EXPRESSION OF INTEREST (EoI)

FOR

SELECTION OF
THIRD PARTY QUALITY MONITORING AGENCY
FOR MONITORING OF PROJECTS UNDER
PRADHAN MANTRI AWAS YOJANA (URBAN) –
HOUSING FOR ALL

IN

TRIPURA

ISSUED BY
STATE LEVEL NODAL OFFICER (SLNO) OF
STATE LEVEL NODAL AGENCY (SLNA)
URBAN DEVELOPMENT DEPARTMENT
GOVERNMENT OF TRIPURA

3RD FLOOR OF KHADYA BHAVAN, PANDIT NEHRU COMPLEX,
AGARTALA, 799006
GOVERNMENT OF TRIPURA
DIRECTORATE OF URBAN DEVELOPMENT
3rd FLOOR OF KHAHYA BHAWAN
PANDIT NEHRU COMPLEX; AGARTALA-799006; TRIPURA
Tele: Fax: 0381-232-9301
Website: www.tripura.gov.in & www.udd.tripura.gov.in

Subject:-Expression of Interest for Selection of Third Party Quality Monitoring Agency (TPQMA) for monitoring of projects under Pradhan Mantri Awas Yojana (Urban) for BLC vertical– Housing for All in Tripura.

EoI REFERENCE NO. : F.16 (11)-UDD/DUD/2017/3449
Dated 31st July, 2017

DATE AND TIME FOR DOWNLOADING : 01.08.2017 at 3:30 pm
EoI DOCUMENTS FROM WEBSITE

DATE OF PRE-BID MEETING : 07.08.2017 at 3:30pm
VENUE OF PRE-BID MEETING :
Office Chamber of the State Level Nodal Officer,
State Level Nodal Agency,
(Urban Development Department)
3rd Floor of Khadya Bhawan, Pandit Nehru Complex,
Agartala-799006, Tripura
Tele/Fax: 0381-232-9301

LAST DATE AND TIME FOR SUBMISSION OF EoI : 23.08.2017 at 3:30 pm

DATE AND TIME FOR OPENING OF TECHNICAL BIDS : 25.08.2017 at 3:30pm
DATE AND TIME FOR OPENING FINANCIAL BIDS : To be declared later

CONTACT OFFICER : Deputy Director, DUD

EARNEST MONEY DEPOSIT (EMD) : Rs 25,000/- (Rupees twenty five Thousand) Only

It will be the responsibility of the bidders to check State Level Nodal Agency, State Directorate of Urban Development (DUD), Government of Tripura and website www.tripura.gov.in & www.udd.tripura.gov.in for any amendment through corrigendum/ addendum in the tender document. In case of any amendment, bidders will have to incorporate the amendments in their Bids accordingly.
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**ANNEXURE I:** Third Party Quality Monitoring Report of Beneficiary Led Construction (BLC) projects under PMAY (U)

**FORM A:** Technical Proposal

**FORM B:** Basic Information of the Agency

**FORM C:** Details of the Projects undertaken by the Agency for a period of last three years

**FORM D:** Format of Financial Proposal

(A. K. Bhattacharya)

Additional Secretary (UD)

Government of Tripura
1. BACKGROUND

Government of India has launched a comprehensive mission Pradhan Mantri Awas Yojana (Urban) – Housing for All. The mission seeks to address the housing requirement of urban poor including slum dwellers through following programme verticals:

1.1. Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource
1.2. Promotion of Affordable Housing for weaker section through credit linked subsidy (being implemented through banks)
1.3. Affordable Housing to Partnership with Public & Private sectors.
1.4. Subsidy for beneficiary-led individual house construction/enhancement (BLC)

PMAY Scheme guidelines envisage that the States would engage Third Party Quality Monitoring Agencies (TPQMA) to ensure quality of construction under the above verticals of the Mission except Credit Linked Subsidy (CLS). In Tripura as of now housing are being constructed only through BLC vertical

2. OBJECTIVES

Effective monitoring of on-going project(s) is a key to successful completion of any project with monitoring of quality being most significant aspect, a State level mechanism for Third Party Quality Monitoring of Projects sanctioned under PMAY shall be evolved with the following objective:

2.1. Review and monitoring of quality of projects implemented by ULBs/Implementing Agencies.
2.2. Provide a structured report on the quality of projects under PMAY.

States should draw up their quality monitoring and assurance plans involving third party agencies. Such plan will include the visits by third party agencies to the project site and to advise State and Urban Local Bodies/Implementing Agencies on quality related issues.

On the basis of quality assurance report by such agencies, States and ULBs/IAs should take both preventive and corrective measures to ensure that standard quality houses and infrastructure are constructed under the mission.

3. SCOPE OF WORK

At present there are 20 (Twenty) ongoing BLC projects under PMAY (U) in 20(Twenty) Urban Local Bodies of Tripura. The Third Party Quality Monitoring Agencies (TPQMA) will be responsible for monitoring the ongoing projects as well as future projects which may be approved under PMAY (U) time to time.

In case of BLC projects, a systematically selected sample of houses may be monitored. The sampling should be done through a transparent and well-defined process to cover all the BLC Projects in the city in a holistic way, leading to selection of a representative sample. The recommended sample size per project for monitoring BLC houses is 5-10% of DUs or 50 DUs, whichever is more.

The TPQMA will undertake field visit for ascertaining quality of construction at various stages of construction (preferably at the beginning i.e. 10-15% of progress, mid of construction i.e. 50-60% of progress and completion i.e. 85-100% of progress) with the objectives as under:

- Schedule the field visits in the Cities across the State after proper coordination at State/ULB level.
- Examine project documentation with respect to sanctioned covenants.
- Review of land requirement/ availability, Site preparation & other statutory clearances.
- Review of Project Implementation Plan and procurement process.
- Review of approved quality monitoring plan.
- Review of Safety and Health aspects.
- Examine Convergence with the Central/ State scheme.
- Beneficiary participation/ satisfaction in the project.
- Report on Quality Assurance. (indicative format is at Annexure-I meant for BLC only).
- Remedial measures to improve quality of the project.
- Field report in a timely manner.
- Follow-up action of the report, which would be ascertained in the next report.

