from the respective electricity board with sub meter for CMSS having <b>minimum Sectioned load for CMSS should not be less than 50 KW with Power backup.</b></p>
3.	<p><b>Page 12 Clause 10.2 Point 2 and Page 24 Section F of TOR Point 3</b></p> <p><b>Status of the Property:</b></p> <p>The quoted property should be a Commercial property only with proper permission from Govt./ Local Bodies for Utilization as Commercial Office Space.</p>	<p><b>Para amended as: -</b></p> <p>The quoted property should be a <b>Commercial Property/ Institutional Building</b> only with proper permission from Govt. Local Bodies for Utilization as Commercial Office Space.</p>
4.	<p><b>Page 10, Clause 10.1 (m).</b></p> <p>Notarized declaration on Rs. 100 stamp paper from the bidder that the building &amp; space offered under this tender is free from encumbrances, litigation, mortgages and any court cases. A statement of Encumbrance must be submitted for the quoted property which includes the following information:</p> <p>i) Property owner</p>	<p><b>Para amended as: -</b></p> <p>1) Notarized Declaration / Undertaking on Rs. 100 stamp paper from the bidder that there is no pending litigation against the bidders and property which restrict the bidder and property to participate in the tender for quoted property.</p> <p>2) An undertaking is to be submitted that, if any violation is observed by CMSS then CMSS has the right to forfeit the EMD of bidder.</p>





	ii) Transfer of ownership (If any) iii) Mortgages/Encumbrance/Litigation /Court Case (If any) iv) Property's all registered transactions. v) Loans against a property, (If any) vi) Legal claims made against a property (If any)	Also, if any violation is observed after handover of property, then CMSS has right to execute the risk and cost purchase for leasing of office space on the cost of the rental charges of the successful bidder.
5.	<p><b>Page 2 of NIT, Page 5 Clause 2.1.1, Page 21 Clause 26.5, 26.7 and any other relevant para of the duration of the lease:</b></p> <p>The lease/Hiring period will be for 05 years from the date of the start of the lease deed between CMSS and the Successful bidder, which may be extended further by CMSS upon mutual commitment of both for the next 02 years. The annual increment will be 3% of the amount after one year on a yearly basis.</p>	<p><b>Para amended as: -</b></p> <p>The lease/Hiring period will be for 3+3+3= 9 Years terms from the date of the start of the occupation of property by CMSS against the lease deed signed between CMSS and the Successful bidder. The annual rental increment will be 10% for every 3 years.</p> <p>The first three years of the lease will be lock in period for both parties. After expiry of lock in period, If Either side vacates the space they will have to give 3 months' notice in advance.</p> <p>In any case CMSS will not pay any security amount/advance against the lease contract.</p>
6.	<p><b>Page 20 Clause 25.5</b></p> <p>Agreement (lease deed) will be signed with CMSS as per the provisions of their concerned State Union Territory Administration within 30 days from the date of issue of the letter of acceptance. The lease deed will be registered at Registrar/Sub-Registrar of concerned State. The charges of stamp duty will be shared equally by both CMSS and the Property Owner.</p> <p>If, Successful bidder will fail to sign the sale deed in the given time by CMSS, the necessary actions i.e. forfeit of EMD/BG/Debar/Blacklisting will be taken against the successful/participated bidder by CMSS.</p>	<p><b>Para Amended as:</b></p> <p>Agreement (lease deed) will be signed with CMSS as per the provisions of their concerned State Union Territory Administration within 30 days from the date of issue of the letter of acceptance. The lease deed will be registered at Registrar/Sub-Registrar of concerned State. The charges of stamp duty will be shared equally by both CMSS and the Property Owner.</p> <p>If, Successful bidder will fail to sign the <b>lease deed</b> in the given time by CMSS, the necessary actions i.e. forfeit of EMD/BG/Debar/Blacklisting will be taken against the successful/participated bidder by CMSS.</p>



