



CERTIFICATION ENGINEERS INTERNATIONAL LIMITED [CEIL]

(Bid Doc.no. CEIL/Civil Lab/Building/2025-26/01)

**SCOPE OF WORK
FOR
Hiring of Building for CEIL Lab at BINA (MP)**



1.0 INTRODUCTION

Certification Engineers International Limited (CEIL), a wholly owned subsidiary of Engineers India Limited (EIL), a Government of India Undertaking, has presently having its Civil Material testing Laboratory at EIL Guru gram Delhi . Lab is NABL accredited as per requirement of ISO 17025 and QMS is certified as per ISO 9001:2015.

With the commencement/intensification of civil works at the BREP Bina Project, frequent testing of materials such as cement, aggregates, concrete, soil, steel, etc. is required on a regular and time-bound basis. In view of above CEIL proposal for setting up new Civil material testing Lab at Bina is submitted to Management. Approval by the Board of Directors in their 155th meeting held on 11.12.2025 accorded for setting up CEIL's Civil and Structural testing laboratory using building on Lease located between Bina Refinery and Bina City.

2.0 Scope of Work

The scope of work includes leasing out a ready-to-use building suitable for establishing and operating a Civil Material Testing Laboratory at Bina, meeting the following requirements:

2.1 Building Requirements

1. **Minimum Area:**
 - 1800 sq. ft. carpet area with a maximum positive tolerance of 20%.
2. **Structure:**
 - RCC framed structure capable of bearing heavy laboratory equipment loads.
3. **Location:**
 - Preferably located between Bina Refinery (BORL) and Bina City.
 - Proper road connectivity and easy access for transportation of materials and equipment.
4. **Internal Layout:**
 - Preferable layout as per Annexure-I.
 - Minimum 10 partitions/segregated areas for laboratory sections and office space.
5. **Ventilation & Lighting:**
 - Proper natural and/or mechanical ventilation.
 - Adequate lighting arrangements.
 - Provision of exhaust fans and ceiling fans.
6. **Utilities:**
 - Continuous water supply.
 - Minimum one toilet and one bathroom/washroom facility.

2.2 Electrical Requirements

1. Suitable electricity connection for laboratory operations.
2. 3-phase power supply with proper electrical panel/MCB/Switchboard.
3. Proper distribution of 3-phase supply at various testing equipment locations.
4. Earthing and safety compliance as per applicable standards.
5. There are provisions and facilities for installation of solar panels. (Solar Panels will be Installed by CEIL for lab requirement)

2.3 Functional Requirements

1. The building shall be used for operating a Civil Material Testing Laboratory.
2. Provision to install heavy equipment such as:
 - Universal Testing Machine (UTM)
 - Compression Testing Machine (CTM)
3. Structural adequacy to support vibration and load from heavy testing machines.



4. Adequate space for storage of samples and testing materials.
5. Space for office/administrative work within the premises.

3.0 BIDDER'S QUALIFICATION CRITERIA (BQC):

3.1 The bidder (Owner/Authorized Representative) shall submit following and confirm in the Checklist:

1. Proof of ownership or valid authorization.
2. Building approval documents from competent authority.
3. Valid electricity connection documents from the concerned Electricity Board.
4. Layout drawing indicating area and partitions.

3.2 Minimum Building Layout Requirements and confirm the same in the Checklist attached:

The bidder (Owner/Authorized Representative) shall confirm in the Checklist:

- a. Minimum 1800 sq. ft. area
- b. Partition as per attached layout shall be minimum requirement.
- c. At least one toilet with washroom
- d. Proper and continuous water supply
- e. Adequate access space for movement of materials and equipment. Minimum 2 exit doors are required including one fire exit door is mandatory.
- f. Mandatory Foundation requirement: All Section at ground level floor shall have 18" PCC , In addition of PCC, Aggregate Impact Value Required 450 mm height Foundation with 2'x2' length width. Other Heavy Machine with 50mm Height foundation.
- g. Appropriate Fire Extinguisher shall be provided as per requirement

4.0 Terms & Conditions:.

1. Building will be used at Civil Material Testing Laboratory.
2. Heavy Equipment like UTM and CTM to be installed
3. Details of Equipment as per Annexure A
4. Payment Terms will be done monthly
5. Validity of Offer shall be minimum 150 days
6. Lease agreement (As per draft Annexure II) will be signed for initial 05 years and will extend on mutual terms and condition after completion of 5 years.
7. Termination of contract may be done by either parties with 3 months' notice period