TPQM Agencies will undertake field visits for ascertaining quality of construction at various stages of construction as per PMAY (U) TPQM Reference Guide for Third Party Quality Monitoring -2017 issued by MoHUPA, Government of India.

The TPQMA will conduct 3(three) field visits for each construction per ULB depending on the progress of the project and as per guidelines of Ministry of Housing & Urban Poverty Alleviation (MoHUPA), Government of India. The TPQMA will submit reports in the prescribed format of Ministry of HUPA and any other report in this regard as and when required. A sample copy of such format for BLC Project is given in Annexure-I.

4. TIME FRAME

The TPQMA will visit the ULB quarterly. However, number of visit per ULB will be restricted to 3 (three) Nos. depending on the progress of the project/ requirement of the State Government. The TPQMA will submit its detailed inspection report within 7 (Seven) days from the date of inspection. The TPQMA will submit its report to the State Level Nodal Officer (SLNO) of State Level Nodal Agency (SLNA) of PMAY (U) in the Urban Development Department, Government of Tripura.

5. DELIVERABLES

The TPQMA will undertake desk review of documents and make site visits to each project as mentioned above and according to TPQM reference guide of MoHUPA, Govt. of India. 'Visits' include examining/ reviewing project documents and implementation and conducting any required tests/ assessments and report writing. After every visit the TPQMA will submit its detailed report indicating the sample selection procedure and their detailed findings. The report should also include the information in the prescribed format of the Reference Guide for Third Party Quality Monitoring -2017 issued by MoHUPA, Government of India. For each project for every field visit the TPQMA will submit 3 (three) hard copies of their report to the State Level Nodal Officer (SLNO), PMAY(U) in the Urban Development Department, Government of Tripura.

TPQMA shall provide reasonable advance notice of planned visit to site, schedule of meeting for review and documents required for review etc. to the executing agencies/ULBs with intimation to State Level Nodal Agency (SLNA).

6. PERSONNEL REQUIREMENTS

Experts from the TPQMA are expected to be optimally deployed as per the need of individual projects. The team members of the TPQMA are expected to be highly qualified
in their respective areas of expertise. They are expected to have adequate experience in similar projects.

It is envisaged that for quality monitoring of approved projects, there will be a team of one Senior Engineer (Civil) and one Junior Engineer (E/M) for site visits of minimum 6 ULBs for BLC verticals in a month. The Senior Engineer will act as Team Leader.

For more site visits in a month (depending upon number of approved projects), the Agency is expected to provide additional team as envisaged above from time to time during the term of the contract.

The job description for each position including qualification and experience according to Reference Guide for Third Party Quality Monitoring -2017 issued by MoHUPA, Government of India is given below.

<table>
<thead>
<tr>
<th>Position</th>
<th>Job Description</th>
<th>Qualification &amp; Experience</th>
</tr>
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</table>
| **Team Leader (Sr. Engineer, Civil)** 1 | • To lead the team of professionals engaged to carry out the job of monitoring of housing and infrastructure projects.  
• Responsible for ensuring the overall outcome and activity based support envisaged for the TPQMA.  
• Co-ordinate with team member and report to the SLNA on progress of outcomes.  
• Be responsible for the overall management of the Agency and budget, and for the timely and efficient delivery of outputs.  
• Closely monitor the performance in collaboration with the SLNA to ensure that requirements related to PMAY are fully addressed.  
• Liaise with all stakeholders as per the requirements of the scheme. | • Post Graduate in Civil Engineering with at least 15 years of experience.  
• Experience in the urban sector, of which at least 3-4 years should have been on leading monitoring agencies.  
• Shall have a thorough knowledge of:  
  o Latest specifications pertaining to building & infrastructure works.  
  o Related publications according to which the works are required to be carried out and the tests to be conducted to ensure a good quality work. |
| **Engineer (E/M)** 2 | • Shall be required at site as directed by the SLNA and shall inspect and monitor implementation of the project, find deficiencies and suggest suitable remedial measures.  
• Support Team Leader/ Senior Engineer to document and communicate reports to States and Cities and necessary follow-up actions. | • Graduate in Electrical/ Mechanical Engineering with at least 7 years of experience or Diploma in Electrical/ Mechanical Engineering with at least 10 years of experience.  
• At least 2-3 years of experience in the urban housing and infrastructure sector.  
• Shall have exposure to quality assurance in new construction and subsequent Maintenance aspect.  
• Must be familiar with:  
  o Modern methods of construction of building.  
  o Design standards and |
7. SUPPORT AND INPUTS TO THE TPQMA

The State Level Nodal Officer of State Level Nodal Agency, Tripura will provide all related information required for the field visit to the TPQMA subject to availability. The respective ULBs will assist the TPQMA team for conducting necessary site visits and will extend all necessary help to the team.

PART -II INSTRUCTION TO BIDDERS

8. AMENDMENT OF EOI DOCUMENTS

8.1 At any time prior to the deadline for submission of bids, the Authority may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective bidder, modify the EOI Document by amendments. Such amendments shall be posted/uploaded on the website www.tripura.gov.in & www.udd.tripura.gov.in through corrigendum and shall form an integral part of EOI Document. The relevant clauses of the EOI Document shall be treated as amended accordingly.

8.2 It shall be the sole responsibility of the prospective bidder(s) to check the website www.tripura.gov.in & www.udd.tripura.gov.in from time to time for any amendment(s)/clarification in the EOI Document. In case of failure of prospective Bidder to get the amendments, if any, the Authority shall not be held responsible.

8.3 In order to allow prospective bidder(s) a reasonable time to take the amendment into account in preparing their bids, the authority, at its discretion, may extend the deadline for the submission of bids. Such extensions shall be posted/uploaded on the website www.tripura.gov.in & www.udd.tripura.gov.in.

9. DISPUTE RESOLUTION

9.1 Amicable resolution

9.1.1 Any dispute, difference or controversy of whatever nature between the Parties, howsoever arising under, out of or in relation to this Agreement (the “Dispute”) shall in the first instance be attempted to be resolved amicably through conciliation between the Parties.