	Further, CMSS will not pay any type of brokerage charges or any other kind of charges to participated bidder/ successful bidder or any brokers/ agents. CMSS will pay only the cost of the property charges to Successful Bidder and relevant registry cost as per the terms & conditions of Lease Deed.	Further, CMSS will not pay any type of brokerage charges or any other kind of charges to participated bidder/ successful bidder or any brokers/ agents. CMSS will pay only the cost of the <b>rental charges</b> to Successful Bidder and relevant registry cost as per the terms & conditions of Lease Deed.
7.	<p><b>Page 20, Clause No 26.2</b></p> <p>The representatives of CMSS shall visit the site for physical verification, location and observe the status of the quoted property, office space, as well as whole building/tower.</p> <p>CMSS subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the bidder/ property owner, including ownership documents and a chain of documents. During the site visit, the bidder will also nominate their representative, who will brief the representative of CMSS about the property.</p>	<p><b>Para Amended as:</b></p> <p>The representatives of CMSS shall visit the site for physical verification, location and observe the status of the quoted property, office space, as well as whole building/tower.</p> <p>CMSS subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the bidder/ property owner, including ownership documents and a <b>chain of documents till past two transaction</b>.</p> <p>During the site visit, the bidder will also nominate their representative, who will brief the representative of CMSS about the property.</p>
8.	<p><b>Page 21, Clause No 26.6</b></p> <p>The Successful Bidder will hand over the quoted office premises to CMSS within 60 days from the date of issue of LOA and further successful transfer of title and sales deed. For any delay, the decision of CMSS will be final. No any representation will be entertained by CMSS in this regard.</p>	<p><b>Para amended as: -</b></p> <p>The Successful Bidder will hand over the quoted office premises to CMSS within 60 days from the date of issue of LOA. For any delay, the decision of CMSS will be final. No representation will be entertained by CMSS in this regard.</p>
9.	<p><b>Page 21, Clause No 26.8</b></p> <p>All statutory taxes will be paid by the Successful Bidder; CMSS will pay only the rental charges to Successful Bidder as quoted by the bidder. CMSS will also</p>	<p><b>Para amended as: -</b></p> <p>All statutory taxes will be paid by the Successful Bidder; CMSS will pay only the rental charges to Successful Bidder as quoted by the bidder. CMSS will also pay the water &amp;</p>





	pay the water & electricity bills as produced by govt. electricity & water meters. Separate electricity & water meters will be provided by the Successful Bidder. The property tax needs to be paid by the owner of the property only. In no case CMSS will be liable to pay the property or related taxes.	electricity bills as produced by govt. electricity & water meters. Separate electricity & water (sub meters) will be provided by the Successful Bidder. The property tax needs to be paid by the owner of the property only. In no case CMSS will be liable to pay the property or related taxes.
10.	<b>Page 22, Clause No 30.3</b>  The Successful Bidder shall submit the original invoice of rent on or before the 7th of every calendar month. CMSS shall pay the monthly agreed rent to the successful bidder within 21 days from the date of receipt of monthly bills by CMSS. The bills shall be submitted in (1 original + 2 Xerox Copies) by the Successful Bidder.	<b>Para amended as: -</b>  The Successful Bidder shall submit the original invoice of rent on or before the 7th of every calendar month. CMSS shall pay the monthly agreed rent to the successful bidder <b>within 15 days</b> from the date of receipt of monthly bills by CMSS. The bills shall be submitted in (1 original + 2 Xerox Copies) by the Successful Bidder.
11.	<b>Page 22, Clause No 30.6</b>  CMSS shall pay the monthly electricity bill to the Electricity Provider (viz. SEB/concerned DISCOM, etc.). For the same, Successful Bidder shall provide separate connection or sub meter from its main source at the Successful Bidder cost.	<b>Para amended as: -</b>  CMSS shall pay the monthly electricity/water bill either to:  a) The Respective Electricity & Water Provider (viz. SEB/concerned DISCOM, etc. or Jal Nigam)  Or  b) The bill generated by the submeter reading provided by the owner/builder/successful bidder.  Successful Bidder shall provide separate connection or sub meter from its main source at the Successful Bidder cost.
12.	<b>Page 11 Clause 10.2 Point 6.2 of Infrastructure and Page 24, Section –F Clause no 6.2 of Infrastructure</b>  2) The height of the roof from the FFL (finished floor level) shall be a minimum of 11 Feet.	<b>Para amended as: -</b>  2) The height of the roof from the FFL (finished floor level) shall be a <b>minimum of 9 Feet or above.</b>