5.0 How to participate:

- Potential Bidder should download this Scope of Work from CEIL Web site
- Documents required as per checklist Annexure-I along with support document, confirmation's and signed checklist (Duly attested by Bidder) shall be submitted to CEIL in sealed Envelope. This envelop will be marked as Envelop-A(Technical Part)
- Price Bid as per SOR -Annexure-III given below. This envelop will be marked as Envelop-B(Price Part)
- Envelop-A (Technical Part) and Envelop-B(Price Part) to be inserted in Master Envelop marked as Master Envelop" Bid for Hiring of Building for CEIL Lab at BINA(MP)". The Sealed Envelop to be submitted within 10 days after issue of Advertisement to CEIL Representative at BINA i.e Mr. Sandeep Bhavsar (9824453886) OR Sent to following address as under:
Certification Engineers International Ltd., C/s El Bhawan, Plot No. 85, Near Ryan International School, Sector-11,Kharghar-410210. Phone No. 022-27528700, Ext. 8740.



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Disclaimer

This bid is an invitation to interested parties for providing Lab equipment relocation services. It does not constitute a commitment. CEIL reserves the right to accept or reject any or all bids without assigning any reason.



Checklist-For Confirmation:

A. Document Submission Checklist (To be submitted with Bid)

Sl. No.	Particulars	Required (Yes/No)	Submitted (Yes/No)	Description of Document	Remarks
1	Proof of Ownership / Valid Authorization	Yes		<ul style="list-style-type: none"> Document for proof of ownership Building Completion Certificate / Occupancy Certificate (if applicable) Property Tax Receipt (latest) Land Use Certificate (Commercial/Permissible Use) Address Proof of Property (Municipal Record / Tax Receipt) 	Any 1 document
2	Building Approval Documents from Competent Authority and Safety Regulation Compliance	Yes		<ul style="list-style-type: none"> No Objection Certificate (NOC) from Local Authority (if applicable) Approved Building Plan from Local Authority 	Any 1 document
3	Valid Electricity Connection Documents (3-Phase)	Yes		<ul style="list-style-type: none"> Latest Electricity Bill Electricity Sanction Letter showing 3-phase connection Load Sanction/Connected Load Details from Electricity Board 	Any 1 document
4	Layout Drawing indicating area	Yes		<ul style="list-style-type: none"> Layout Drawing (showing total area) Site Plan indicating location between Refinery & Bina City 	

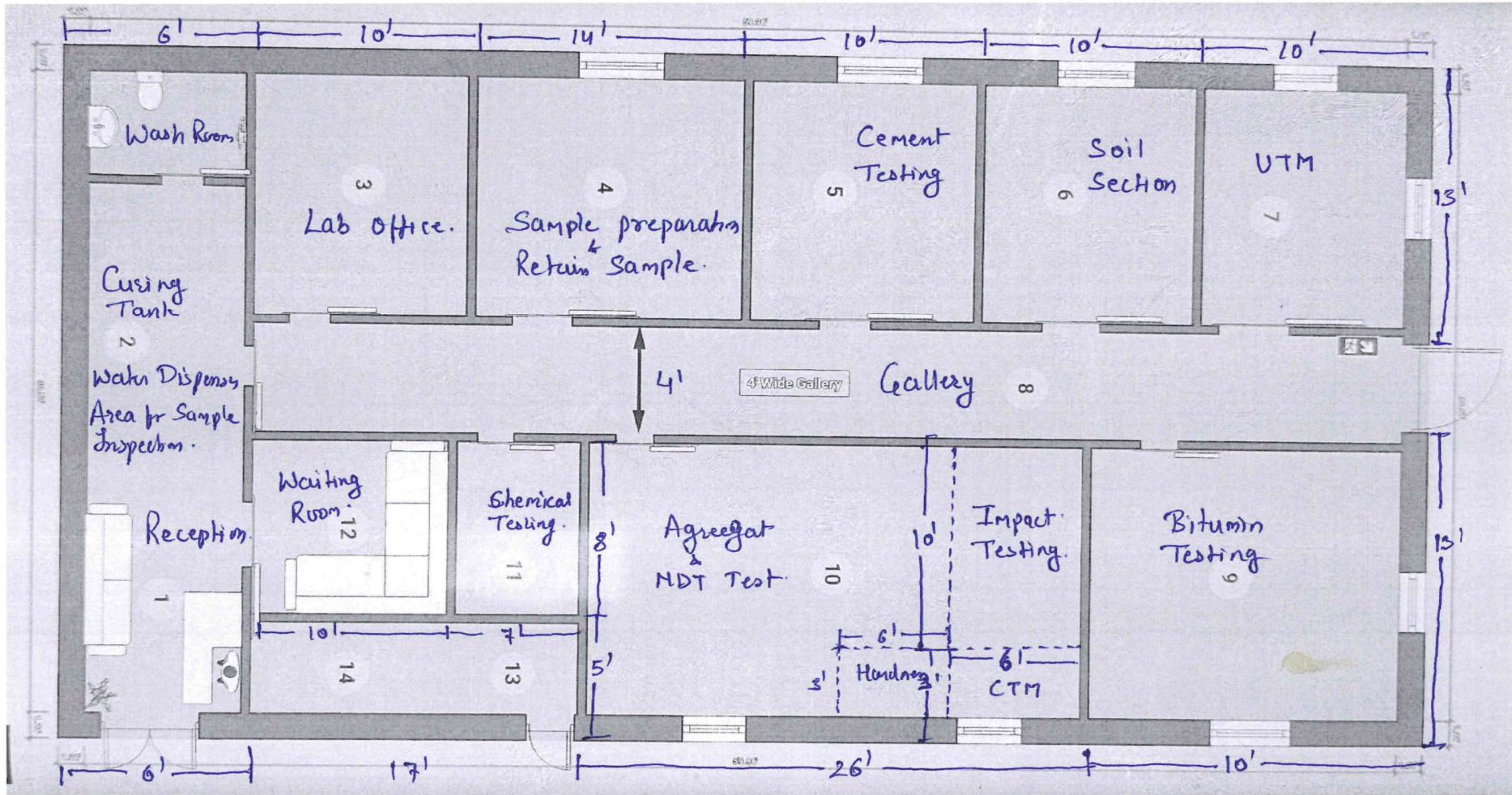
B. Minimum Building Layout Requirements Checklist