9.2 Arbitration Procedure

Any Dispute which is not resolved amicably within 30 days from the date of last written communication from either Party shall be referred to the Principal Secretary, Urban Development Department, Govt. of Tripura who himself shall act as the sole arbitrator in accordance with the provisions of the Arbitration and Conciliation Act, 1996 (“Arbitration Act”). For all purposes, the Civil Court, Agartala, shall have jurisdiction only in exclusion to any other jurisdiction specified under any other Act.

9.3 Place of Arbitration

9.3.1 The place of Arbitration shall be at Agartala only.

10. PENALTY CLAUSE

SLNO of SLNA, Tripura expects basic service level from the TPQM Agency:

(A. K. Bhattacharya)  
Additional Secretary (UD)
10.1 "In case any TPQMA Expert resigns/ leaves the job without any notice (one month) period then the TPQM Agency has to ensure to send minimum 3 CV’s/ Bio Data of the candidates with requisite qualification and experience with in a period of three working days to enable SLNO of SLNA, Tripura to select a suitable substitute".

10.2 In case they fail to comply with the requirement given above a penalty of one percent of annual remuneration per day, if delay is more than ten days will be deducted from their payment. The SLNO of SLNA, PMAY (U), Tripura, reserves the right to terminate the contract by giving one month notice and also the EMD amount of Rs 25,000/- (Rupees twenty five Thousand) only deposited by the firm would be forfeited.

11. **GENERAL INSTRUCTION TO BIDDER**

11.1 SLNO of SLNA, Tripura may, in its absolute discretion, seek additional information or material from any bidder after the EOI closes and all such information and material provided must be taken to form part of that bidder’s response.

11.2 Bidders should provide details of their contact person, telephone, fax, email and full address(s) to ensure that replies to EOI could be conveyed promptly.

11.3 Queries / Clarification if any, may be sought from the SLNO of SLNA, Tripura, before the deadline for submission of bids, between 10.00 am to 5.30 pm on any working day (Monday to Saturday except holidays).

11.4 SLNO of SLNA will notify the selected Bidder in writing or by mail or by publishing in its website as soon as decision is taken on the outcome of their EOI. SLNO of SLNA is not obliged to provide any reasons for any such acceptance or rejection.

11.5 In implementation of the agreement between SLNO of SLNA and the TPQM Agency, the Reference Guide for Third Party Quality Monitoring -2017 and the guidelines released by MoHUPA from time to time will prevail.

12. **CONTACTING SLNO OF SLNA, TRIPURA**

12.1 Any effort by bidder to influence SLNO of SLNA, Tripura, in the bid evaluation, bid comparison or contract award decision may result in the rejection of the Bidders’ bid.

12.2 SLNO of SLNA, Tripura decision will be final and without prejudice and will be binding on all parties.

13. **RIGHT TO REJECT ANY OR ALL PROPOSALS**

13.1 Notwithstanding anything contained in this EOI, the SLNO of SLNA, Tripura reserves the right to accept or reject any proposal and to annul the selection process and reject all proposals, at any time without any liability or any obligation for such acceptance rejection or annulment, and without assigning any reasons thereof.

13.2 SLNO of SLNA, Tripura reserves the right to reject any proposal if:

13.2.1 at any time, a material misrepresentation is made or uncovered, or
13.2.2 the applicant does not provide, within the time specified by SLNO of SLNA, Tripura, any supplementary information sought by the SLNO of SLNA, Tripura for evaluation of the proposal. Such misrepresentation/improper response may lead to the disqualification of the applicant. If such disqualification/rejection occur after the proposals have been opened and the preferred applicant gets disqualified/rejected, then SLNO of SLNA, Tripura reserves the right to consider the next best applicant, or any other measure as may be deemed fit in the sole discretion of the SLNO of SLNA, Tripura, including annulment of the Selection Process.

14. EARNEST MONEY DEPOSIT (EMD):

14.1 The TPQM Agency shall furnish, as part of the Technical Proposal, an Earnest Money Deposit (EMD) amounting Rs 25,000/- (Rupees twenty five Thousand) only. The EMD shall be in Indian Rupees and in the form of D-call/Bank Draft from any of the Nationalized Bank in favour of “Mission Director, PMAY (U), Tripura” payable at Agartala. The EMD of unsuccessful TPQM Agency shall be refunded within 30 days after final selection of TPQM Agency by SLNO of SLNA, Tripura on their written request without any interest. EMD of the successful TPQM Agency will be refunded on request after the completion of agreement without any interest. The Earnest Money will be forfeited on account of one or more of the following reasons:

14.1.1 TPQM Agency withdraws its proposal during the selection process.
14.1.2 TPQM Agency does not respond to requests for clarification of its proposal.
14.1.3 TPQM Agency fails to provide required information during the evaluation process or is found to be non-responsive or submitted false information in support of its qualification.
14.1.4 If a bidder makes any statement or encloses any form which turns out to be false/incorrect at any time prior to signing of the contract.
14.1.5 In case of successful bidder, if the bidder fails to sign the contract or submits any false documents or information to support its claim.

PART III - SELECTION CRITERIA AND PROPOSAL SUBMISSION

15. SUBMISSION OF BIDS

The interested bidders should submit their proposals in a single envelope containing 2 (Two) separate envelopes for Technical bid and Financial bid.

The completed application as per instruction in the EOI document should reached to the following address latest by 23rd August, 2017 upto 3:30 P.M.

Mission Director, PMAY(U)
Directorate of Urban Development,
3rd Floor of Khadya Bhavan, Pandit Nehru Complex,
Agartala, Tripura Pin 799006

The bids received after due time and date will not be entertained. The proposal should be valid up to 90 (Ninety) days from the date of submission.

The SLNO of SLNA, Tripura reserves the sole rights to accept or reject any or all proposal without assigning any reason whatsoever.

(If the outer envelope is not sealed and marked as mentioned above, then the SLNO of SLNA, Tripura will assume no responsibility for the tender's misplacement or premature opening. Telex, cable or facsimile tenders will be rejected.)

