

EOI No.: NPCIL/DELHI (LO)/HR/01/2024

EXPRESSION OF INTEREST (EOI) FOR PURCHASE OF OFFICE PREMISES

Expression of Interest invited for purchase of single built up floor having minimum carpet area of 2200 sq. ft. to 3000 sq. ft. from the interested owners / builders having clear and absolute title for sale of their premises with approved building plans issued by local authority for use as office premises at Delhi.

For details, visit www.npcil.nic.in → Tenders → EOI

NPCIL, Mumbai

**INVITATION OF EXPRESSION OF INTEREST FOR PURCHASE OF OFFICE
PREMISES FOR NPCIL, NEW DELHI**

EOI NO: NPCIL/DELHI (LO)/HR/01/2024

DATED: 06.12.2024

NUCLEAR POWER CORPORATION OF INDIA LIMITED, NEW DELHI

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1. NOTICE OF EXPRESSION OF INTEREST (EOI)

Dated: **06.12.2024**

Subject Invitation of expression of Interest for purchase of Office Premisesat New Delhi

Nuclear Power Corporation of India Ltd. (NPCIL), incorporated in September 1987 as a Public Limited Company under the provisions of the Companies Act, 1956 with the object of developing nuclear power technology and to produce Nuclear Power as a safe, environmentally benign and economically viable source of electrical energy to meet the growing electricity needs of the country, invites EOIs from interested property owners / Developers having clear and absolute title for sale of their premises.

1.	Name of the work	Purchase of office premises in New Delhi in any of the following locations: a. Barakhamba Lane, Kasturba Gandhi Marg, Janpath Road, Sansad Marg or Ashoka Road. b. Any Authorized commercial area which is in the 5 Kms (crow flight or aerial distance) of Central Secretariat (South Block and North Block).
2.	Availability of EOI document	On NPCIL's website i.e. www.npcil.nic.in (under Tender / EOI Menu) w.e.f. 06.12.2024
3.	Last date of submission of EOI	26.12.2024 up to 03:00 PM
4.	Date of opening of EOI's	Tentative on 30.12.2024 at 01:00 PM
5.	Place of submission / opening of EOI's	Office of Addl. General Manager (HRS & DC), Nuclear Power Corporation of India Limited, Vikram Sarabhai Bhavan, 10 th Floor North Wing, Mumbai, Maharashtra - 400094
6.	Mode of submission of EOI documents	May be submitted by hand or through post/courier so as to reach before the due date & time

Complete EOI document is available on NPCIL website i.e. www.npcil.nic.in and same can be downloaded (under Tenders / EOI Menu).

NPCIL shall not be liable for any postal delays whatsoever in receipt of EOI documents and EOI received after the stipulated date and time shall not be entertained. EOIs submitted without EMD will summarily rejected.

Preference would be given to commercial spaces belonging to Public Sector Units / Govt. Departments / Public Financial Institutions. The commercial space of individuals / private institution/ private company etc. may also participate in this EOI.

Any type of brokers / Intermediaries would not be acceptable.

The NPCIL reserves the right to have negotiations with any or all, accept or reject any or all the EOIs or annul this process at any time without assigning any reason whatsoever.

**Chairman and Managing Director
Nuclear Power Corporation of India Limited**

2. INSTRUCTIONS TO THE APPLICANTS

Submission of EOI

The EOI is to be submitted in two separate sealed envelopes and both the envelopes are to be placed in another envelope. This outer envelope superscripted as "**EXPRESSION OF INTEREST FOR PURCHASE OF OFFICE PREMISES**" should be duly sealed and delivered at the following address before the scheduled date and time i.e. 26.12.2024, **03.00 PM**.