	3) The offered super built-up Area/ Carpet Area of the Commercial Office Space should not be in basement/lower Ground floor, preferably it should be on Ground /1st floor or above with the lift provisions.	3) The offered Carpet Area of the Commercial Office Space should not be in basement/lower Ground floor, preferably it should be on Ground /1st floor or above with appropriate stairs/lift.
13.	<b>Page 13 &amp; Page 26: Point 13 Consent for Modification</b>  Willingness to make necessary modifications/ further furnishing as may be required by CMSS [Limited to Section F (Term of Reference (TOR) and scope of Work)] which can only be judged with the site visit.	<b>Para amended as: -</b>  Willingness to make necessary modifications as may be required by CMSS [Limited to Section F (Term of Reference (TOR) and scope of Work)] which can only be judged with the site visit.
14.	<b>Page 22 Clause 26.13</b>  CMSS reserves the right to increase or decrease by 50 % of the tendered quantity beyond that originally specified in the tender document during the lease period of 10 years at the same rate and terms & conditions. This will be subject to availability of space.	<b>Para amended as: -</b>  CMSS reserves the right to <b>increase the requirement by up to 50 %</b> of the tendered quantity beyond that originally specified in the tender document <b>during the lease period at the same rate and terms &amp; conditions</b> . This will be subject to availability of space.
15.	<b>Page 7 Point 3.4</b>  "The Project Site," where applicable, means the site or location where the commercial property having office space is situated.	<b>Para amended as: -</b>  "The Project Site," where applicable, means the site or location where the <b>commercial property/ Institutional Building</b> having office space is situated.
16.	<b>Page 12 Point 10.2. Para 3 &amp; Page 24 Section F Para 3</b>  <b>Status of the Property</b>  1) The quoted property should be a Commercial property only with proper permission from Govt./ Local Bodies for Utilization as Commercial Office Space.	<b>Para amended as: -</b>  <b>Status of the Property</b>  The quoted property should be a <b>Commercial Property/ Institutional Building</b> only with proper permission from Govt. Local Bodies for Utilization as Commercial Office Space.
17.	<b>The term Commercial Property where ever listed in the Technical Bid document</b>	<b>To be read as: -</b>  <b>Commercial Property/ Institutional Building</b>



18.	<b>Tender Document</b> <b>Clouse no 25.5, 26.6 &amp; 31.2,</b> The term Sale Deed & <b>Page no 28, 32 Purchase of office Space</b>	<b>To be read as: -</b> Sale deed to be read as Lease Deed & Purchase of office space is to be read as lease of office space in the published tender documents.
19.	<b>Page 29 Clause 14. (d)</b>  Parking Facilities  No of Free parking of ..... Cars (Minimum 1-)  No of Free parking of ..... Two Wheelers (Minimum 50)	<b>Para amended as: -</b>  Additional Parking Facilities (If Any)  No of Free parking of ..... Cars  No of Free parking of ..... Two Wheelers

**2. Revised Tender Timelines are as under: -**

<b>Description</b>	<b>Schedule</b>
Bid Submission End Date and Time	16-06-2025, 03:00 PM
Technical Bid Opening Date and Time	16-06-2025, 03:30 PM

**3. Apart from above, all other terms & conditions of the tender document remain unchanged.**

  
**Dr. Anuj Prakash**  
**I/C General Manager (Admin)**