(A. K. Bhattacharya)
Additional Secretary (UD)
Government of Tripura.
15.1 Documents to accompany the EOI:
15.1.1 PART – A (Technical Proposal)

15.1.1.1 The applicant must submit the following particulars / documents along with the technical proposal failing which the EOI may be treated as non responsive.
15.1.1.2 Earnest money deposit of Rs 25,000/- (Rupees twenty five Thousand) only in the form of D-Call/ Bank Draft from any nationalized bank drawn in favour of

Mission Director, PMAY (U), Tripura, payable at Agartala.

15.1.1.3 Photocopy of the PAN card.
15.1.1.4 Filled in Technical Proposal (Form A)
15.1.1.5 Filled in Applicant’s profile (Form B)
15.1.1.6 Previous experience of the firm in successfully executing similar types of assignments during last three years (Form C)
15.1.1.7 CV for senior Engineer & Engineer,
15.1.1.8 Approach & Methodology and Manpower Planning for developing the Technical Cell.
15.1.1.9 The financial proposal of only those TPQM Agency fulfilling the eligibility criteria and the technical requirements of the EOI (as will be decided by evaluation committee) shall be opened. The date & time of opening of the Financial Proposal shall be intimated to the technically qualifying agency.

15.1.2 PART- B (Financial Proposal)

15.1.2.1 The applicant must submit the financial proposal using Form D with proper signature & seal of the applicant. In case of any discrepancy between figures and words in the financial proposal, the one described in words shall be adopted for evaluation.

15.1.2.2 Necessary taxes as per prevailing Government regulations will be deducted from the above fees.

15.1.2.3 The upper limit of Professional Fee per Project per visit (including of all taxes & management cost) will be considered as Rs. 44,400/- (Rupees Forty four thousand four hundred) only in total. The bidders quoting more than the upper limit will not be considered for evaluation.

16. NUMBER OF PROPOSALS AND LANGUAGE TO BE USED:

16.1 An Applicant is eligible to submit only one EOI for the Selection of TPQM Agency for selection of TPQMA under PMAY (U). The language to be used for all purpose of this EOI will be English.

17. PROCEDURE FOR OPENING BIDS AND SELECTION OF PREFERRED AGENCY

Selection will be done on basis of 2(Two) stage process. In the first stage technical bids will be opened and evaluated. Based on the evaluation the list of eligible agencies will be prepared. In the second stage the financial bids will be opened for those agencies who have qualified in the technical bid. The agency with the highest composite score will be selected.
17.1 Eligibility Criteria
17.1.1 The agency shall be a company registered under the Companies Act, 2013 or any institution established under any relevant act.
17.1.2 The registration of the agency should be atleast 3(three) years old and executing similar kind of works.
17.1.3 Agency should not incur any loss for the last three years which is mandatory clause as per reference guide for TPQM 2017 by MoHUPA, Govt. of India. Bidders should submit audited statement showing their net balance / profit for last three financial years.
17.1.4 The agency must be registered under income tax, PF authority under Labour Department and any other statutory authority required for this purpose.
17.1.5 The proposal shall be accompanied with an earnest money deposit (Refundable) amounting to Rs. 25,000/- (Rupees Twenty five thousand) only in the Form of D-call/Bank Draft in favour of the “Mission Director, PMAY (U), Tripura payable at Agartala, Tripura.
17.1.6 A certificate stating that no conflict of interest prevails in the engagement.

Conflict of interest for a TPQMA is defined as:

- Any agency involved as a consultant in project preparation, supervision or implementation work in any of the PMAY projects applying for TPQMA is a conflict of interest in the particular project/City/State (as the case may be).
- The team members of TPQMA should not have been an employee of any City or State level government agency in that particular State in preceding 2(Two) years of this contract.
- The agency black listed or debarred by the Government would not be eligible for TPQMA.
- The agency will be required to provide documentary evidence for full-filling above mentioned criteria.

On non-fulfilment of any of the above criteria, the proposal shall be summarily rejected.

18. PROPOSAL OPENING

18.1 SLNO of SLNA Tripura, or any officer authorized by him will open all proposals, in the presence of applicants or their authorized representatives who choose to attend, at the date and time mentioned and in the following location:

Office Chamber of the State Level Nodal Officer,
State Level Nodal Agency,
(Urban Development Department)
3rd Floor of Khadya Bhawan, Pandit Nehru Complex,
Agartala-799006, Tripura
Tele/Fax: 0381-232-9301,

18.2 The bidder’s representatives who are present shall sign in attendance sheet for their attendance. In the event of the specified date being declared a holiday for SLNO of SLNA, Tripura, the proposal shall be opened at the same time and location on the next working day.

19. CRITERIA FOR EVALUATION:
19.1 Evaluation of Technical Proposals
19.1.1 Technical proposal of all the applicants will be evaluated based on TPQM Agency experience and financial capability.

[Signature]
A.K. Bhattacharya
Additional Secretary (UD)
19.1.2 Technical proposals of all the applicants will be evaluated based on appropriate marking system. The categories for marking and their respective weight-age are as under:

<table>
<thead>
<tr>
<th>S. N.</th>
<th>Criteria</th>
<th>Weight age (marks)</th>
<th>Evaluation Criteria</th>
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<tbody>
<tr>
<td>1</td>
<td>The agency should have experience of similar kind of work. At least 3(three) such works should be executed by the Agency in last 5 (Five) financial years i.e. 2012-13 to 2016-17. (project completion certificate from the client to be attached)</td>
<td>30</td>
<td>Till date 3 projects completed in last 5 financial years and other projects ongoing =30 marks Till date 3 projects completed in last 5 financial years and no projects ongoing =10 marks</td>
</tr>
<tr>
<td>2</td>
<td>Past experience of the agency handling works of Government of India / State Governments in the past (work order to be attached)</td>
<td>20</td>
<td>&gt;3 &amp;&lt; 5 Years - 10 Marks &gt;5 &amp;&lt; 10 Years - 15 Marks &gt;10 Years - 20 Marks</td>
</tr>
</tbody>
</table>