**Office of
AGM (HRS & DC) - Human Resources,
Nuclear Power Corporation of India Limited,
Vikram Sarabhai Bhavan,
10th Floor North Wing,
Anushakti Nagar, Mumbai,
Maharashtra – 400094**

Envelope-I super scribed as "**Technical inputs**" for Sale of Building/Built up floor shall contain the followings:

1. Acceptance letter for un-conditional acceptance of the terms and conditions of EOI as per Performa given in this document at (**ANNEXURE - I**).
2. Brief profile of the applicant / owner of the premises showing the following:
 - Name of the owner(s) of the premises/Directors of the Company with brief organization chart.
 - Memorandum and Article of Association in case of a company
3. Confirmation by the applicant (on the format placed at (**ANNEXURE - II**) duly signed and stamped by the owner(s)/authorized person.
4. Complete EOI document as downloaded from website, Corrigendum / Addendum, if any, duly filled in, signed and stamped on each page by applicant.
5. Copy of power of attorney/partnership deed/Board resolution, duly attested by Notary Public Authorizing the person who signs & submit the EOI.
6. Any other information as required to be submitted along with the EOI.
7. Copy of documents as per check list (**ANNEXURE - III**)
8. Present status of the premises
9. Organizational Structure (**Annexure IV**)
10. Technical inputs (**Annexure V**)

Envelope-II super scribed as "**Financial offer**" for **PURCHASE OF OFFICE PREMISES** shall contain the price bid only.

- 1 The EOIs received after the due date and time shall not be considered and shall be returned to the applicant unopened.
- 2 NPCIL shall not be responsible for any postal or other delays and applicant should take care to ensure the submission of EOIs at place before due date and time.

- 3 All alterations, erasure(s) & or over-writings, if any, should be duly authenticated by the person signing the EOI.
- 4 All Performa forming part of EOI documents has to be duly filled-in, signed and stamped by the applicant.
- 5 An applicant can submit any number of EOI, but each EOI must be in a separate envelope accompanied with requisite amount of EMD and Cost of EOI document for each case.
- 6 Applicant who has any query about this proposal may send their queries through e-mail **pmohanty@npcil.co.in**
- 7 Tentative opening of EOIs: The sealed offers/EOIs will be opened by NPCIL on 30.12.2024, **at 01:00 PM at NPCIL, Mumbai HQ.** If the applicants wish to present, applicant their self or their representatives may attend the same.
- 8 Legal due-diligence of premises offered for sale shall be got done by NPCIL.
- 9 The premises owners are required to clarify the observations raised by the agency carrying out the legal due-diligence on behalf of NPCIL within specified time.
- 10 The **rates offered by the premises owner shall initially remain valid for a period of 120 days.** The validity of offers may require extension of time with the consent of the bidder.
- 11 Mere submission of offers/ EOIs will not be treated as acceptance/selection of the offer. The premises will be selected based on evaluation of offers considering various factors as mentioned in the technical information/ criteria of evaluation. Further, the applicants may note that NPCIL is not bound to purchase premises from the shortlisted offers.
- 12 The owner of the premises should preferably submit EOI directly; else, EOI must accompany an authorization letter duly issued by the premises owner in favour of the Person/agency submitting the EOI.
- 13 If group of individuals own the premises then preferably all the authorized representatives of such companies/ individuals should sign the EOI documents. An authorization letter in favour of the persons signing on behalf of a company/ individual must accompany the EOI. In case only one person is signing on behalf of all the companies/individual then all such companies/individual shall issue an authorization letter in favour of person signing the EOI dully attested by Notary Public.
- 14 NPCIL reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with any or shortlisted or all the intending applicants.
- 15 The unilaterally revised offer/rates received from the applicants, after conclusion of the process of negotiations, shall not be entertained under any circumstances.
- 16 Conditional bids shall be rejected.
- 17 Canvassing in any form will automatically disqualify the offer.

18 CRITERIA FOR SELECTION OF PREMISES:

The following criteria, with or without modifications, along with information provided at Annexure V (Technical Inputs for Evaluation) shall be adopted for short listing of premises.