Sl. No.	Requirement	Minimum Criteria	Complied (Yes/No)	Remarks
1	Total Area	Minimum 1800 Sq. Ft. with maximum positive tolerance of 20%.		
2	Partitions	Partition as per attached layout shall be minimum requirement.		
3	Toilet & Washroom	At least One		
4	Water Supply	Proper & Continuous		
5	Ventilation & Lighting	Adequate		
6	Access Space	Adequate for material & equipment movement		
7	Fire Exit Door	Mandatory		



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Annexure-I(A)





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In Above Floor plan, details of numbers indicated are as follows:

1. Reception

2. Curing Tank/ Water Dispenser / area for sample inspection

3. Lab Office area

4. Retain Sample – Retention period 30 days and Testing in progress

5. Cement Testing (10'x13') required exhaust Fan - Instruments for testing cement and concrete include: Flow Table, Vicat Apparatus, Le Chatelier Mould, Flexure Testing Machine, Blaine Air Permeability Apparatus, Cement Autoclave , Cube Moulds, vibrating machine.

6. Soil Section (10'x13') - Instruments for soil testing include: Atterberg Limits Testing Tools, Proctor Compaction Test Apparatus California Bearing Ratio (CBR) Load Frames, Direct Shear Apparatus ,Permeability Apparatus, Soil Sampling Instruments

7. UTM Chamber (10'x13') for following instruments are used: Universal Testing Machine (UTM): Used for tensile, bending, and shear tests.
UTM Chamber: An environmental test chamber that can be integrated with a UTM to perform material testing under variable environmental conditions, Impact Value.

8. 4 feet wide gallery

9. Bitumen Testing (10'x13') - Instruments for testing bitumen include: Penetrometer, Ring and Ball Apparatus: ,Ductility Testing Machine, Marshall Apparatus, Viscometer, Centrifuge Extractor

10. Others (Aggregates and Non-Destructive Testing) Sieve Shaker and Test Sieves, Los Angeles Abrasion Machine, Aggregate Crushing Value Apparatus, Non-Destructive Testing (NDT) Instruments, Compression Testing Machine (CTM), Impact Value, Painting Inspection, Aggregate Impact Tester,

11. Spectro Room (9'x7')

12. Waiting Hall (10' x 10')

13. Concrete Mixer+ Vibrating Table +Moulds + Slump Test Apparatus kept outside under shade

14. Sample after Retention Period

Suggestion – All Section at ground level floor shall have 18" PCC , In addition of PCC, Aggregate Impact Value Required 450 mm height Foundation with 2'x2' length width. Other Heavy Machine with 50mm Height foundation.