II. Experience of Senior Engineer & Engineer

| 3     | Relevant experience of Senior Engineer (Team leader) as given in clause 1.6 of the proposal (detail documents of qualification and experience along with the thorough knowledge of the subject is to be enclosed categorically). | 15                  | Total marks will be obtained on submission of all required documents for qualification and experience as per Reference Guide for TPQM 2017 by MoHUPA, Govt. of India as given in clause 1.6 of the proposal. |
| 4     | Relevant experience of Engineer as given in clause 1.6 of the proposal (detail documents of qualification and experience along with the thorough knowledge of the subject is to be enclosed categorically). | 15                  | Total marks will be obtained on submission of all required documents for qualification and experience as per Reference Guide for TPQM 2017 by MoHUPA, Govt. of India as given in clause 1.6 of the proposal. |

III. Financial Performance of agency

| 5     | The Agency should not have incurred any loss for the last 3(three) years. i.e. 2014-15 to 2016-17 (Audited profit & loss Statement of the Agency to be attached). | 20                  | No loss in last three years =12 marks (mandatory) No loss in last five years =15 marks No loss in last ten years =20 marks |

<table>
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<tr>
<th>Total Weightage</th>
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EVALUATION OF FINANCIAL PROPOSAL

The Financial proposal for the assignment shall necessarily be summarised and presented in FORM –D with proper seal and signature.

Necessary taxes as per prevailing Government regulations will be deducted from the above fees.

The upper limit of Professional Fee per Project per visit (including of all taxes & management cost) will be considered as Rs. 44,400/- (Rupees Forty four thousand four hundred) only in total. The bidders quoting more than the upper limit will not be considered for evaluation.

Financial Score = (Lowest cost quoted among all eligible agencies + cost quoted by the agency) x 100

20. EVALUATION OF PROPOSALS

20.1 Among the eligible agencies, the financial score will be calculated as per following formula:-
Composite score will be calculated as per the following formula:
Composite score = (Technical score) x 0.80 + (Financial Score) x 0.20.

The agency securing the highest composite score will be assigned targets as per their proposal taking into consideration its capacity, logistic convenience of the ULBs and other relevant considerations. SLNO of SLNA will enter into agreement with the agency thus selected and the agency will be engaged as Third Party Quality Monitoring Agency for all PMAY (U) Projects (ongoing and future) in Tripura.

20.2 In response to the EoI the selected TPQM Agency should accept the letter of Acceptance subsequent to which the agreement will be signed between SLNO of SLNA, Tripura and TPQMA in 15 days. In case of disagreement of the selected bidder with the letter of acceptance, the next eligible bidder will be selected.

21. PAYMENT TERMS

The payment terms for the TPQMA will be as follows.

The Agency shall raise quarterly Invoices for the work / visit completed within the quarter. The Invoices will be cleared by the SLNO of SLNA, Tripura on acceptance of their report by the appropriate authority.
### ANNEXURE- I


<table>
<thead>
<tr>
<th>Third Party Quality Monitoring Report of BLC projects under PMAY</th>
</tr>
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<tbody>
<tr>
<td>Name of the TPQM Agency</td>
</tr>
<tr>
<td>Date of Visit</td>
</tr>
<tr>
<td>Current Visit No.</td>
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<tr>
<td>Date of Previous visit</td>
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</tbody>
</table>

#### A. PARTICULARS OF PROJECT

<p>| | |</p>
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<th></th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>Name of the State:</td>
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<tr>
<td>2</td>
<td>Name of the City</td>
</tr>
<tr>
<td>3</td>
<td>Name of the Project</td>
</tr>
<tr>
<td>4</td>
<td>Project Code</td>
</tr>
<tr>
<td>5</td>
<td>Implementing Agency / ULB</td>
</tr>
<tr>
<td>6</td>
<td>Location of the Project (Slum name, Ward etc. as applicable)</td>
</tr>
<tr>
<td>7</td>
<td>Type of Project : (i) BLC (New Construction) (ii) BLC (Enhancement)</td>
</tr>
<tr>
<td>8</td>
<td>No. of EWS Houses in the project</td>
</tr>
<tr>
<td>9</td>
<td>Date of Approval by SLSMC</td>
</tr>
<tr>
<td>10</td>
<td>Approved Project Cost (Rs. Lakhs)</td>
</tr>
<tr>
<td>11</td>
<td>Date of sanction of 1st instalment of Central Assistance by CSMC</td>
</tr>
<tr>
<td>12</td>
<td>Duration of the project</td>
</tr>
<tr>
<td>13</td>
<td>Date of commencement</td>
</tr>
<tr>
<td>14</td>
<td>Date of completion</td>
</tr>
<tr>
<td>15</td>
<td>Inspection undertaken by (Name) (with contact detail) :</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Central Share</th>
<th>State Share</th>
<th>ULB/Implementing agency share</th>
<th>Beneficiary share</th>
<th>Total</th>
</tr>
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<tr>
<th></th>
<th>Scheduled</th>
<th>Actual</th>
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<tr>
<th></th>
<th>Scheduled</th>
<th>Expected</th>
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<tr>
<th></th>
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<tbody>
<tr>
<td>16</td>
<td>Name of the State representative present during visit</td>
</tr>
<tr>
<td>17</td>
<td>Name of ULB representative present during visit</td>
</tr>
<tr>
<td>18</td>
<td>Name of Community representative present during visit</td>
</tr>
<tr>
<td>19</td>
<td>Whether list of Beneficiaries finalized?</td>
</tr>
<tr>
<td>20</td>
<td>If finalized, whether uploaded in PMAY MIS?</td>
</tr>
<tr>
<td>21</td>
<td>State any deviation from sanctioned DPR in terms of number of houses or size or location or Layout</td>
</tr>
<tr>
<td>22</td>
<td>Any other comment</td>
</tr>
</tbody>
</table>

**B. QUALITY ASSURANCE IN THE PROJECT**

1. Whether ULB / State have organized workshop / training programmes to educate the beneficiaries about quality, construction methods, adherence to disaster resistant technologies etc.

2. Whether testing facilities to check quality of material is available

3. Whether regular tests of materials and construction products tests of material are being done from accredited labs also

4. (i) Whether the structural Designs are approved / Proof checked by competent Authority
   (ii) Name of the approving authority for structural design.
   (iii) Whether the statuary certificate for disaster resistance design and compliance of codal provision is endorsed by the structural designer on the structural drawings fit for execution, Specially in case of multistoried construction.
   (iv) The work is being executed as per the approved drawings fit for execution.