- a. The location, ambiance, approach roads, distances to public amenities
- b. Landmark building/Layout of the floor including facilities at the offered floor

- c. Title of ownership of the premises
- d. Statutory compliance (sanction of building plan by local authority, completion/occupancy certificate, NOC for fire and other related activities as required by authority)
- e. Facilities available in building
- f. Age of the building
- g. Construction quality
- h. Availability of parking in the building
- i. Details of already available furnishing, if any, with age and current condition.
- j. Availability of minimum carpet area between 2200 Sq. ft. to 3000 Sq. Ft.
- k. Present status of offered premises (fully finished / Semi furnished / Vacant / Occupied by the tenant.

Note:

- 1. Location other than specified [i.e. Barakhamba Lane, Kasturba Gandhi Marg, Janpath Road, Sansad Marg or Ashoka Road or Any Authorized commercial area which is in the 5 Kms (crow flight or aerial distance) of Central Secretariat (South Block and North Block] is liable to be summarily rejected and will not be considered for evaluation.**
- 2. Building having Community Hall / Market Place / Industry / Workshop in the building will not be considered for evaluation**

The property should be situated in commercial area in specified locations with congenial and proximity to public amenities.

The properties will be shortlisted based on the above factors with gradation/marks to be decided by NPCIL.

The applicants/ bidders may submit a brief write-up in support of their offers along with the EOI on the above lines.

3. GENERAL TERMS & CONDITIONS

Procedure for Selection of premises

1. NPCIL shall open & scrutinize the EOIs submitted by the intending developers/ premises owners/authorized representative taking into consideration the selection criteria.
2. The representatives of NPCIL may visit the site for physical verification, location & observe the status of premises as well as whole building/tower. NPCIL subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant/ premises owner(s) including ownership documents and chain of documents.
3. The application(s) not accompanied by the documents as per the check- list (**Annexure-III**), would to be rejected.
4. The NPCIL reserves the right to accept or reject any or all the applications, or negotiate for reduction in the quoted price.
5. NPCIL is not bound to give reasons for rejection of any of the EOI.
6. The decision NPCIL in this matter shall be final & binding on all the applicants.
7. NPCIL shall issue LOI in the name of premises owner on approval of proposal by the Council of NPCIL.
8. NPCIL shall enter into an Agreement to purchase on receipt of clear due diligence report and settlement of all terms & conditions.
9. Subsequently a sale deed shall be executed on fulfilment of other conditions the Agreement to purchase.
10. The stamp duty and registration charges payable on the Instrument of Transfer/Transfer Deed/Deed of Conveyance and any other documents towards the purchase of premises shall be borne by NPCIL.
11. All the pending dues prior to purchase will be borne by the premises Owner(s).
12. NPCIL will release payment in stages as detailed herein after.

TERMS & CONDITIONS OF PAYMENT

13. NPCIL will make payment to the premises owner(s) based upon agreed price
14. NPCIL shall release payment in following stages :

Stage-I :

25% (Twenty Five percent) of agreed cost will be released on execution of Agreement for sale of premises.

Stage-II :

Balance payment (after adjusting above payments under stage I), of the agreed cost will be released at the time of execution of Sale Deed in favour of NPCIL and compliance of all other terms & conditions of this document (this shall be treated as due date of payment).

15. The purchaser (NPCIL) shall make payment of total consideration as per above mentioned stages subject to applicable tax deducted at source and NPCIL will issue TDS certificate within a reasonable time.
16. **NPCIL shall release payment** by cheque/RTGS, to the Companies/Owners of premises. In case the premises owners are desirous of receiving payment through RTGS mode then they are requested to furnish requisite details.
17. **NPCIL will not pay any brokerage to any person/Agent/Real Estate consultant for the proposed transaction/deal.**
18. The Agreement to Sell shall be signed only if the due diligence report is positive or on compliance of the anomalies, if any, to the satisfaction of the law firm appointed by NPCIL. The fee to such Law Firm shall be paid by NPCIL only.