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Annexure-II

DRAFT LEASE Agreement
PROPOSED LEASE DEED

AN AGREEMENT MADE THIS day of 2025 (Two Thousand and Twenty Five) between Engineers India Limited, a Company registered under the Companies Act. 1956, having its registered office at El Bhavan, 1, Bhikaji Cama Place, RK Puram, New Delhi 110066, represented through its authorised representative Shri./Smt. ----- hereinafter called 'The Lessor' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors assigns, administrator, liquidators and receivers)) of the one part AND, Certification Engineers India Limited, a Company registered under the Companies Act 1956, having its registered office at E.I. Annexe (4th Floor), 1, Bhikaji Cama Place, R.K. Puram, New Delhi-110066. India, represented through its authorised representative Shri./Smt.----- hereinafter referred as 'Lessee'(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, assigns, administrator, liquidators and receivers) of the other part.

WHEREBY IT IS AGREED AND DECLARED AS FOLLOWS: -

1. That the Lessor is the absolute owner of property
2. In consideration of the rent hereinafter reserved and of the other conditions herein contained, the Lessor agrees to let out and Lessee agrees to take on lease the land, hereditaments and premises – space admeasuring square feet (Covered space of sq. ft. inside workshop building and open space of sq. ft. outside workshop building) located inside EIL office Complex Gurugram (hereinafter called "THE SAID PREMISES").
3. The lease shall commence/shall be deemed to have been commenced with retrospective effect from (.... day of Two Thousand and Twenty-Six) and shall, subject to the terms hereof, continue for a term of 5 years with an option to extend the period of lease for a further term as set out in clause 15 hereof. The Lessee and Lessor shall bear equally for all costs, charges, and expenses relating to the registration of this Lease Deed, including but not limited to stamp duty, registration fees, documentation charges, and any other incidental expenses connected therewith.
4. The Lessee shall, subject to the terms hereof, pay rent in monthly arrears for the said premises at the rate of Rs/- (Rupees -----Only plus applicable taxes) per month for a period of five years. The rate of rent shall be increased by mutually agreed terms, after expiry of five years i.e. (-----). In the event of the tenancy hereby created, being terminated as provided by these presents, the Lessee shall pay only a proportionate part of the rent for the fraction of the current month up to the date of such termination. The rate of rent hereby agreed is liable to revision after the expiry of 5 years i.e. (-----) from the start of the lease period on the mutually agreed terms.
5. The said premises is free from buildings or structures and properly accessible by road and the M/s CEIL shall upon the expiration of the terms hereby created or any renewal thereof and subject to clause 11 hereof yield up the said premises free from all encumbrances, buildings or structures whether permanent of temporary in nature in as good a condition as received, fair wear and tear, damage by fire, act of God, riots or other civil commotion,



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enemy action and/or other causes not within the control of the CEIL excepted, PROVIDED THAT THE CEIL shall not be responsible for any damage which may occur to the same during the terms hereby created or any renewal thereof.

6. M/s CEIL shall be entitled to use the said premises for any lawful purpose which is not detrimental to the interest of the Lessor.
7. M/s CEIL shall not have the right to sublet the whole or any part or parts of the said premises and shall be responsible for the full payment of rent and the term of such sub-lease shall not exceed the period of lease or extension thereof, if any, as set out in Clause 2 herein above.
8. All existing and future rates, taxes including property tax, assessment charges and other out-goings whatsoever of every description in respect of the said premises, shall be paid by the Lessor.
9. The Lessor shall bear no financial liability concerning the said premises except for water charges, property taxes and charges for common area. Maintenance of the said premises shall be taken care by M/s CEIL
10. M/s CEIL may, at any time during the terms hereby created and any renewal, thereof, make such non-structural alterations to the said premises such as partitions, office, fixtures and fittings as may be easily removable.

PROVIDED ALWAYS THAT such installations or other works, fittings and fixtures, shall remain the property of the M/s CEIL who shall be at liberty to remove and appropriate to itself, any or all of them at the expiration of the terms hereby created and any renewal thereof, provided further that the M/s CEIL shall again hand over the said premises in the same condition as they were in at the commencement of these presents, fair wear and tear and damage by fire or other causes beyond the control of the M/s CEIL excepted or at its option pay compensation in lieu thereof PROVIDED FURTHER that such compensation shall not exceed the value of the said premises on the date of the determination of these presents, if they had remained in the same structural state.