5. Whether the Inspection Registers, Site order book and Quality control Test registers are maintained and endorsed by the Engineer - in -charge?
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<tbody>
<tr>
<td>6</td>
<td>Whether cement, steel, aggregates etc. being used in the work, got tested before use?</td>
</tr>
<tr>
<td>7</td>
<td>Whether manufacturer test certificate for cement, steel, pipes etc. have been obtained with supply and records are being maintained?</td>
</tr>
<tr>
<td>8</td>
<td>Whether Cement is free from lumps and is stacked properly to prevent contact with moisture?</td>
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<tr>
<td>9</td>
<td>Whether soil investigations of the site proper have been done before the structural design and soil parameters have been accounted for in the structural design / drawings? If yes, attach copy of soil investigation report.</td>
</tr>
<tr>
<td>10</td>
<td>Whether centering / shuttering is checked for staging &amp; propping, line &amp; level, dimensions, cleaning etc. and its quality approved before each stage and record maintained.</td>
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<tr>
<td>11</td>
<td>Specific control on RCC work like: mixing by full bag capacity hopper fed mixer, control of slump, placing/ compaction with vibrator. (proportioning with boxes not permitted)</td>
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<tr>
<td>12</td>
<td>Whether cement register is maintained and checked at site. Comment on method of stacking.</td>
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<tr>
<td>13</td>
<td>Whether concrete mix is nominal or design mix? (Nominal mix not permitted for quality concrete).</td>
</tr>
<tr>
<td>14</td>
<td>What is the Mode of Concrete mixing (batch mix/ manual)? In case of manual mixing, whether mixing is by weight or by volume of ingredients? (Volumetric mixing not permitted).</td>
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<tr>
<td>15</td>
<td>Whether Mixer / Vibrator as specified is available at site with adequate means to run them during concreting?</td>
</tr>
<tr>
<td>16</td>
<td>Whether Surface of reinforcement is clean and free from rust?</td>
</tr>
<tr>
<td>17</td>
<td>Whether potable water is used for construction?</td>
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<td>18</td>
<td>Whether proper water / cement ratio has been ensured?</td>
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<td>Question</td>
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<td>----------------------------------------------------------------------------------------------------------------------------------------------</td>
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<tr>
<td>19</td>
<td>Whether the concrete being cured adequately as per requirements?</td>
</tr>
<tr>
<td>20</td>
<td>Whether bricks are well burnt, of rectangular shape, with sharp edges, free from cracks and of correct size?</td>
</tr>
</tbody>
</table>
| 21 | Whether  
   (i) Execution of Depth & width of Foundation is as per drawing / adequate & bottom leveled  
   (ii) Plinth height is as per drawing / adequate  
   (iii) Horizontal bands (as applicable) have been provided.                                      |
| 22 | Whether quality has been checked by TPQMA/ State agency If yes, details thereof?                                                             |
| 23 | Quality of work and workmanship, comments on  
   i. RCC work (concrete, Reinforcement detailing, cover to reinforcement). Whether Columns are in plumb (check for vertically).  
   ii. Masonry (Joint details, vertically). Check adequate RCC bands are provided.  
   iii. Shuttering (Type of material-pucca/katcha, support spacing)  
   iv. Bar bending and stirrups bending, placement and cover to reinforcement bars.  
   v. Plastering  
   vii. Doors and windows  
   vii. Seepage, if any  
   viii. Cracks, if any  
   ix. Honey combing, if any.  
   Any other                                                                 |
<p>| 24 | Whether provision has been made for Service lines (Electrical, Water Supply, Sanitation etc.)                                           |
| 25 | Whether floor slope (especially in bath, WC, kitchen, terrace and balcony etc.) are proper.                                                |
| 26 | Whether adequate plinth height (above the general ground level) is provided to the ground floor of the building to                             |</p>
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<th><strong>avoid possibility of rainwater and reptiles in the building.</strong></th>
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<td>27</td>
<td><strong>Whether dampness / leakages noticed?</strong> If yes, state location and probable reasons.</td>
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<td>28</td>
<td><strong>Whether remedial measures are undertaken by IA/ULB to stop Dampness &amp; Leakages if any?</strong></td>
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<tr>
<td>29</td>
<td><strong>Whether disaster resistant features have been incorporated?</strong></td>
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<td>30</td>
<td><strong>Any other Comments</strong></td>
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<td>31</td>
<td><strong>Report on Overall assessment of quality</strong> Minimum 500 words (To be enclosed separately)</td>
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**C. PROGRESS - HOUSING COMPONENTS**

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<tbody>
<tr>
<td>1</td>
<td><strong>Numbers of houses sanctioned in the project</strong></td>
</tr>
<tr>
<td>2</td>
<td><strong>Numbers of houses completed</strong></td>
</tr>
<tr>
<td>3</td>
<td><strong>Numbers of houses in progress</strong></td>
</tr>
</tbody>
</table>
| 4 | **Stages of Progress:**
   - i) Foundation / Plinth level (Nos.)
   - ii) Lintel level (Nos.)
   - iii) Roof level (Nos.)
   - iv) Finishing level (Nos.)
   - v) Total units completed (Nos.) (Specify no. of Units) |
<p>| 5 | <strong>Numbers of houses not started</strong> |
| 6 | <strong>Reason for non-starter of houses, if any</strong> |
| 7 | <strong>Numbers of houses occupied by the Beneficiaries</strong> |
| 8 | <strong>Reasons for Non-occupation of houses (if any) - specific reasons to be given.</strong> |
| 9 | <strong>Size of Unit (Carpet Area)</strong> Sanctioned As per Implementation |
| 10 | <strong>Overall physical progress of Housing (in %)</strong> |
| 11 | <strong>Whether progress of houses has been ensured through geo-tagged photographs at various construction level?</strong> |
| 12 | <strong>Whether DBT of fund to individual beneficiary is ensured in the project?</strong> |
| 13 | <strong>Whether the building plan(s) conform to NBC norms?</strong> |
| 14 | <strong>Whether authenticated building plans and revisions if any, are available?</strong> |</p>
<table>
<thead>
<tr>
<th></th>
<th>Deviation, if any</th>
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<td>16</td>
<td>Any other comment.</td>
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</table>