Jurisdiction:

19. All disputes arising out of this agreement are subject to the jurisdiction of Courts in Delhi.

4. Technical Evaluation

In order to facilitate the technical proposal evaluation, the technical criteria laid down along with the assigned weights have been presented in subsequent section. The marking scheme presented here is an indication of the relative importance of the evaluation criteria. Bidders securing a minimum of 70% marks in the technical evaluation will only be considered for further financial bid evaluation. Bids or Tenders which do not secure the minimum specified technical score will be considered technically non - responsive and hence debarred from being considered for financial evaluation.

	Evaluation Criteria	Marks	Maximum Marks
1	Location of the Premises/Building Offered		20
A	The location, ambience, approach roads, distances to public amenities with Central Sectt. (South Block & North Block)	5	
B	Landmark of building Near to Metro Station	5	
C	Landmark of building Near to Railway Station	5	
D	Type of Space Offered / Independent Building / Lockable space / space on single floor	5	
2	Carpet Area of the building		10
A	Carpet Area between 2200 to 3000 Sq. ft.	10	
3	Availability of Parking space		15
A	Public Parking / MCD Parking /availability	05	
C	Private / Dedicated Parking for minimum Two Vehicles	10	
4	Clear Title of the premises		5
5	Statutory compliance (sanction of building plan by local authority, completion/ occupancy certificate and other related activities as required by authority)		5
6	Facilities available in building 1. Power / Electricity including back up (24 Hours)- 5 Marks 2. Provision of Lifts in adequate numbers- 2 Marks 3. Charging Facility for E-Vehicles- 2 Marks 4. Fire Fighting/ anti burglary device- 2 Marks 5. CCTV Cameras - 2 Mark 6. Anti-lightning device- 2 Mark		15
7	Present status 1. Vacant & ready to move in- 20 Marks 2. Finishing stage- 15 Marks 3. Presently Occupied by Tenants a. Ready to move-in within 180 days- 10 Marks b. Ready to move-in more than 180 days- 5 Marks		20
8	Age of the building 1. Less than 3 years-10 Marks 2. Less than 5 years but more than 3 years- 5 Marks 3. More than 5 years- 3 Marks		10
	Total Marks		100

Note: - All the bidders who secure a Technical Score of 70 marks or more will be declared as technically qualified and are eligible for financial bid opening.

21. Evaluation & Tabulation of Technical Bid

The Technical evaluation committee will evaluate the technical response submitted by the Bidder. The Technical bid response includes the below details:-

- a) The Technical Bid response will be initiated with the Technical Bid Cover letter in specified format.
- b) Detailed Compliance Sheet of the Technical Specification asked duly signed in Company Letter Head.
- c) In case of deviation while evaluating the Technical Bid response based upon the criteria, the bid will be subjected for rejection.
- d) All supporting documents as mentioned in the EOI.
- e) All the bidders who secure a Technical Score of 70 marks out of total 100 marks i.e., 70 % of total marks or more will be declared as technically qualified.
- f) Bidder who scores less than 70 marks would be disqualified and considered as non-responsive.
- g) The bidder with highest technical bid (H1) will be awarded 100% score.
- h) Technical Scores for other than H1 bidders will be evaluated using the following formula:

Technical Score of a Bidder (Tn) =

$$\left\{ \frac{\text{Technical Bid score of the Bidder}}{\text{Highest technical evaluation marks}} \times 100 \right\} \% \text{ (Adjusted to two decimal places)}$$

- i) The commercial bids of only technically qualified bidders will be opened for further processing.
- j) Bidders those who are responsive in the Demonstration shall be considered as Technically responsive and eligible for financial bid opening and Financial evaluation of the qualified bidders shall be done as per Evaluation Criteria.
- k) Final evaluation shall be done in QCBS Mode where 70% Weightage to Technical Score and 30% Weightage to Financial Score.

**ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT /
AUTHORISED REPRESENTATIVE OF COMPANY / INDIVIDUAL**

**(PREFERABLY ON LETTER HEAD OF THE
COMPANY/EXISTING/INDIVIDUAL OWNING PREMISES FLATS)**

To

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.....
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Sir,

Sub **"EOI AND PRICE BID" FOR PURCHASE OF OFFICE PREMISES AT**
_____ in response to your advertisement vide
EOI No.: NPCIL/DELHI (LO)/HR/01/2024 dated 06.12.2024

I/We have downloaded the document for submission of EOI for purchase of office premises from the official website of NPCIL. I/We hereby unconditionally accept the EOI conditions in its entirety for the sale of premises. I/We understand that NPCIL intends to purchase building/built up floor after due diligence of the offered site/location & related documents in the manner NPCIL may deem fit.

The contents of EOI document (Instructions to Applicant) have been noted wherein it is clarified that after unconditionally accepting the EOI condition in its entirety, it is not permissible to put any remark(s)/condition(s) (except unconditional rebate on price, if any) in the EOI enclosed in the respective Envelope and the same has been followed in the present case.

In case any provision of the EOI document is found violated at any time after opening Envelope, I/We agree that the EOI shall be summarily rejected and NPCIL shall, without prejudice to any other right or remedy be at liberty to forfeit the full said earnest money absolutely. I/We have also noted & accept the other circumstances or events or failure to perform in accordance with the terms of the EOI.

The required confirmation is as per format (ANNEXURE-II) is enclosed herewith.

Thanking you,

Yours faithfully,

**Signature of
applicant**

Name with seal

CONFIRMATION BY THE APPLICANT

(Preferably on the letter-head)

TO WHOM SO EVER IT MAY CONCERN

I/We, _____ s/o _____, and r/o _____) on behalf of _____ (Name of the company, if applicable), that have submitted its **EXPRESSION OF INTEREST FOR PURCHASE OF OFFICE PREMISES** at _____ (Location) confirms that;

1. The offered building/built up floor stand mutated in the name of me /us /said company.
2. The offered building/built up floor have a clear title and there is no dispute of any kind on this premises.
3. The said building/built up floor fall under the approved Master Plan of local Authority
4. The building/built up floor are free from all kind of encumbrances.
5. The property is freehold/leasehold.
6. In case of the leasehold the lease period starting from _____ is _____ years.
7. We further confirm that;

A) We, have not taken any loan on the offered premises

OR

We had taken a loan, against the offered premises, amounting to Rs. _____ from _____ (Name/address of the financial institution), which stands cleared as on date.

OR

We have taken a loan, against the offered premises, amounting to Rs. _____ from _____ (Name/address of the financial institution), out of which an amount of Rs. _____ is outstanding as on date.
(Please attach a certificate from the financial institution confirming the outstanding amount)

(B) No charge has been created on the said offered premises through Registrar of Companies (ROC)/ in anyone's favour.

OR

A charge amounting to Rs. _____ was created in favour of _____ through ROC, which stand cleared as on date.

OR

A charge amounting to Rs. _____ has been / was created in favour of - _____ through ROC which is still in force.

(C) No third party lien or interest has been created on the offered premises.

OR

Third party lien or interest had been created on the offered premises which has been cleared as on date.

OR

Third party lien or interest has been created on the offered premises which is still in force (submit details as applicable).

Signature of the owner /

Authorized representative

ANNEXURE- III**CHECK LIST OF DOCUMENTS**

(Please put "tick" as applicable)

SL. NO.	DESCRIPTION	YES	NO	NA
1.	Location plan of the building/built up floor where the building/tower has been constructed w.r.t. the existing adjoining areas, Approach road, NH, Railway station, Bus stand, Markets etc.(Preferably on Google map). Location of the plot marked on Master Plan/City Plan of that area			
2.	Location of the plot marked on the approved Master Plan/ City Plan of the area.			
3.	Title documents of the building/built up floor (sale deed / lease deed / mutation papers / allotment letter etc.)			
4.	Memorandum of Articles of Associations.			
5.	Acceptance letter (as per Annexure I).			
6.	Confirmation by the applicant (as per Annexure- II)			
7.	FORM as Annexure IV dully filled in.			
8.	Price bid form duly filled and signed			
9.	Copy of the sanctioned plan of layout			
10.	Commencement/completion/occupancy certificate issued by the local authority			
11.	NOC from Society			
12.	NOC for fire			
13.	Any other document/information the application may like to submit			