11. M/s CEIL shall be released from paying any rent in respect of the whole or any such part of the said premises as might be rendered uninhabitable by fire, riots or other civil commotion, enemy action and/or other causes, not within the control of the M/s CEIL or acts of any Government or Municipal Authority and in such cases the rent payable hereunder shall be accordingly apportioned, or at its option the M/s CEIL shall have power to terminate these presents forthwith without prejudice to its rights to remove works, fittings, fixtures and machinery under Clause 10 hereof.
12. M/s CEIL shall not be liable for loss of profit or less of goodwill arising from its occupation of the said premises or any amount of compensation in respect of the said premises other than the rent payable as aforesaid and the Lessor shall make no claim in respect thereof.



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13. The Lessor agrees with the M/s CEIL that the later paying the rent hereby reserved observing and performing the conditions and stipulations herein contained on the CEIL's part to be observed and performed shall peacefully hold and enjoy the said premises during the said terms and any renewal thereof without any interruption or disturbance from or by the Lessor or any person claiming by through or under them.

14. If the M/s CEIL shall be desirous of taking a new lease of the said premises, after the expiration of the term hereby granted, the Lessor may renew or execute fresh lease for a period of three years or as mutually agreed upon between M/s CEIL and the Lessor, in accordance with mutually agreed covenants, agreements and conditions.

The Rent payable by the Lessee to the Lessor shall remain fixed for the initial term of Five (5) years from the Commencement Date. Upon expiry of the said Five (5) years, the Rent shall stand increased by or mutually agreed increment (as applicable).

“Provided further that the Lessee shall take action so far practicable to take a new lease of the said premises within a period of six months after expiry of the terms hereby granted”.

15. The Lessor or the Lessee shall have the right to terminate this Lease Deed by giving the Lessee a written notice of not less than Three Months in the event of any breach, default, or non-compliance by the Lessee with any of the terms, conditions, or covenants of this Lease Deed. The Lessor may also exercise the right of termination if the premises are required for its own use, redevelopment, or as mandated by any statutory authority. Upon termination, the Lessee shall peacefully vacate and hand over possession of the premises to the Lessor without any obstruction or claim for compensation.

16. Any notice to be made or given to the either parties under these present or in connection with the said premises shall be considered as duly given if sent by the **Lessor through** the post by registered letter or email addressed to and any notice to be given to the Lessee shall be considered as duly given if sent by the Lessee through the post by registered letter or email addressed to the Lessor at their last known place of above. Any demand or notice sent by post or email in either case shall be assumed to have been delivered in the usual course of Post.

17. Should any dispute or difference arise concerning the subject matter of these presents or interpretation of any covenant, clause or thing herein contained or otherwise arising out of this lease agreement, the parties shall in good faith and with a spirit of cooperation make all endeavour to settle the dispute or differences amicably by negotiation and mutually agreed terms, failing which the parties shall resort to conciliation and thereafter through AMRCD as per DPE OM No. 05/0003/2019-FTS-10937 dated 14th December 2022 with further amendments thereof, and the decision of AMRCD on the said dispute shall be binding on both the parties. .

18. This lease agreement has been executed in duplicate. On counter part of the lease agreement to be retained by the Lessee and the other by the Lessor.



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In witness whereof the parties have signed this lease deed on the day, month and year first above written In the presence of:

WITNESSES :

1.

2.

(LESSOR)

(LESSEE) For and on behalf of M/s CEIL



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Annexure-III

Schedule of Rates (SOR)
Hiring of Building on Lease for Civil Material Testing Laboratory at Bina

Sl. No.	Description	Unit	Amount / Percentage to be Quoted by Bidder
1	Monthly Rental Charges (Inclusive of all taxes except GST)- Monthly Lease Rental for Building (Minimum 1800 Sq. Ft. with permissible tolerance) including RCC structure, partitions, toilet, water supply, ventilation, lighting & basic electrical fittings as per SOW, excluding all taxes and levies (A)	₹ / Month	₹ _____
2	GST Applicable on Monthly Rental(B)	%	_____ % (As per prevailing GST rules) ₹ _____
3	Total Monthly Payable (Rental + GST)(C=A+B)	₹ / Month	₹ _____
4	Escalation on Monthly Rental after completion of 3 years	% Increase	_____ %
5	Security Deposit (Refundable)	Months of Rent / ₹	_____ Months Rent or ₹ _____

NOTE: Security Deposit and Escalation will not be part of rate comparison.