**D. CIVIC INFRASTRUCTURE**

<table>
<thead>
<tr>
<th></th>
<th>Whether provision of Civic infrastructure components (i.e. water supply, Sewerage, Drainage, Roads, SWM etc.) has been ensured?</th>
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<tbody>
<tr>
<td>2</td>
<td>Whether the Existing / proposed infrastructure components are independent and / or integrated with city level infrastructure?</td>
</tr>
<tr>
<td>3</td>
<td>Any other comments</td>
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</tbody>
</table>

**E. SOCIAL INFRASTRUCTURE**

<table>
<thead>
<tr>
<th></th>
<th>Whether provision of Social Amenities (i.e. school, Anganwadi, Health centre, Community centre, Livelihood centre etc.) has been ensured?</th>
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<tbody>
<tr>
<td>2</td>
<td>Any other comments</td>
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</tbody>
</table>

**F. FINANCIAL PROGRESS & FUND UTILIZATION**

<table>
<thead>
<tr>
<th></th>
<th>(Rs. in lakhs)</th>
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<tbody>
<tr>
<td>1</td>
<td>Sanctioned fund for entire project</td>
</tr>
<tr>
<td>2</td>
<td>Amount of funds received up to date</td>
</tr>
<tr>
<td>3</td>
<td>Up to date Expenditure</td>
</tr>
<tr>
<td>4</td>
<td>Amount of funds Utilized (out of received)</td>
</tr>
<tr>
<td>5</td>
<td>Amount of Expenditure by ULB</td>
</tr>
<tr>
<td>6</td>
<td>Amount of Expenditure by Beneficiaries</td>
</tr>
<tr>
<td>7</td>
<td>Balance funds Expected / due from stakeholders</td>
</tr>
</tbody>
</table>

**G. COST VARIATION and TIME-OVERRUNS**

Cost variation:

|   | Whether there is cost variation? If yes, what are the reason? |

Time Overruns:

|   | Whether there is time overrun? If yes, what are the reason? |

**H. REMIDIAL MEASURES TO IMPROVE PROGRESS AND QUALITY**

Undertaken by Implementation agency to improve the:

<p>| | |</p>
<table>
<thead>
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<tbody>
<tr>
<td>1</td>
<td>Physical Progress</td>
</tr>
<tr>
<td>2</td>
<td>Financial Progress</td>
</tr>
<tr>
<td></td>
<td>Quality management</td>
</tr>
<tr>
<td>---</td>
<td>-----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>4</td>
<td>Comments and suggestions of TPQMA on above</td>
</tr>
</tbody>
</table>

### I. COURT CASES AND LITIGATIONS

<table>
<thead>
<tr>
<th></th>
<th>(To be specified)</th>
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</table>

### J. OTHERS

<table>
<thead>
<tr>
<th></th>
<th>Any innovative / cost effective / green technology has been used</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Feedback of beneficiaries regarding provision of Physical &amp; Social infrastructure:</td>
</tr>
<tr>
<td>3</td>
<td>Reasons for delay in completion of housing and infrastructure, if any:</td>
</tr>
<tr>
<td>4</td>
<td>Any specific observation by the beneficiary</td>
</tr>
<tr>
<td>5</td>
<td>Overall observation on the project (with adequate photographs covering project to a large extent including quality issues as applicable)</td>
</tr>
<tr>
<td></td>
<td>3. Critical observations</td>
</tr>
<tr>
<td>6</td>
<td>Action suggested by TPQMA to SLNA and IA</td>
</tr>
<tr>
<td></td>
<td>Action taken report on previous report:</td>
</tr>
<tr>
<td></td>
<td>i. Observations of TPQMA</td>
</tr>
<tr>
<td></td>
<td>ii. Action suggested by TPQMA</td>
</tr>
<tr>
<td></td>
<td>iii. Action taken by Beneficiaries IA (Implementation Agency)</td>
</tr>
<tr>
<td></td>
<td>iv. Whether TPQMA is satisfied with the action taken</td>
</tr>
<tr>
<td>7</td>
<td>TPQMA’s Overview of the Project (in 400-500 words) in a separate sheet</td>
</tr>
</tbody>
</table>

The format is indicative; the information will vary for different type of projects. The information may be added/deleted as appropriate.

(Signature)  
Name  
Designation  
Date

(Signature)  
Name  
Designation  
Date
TECHNICAL PROPOSAL (FORMAT TO BE SUBMITTED BY BIDDER)

(On Applicant’s letter head)

Dated:

To
THE STATE LEVEL NODAL OFFICER OF
STATE LEVEL NODAL AGENCY, TRIPURA
3rd FLOOR OF KHADYA BHAWAN
PANDIT NETPOMU COMPLEX, AGARTALA-799006, TRIPURA
Tele Fax: 0381-232-9301,

Subject:-Technical proposal Expression of Interest for selection of Third Party Quality Monitoring Agency for monitoring of projects under Pradhan Mantri Awas Yojana (Urban) for BLC vertical – Housing for All in Tripura.

Dear Sir,

1. With reference to your letter no.................dated.............regarding submission of EOI document for the aforesaid subject. I/we, having examined the EOI documents and understood their contents, hereby submit our Proposal for Selection of Third Party Quality Monitoring Agency for monitoring of projects under Pradhan Mantri Awas Yojana (Urban) – Housing for All in Tripura.

2. All information provided in the proposal and in the Annexure is true and correct.

3. This statement is made for the express purpose of qualifying as an applicant for undertaking the Project.

4. I shall make available to SLNO of SLNA, Tripura any additional information it may find necessary or require to supplement or authenticate the Bid.

5. I acknowledge the right of SLNO of SLNA, Tripura to reject our proposal without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.

6. I certify that in the last three years, we have not incurred any loss for the last three years neither failed to perform on any contract, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.

7. I declare that:

i. I have examined and have no reservations to the bidding documents, including any Addendum issued by SLNO of SLNA, Tripura.

ii. I do not have any conflict of interest in accordance the EOI document; I have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in the EOI document, in respect of any tender or request for proposal issued by or any agreement entered into with SLNO of SLNA, Tripura or any other public sector enterprise or any government, Central or State; and

iii. I hereby certify that we have taken steps to ensure that in conformity with the provisions of the EOI, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.

8. I understand that you may cancel the bidding process at any time and that you are neither bound to accept any Proposal that you may receive nor to invite the bidders to bid for the project, without incurring any liability to the bidders, in accordance with the EOI document.
9. I declare that we have no business relationship with any other firm submitting a proposal for the project.

10. I certify that in regard to matters other than security and integrity of the country, we have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.

11. I further certify that in regard to matters relating to security and integrity of the country, we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.

12. I further certify that no investigation by a regulatory authority is pending either against us or against our Associates or against our CEO or any of our Directors/Managers/employees.

13. I undertake that in case due to any change in facts or circumstances during the bidding process, we shall intimate SLNO of SLNA, Tripura of the same immediately.

14. I hereby irrevocably waive any right which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by SLNO of SLNA, Tripura in connection with the selection of the bidder, or in connection with the bidding process itself, in respect of the above mentioned project and the terms and implementation thereof.

15. In the event of our being declared as the successful applicant, we agree to enter into an agreement in accordance with the draft attached in the EOI document.

16. I have studied all the EOI document carefully. We understand that except to the extent as expressly set forth in the Agreement, we shall have no claim, right or title arising out of any documents or information provided to us by SLNO of SLNA, Tripura or in respect of any matter arising out of or concerning or relating to the selection Process including the award of contract.

17. The Consultancy Fee has been quoted by us after taking into consideration all the terms and conditions stated in the EOI, draft Agreement.

18. In accordance with the EOI document, we offer separate proposal security (EMD) of Rs............../- vide DD no. .......... dated ............ drawn on ............, ........ payable at Agartala to Mission Director, PMAY (U) Tripura for submission of our proposal.

19. I agree and understand that the proposal is subject to the provisions of the EOI documents. In no case, we shall have any claim or right of whatsoever nature if the project is not awarded to me/us or our proposal is not opened.

20. I agree to keep this offer valid for 90 (ninety) days from the proposal due date specified in the EOI.

21. I agree and undertake to abide by all the terms and conditions of the EOI document. In witness thereof, I/we submit this proposal under and in accordance with the terms of the EOI document.

Yours faithfully,

Date: (Signature of the Authorized signatory)
Place: (Name and designation of the of the Authorized signatory)

Name and seal of Bidder

(A. K. Bhattacharya)
Authorized Secretary (UD)

Page 19 of 22
BASIC INFORMATION OF THE AGENCY

1. Name of the Agency:
2. Registered Office:
3. Registration of Company under Companies Act 2013:
   Registration No.......................... Registration Date..........................
4. Registration in Labour Department under Contract Labour Act 1970
   Registration No.......................... Registration Date..........................
5. Registration in Income Tax Department
   Registration No.......................... Registration Date..........................
6. Registration in Employees' State Insurance Corporation (ESIC)
   Registration No.......................... Registration Date..........................
7. Any other statutory Registration (please specify)..........................
   Registration No.......................... Registration Date..........................
8. Constitution of TPQM Agency:
9. Names of Govt. Dept. / Public Sector undertaking / Pvt. Sector / International clients
to whom the bidder has provided similar services, if any:
10. Main Business Activities:
11. Details of Main Branches:
12. Annual turnover of the Firm (in INR) from TPQM / Consulting Assignments in India
during last five Financial Years. (Please attach copy of the Audited Financial
    Statements)
   2012-13:
   2013-14:
   2014-15:
   2015-16:
   2016-17:

13. Details of Contact
   Persons NAME:
   DESIGNATION:
   CONTACT TEL. NO. : MOBILE
   NO. :
   FAX NO. :
   EMAIL ID:
   POSTAL ADDRESS:

(Signature of Authorized signatory)
1. DETAILS OF THE PROJECTS UNDERTAKEN BY THE AGENCY FOR A PERIOD OF LAST TTPQMEE YEARS

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Name of the Project</th>
<th>Client name and address</th>
<th>Project location</th>
<th>Project period as per contract</th>
<th>No. of team members positioned</th>
<th>Project value</th>
<th>Start and end date</th>
<th>Brief description of project</th>
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2. A well-defined project execution plan (to be submitted by the Agency for executing this work in the state):

3. Project completion certificate from the client to be submitted signed by authorized signatory of the bidder.

4. All documents signed by the authorized signatory of the bidder in relation to eligibility criteria are to be submitted for the proposal to be accepted for evaluation.

Signature and seal of the bidder: ________________________________ photocopy of work order and completion certificate are to be attached.
FINANCIAL BID
FINANCIAL PROPOSAL

(On Agency’s letter head)

To,
The State Level Nodal Officer of
State Level Nodal Agency, Tripura
(Director)
Directorate of Urban Development,
Govt. of Tripura,
3rd floor of Khadya Bhawan,
Pandit Nehru Complex,
Agartala-799006, Tripura

Sub: Financial Proposal

1. I, the undersigned, offer to provide the TPQMA services for TPQMA for PMAY (U) in accordance with your EoI. My financial proposal is as follows:

<table>
<thead>
<tr>
<th>ITEM</th>
<th>Professional Fee (Including all taxes and management cost in Rs.)</th>
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</thead>
<tbody>
<tr>
<td>Field visit of a team (per Project per visit)</td>
<td></td>
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</table>

2. Our financial proposal shall be binding upon us subject to any modifications resulting from contract negotiations, up to the expiration of the validity period of the proposal, i.e.

............................. (Date).

This financial proposal covers the management cost of the agency towards TPQM Agency to State Level Nodal Officer of State Level Nodal Agency, Tripura.

3. We undertake that in competing for and, if the award is made to us, in executing the above services, we will strongly observe the laws against fraud and corruption to force in India namely “Prevention of Corruption Act 1988”. We understand that you are not bound to accept any proposal you receive.

Yours sincerely,

Authorized Signature:

Name of Firm:

Name and Title of Signatory:

Address

(A. K. Bhattacharya)
Additional Secretary (UD)
Government of Tripura