Signature _____

Name _____

Seal _____

ORGANIZATIONAL STRUCTURE

1	Name and address of applicant with Telephone No., Mobile No., Fax No.& E-Mail	
2	Legal status of the applicant (attach copies of original documents defining the legal status) (a) A Proprietary Firm. (b) A firm in Partnership. (c) A Limited Company (Private or Public) or Corporation. (d) Individual	
3	Name of Directors/ Partners with their addresses, Telephone numbers, Fax, Email.	1. 2. 3.
4	Name & Designation of individuals authorized to act for the Organization.	1. 2. 3.
5	Name / Designation Tel No of the person to contact in case of any clarification by NPCIL	Name _____ Designation _____ Tel No. _____
6	Has the applicant or any constituent partner in case of partnership firm, ever been convicted by a court of law? If so, give details. Also the details of court case going on may be provided.	
7	Other details: a) PAN b) GST No. (Copies to be enclosed)	
8	Any other information considered necessary but not included above.	

Signature and Seal of Applicant

Note: In "other details" if any of the registration/clearance is not applicable/exempted/not available shall submit an affidavit/undertaking stating that the same will be obtained before participating in tender/award of work.

Signature_____

Name _____

Seal _____

TECHNICAL INFORMATION FOR EVALUATION

SL NO.	PARTICULARS	INPUTS
1.	Details of building/Tower	
	(a) type of construction Load Bearing/RCC/Steel	
	(b) Type of Foundation (Structure should be designed to take care of earthquake intensity applicable for the area)	
	(c) No. of Floors and height of each floor including Basement, if any	
	(d) Clear floor height from floor to Ceiling	
	(e) Number of Lifts, also indicate number of Service / material lift	
	(f) Number of Telephone Lines	
	(g) Optical Fibre Connectivity	
	(h) Number of Emergency Exits	
	(i) Facility of Material Movement	
2.	Area of premises offered: • Super Built-Up area • Built up area • Carpet area	
3.	CONSTRUCTION SPECIFICATIONS / MATERIALS USED (separate Annexure may be used)	
	a. Floor	
	b. Internal Walls	
	c. External Walls	
	d. Doors/Windows	
	e. Kitchen	
	f. Bathroom	
4.	AGE / CONDITION OF THE CONSTRUCTION / BUILDING	
	(a) Newly constructed within 2 years (Completion and occupation certificate with date to be enclosed)	
	(b) Old construction - Mention year of completion (OC / CC to be enclosed)	
	(c) Whether structural stability certificate enclosed (Certificate shall be from Licenced Structural engineer)	

	(d) Details of internal furnishings including electrical wiring and fittings	
5.	COMMON FACILITIES PROVIDED (Give details)	
	a. Number of Car Parking (covered)	
	b. Number of Car Parking (Open)	
	c. Scooter parking	covered / Open
	d. Power / Electricity	Adequate and available / Not available
	e. Water supply	Provided / Not provided
	• Municipal Corporation/ Borewell	Yes / No
	• Overhead Tank	Yes / No
	f. Lifts and their nos., if any (Give Capacity)	
	g. Generator for emergency	
	h. Anti lightening device	
	i. Security arrangement (firefighting/anti burglary device etc.)	
	j. Location of Refuge Area	
6	Details of exisiting furniture along with date of installation & condition i. Fall ceiling / POP ii. Wall cupboards/almirahs iii. Conference table / chairs iv. Sofa sets v. Pantry equipment vi. Dinning table / chairs vii. Partition / office cubicles viii. Any other details	

Signature _____

Name _____

Seal _____

PRICE BID FOR EOI

To

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.....

Sir,

**Sub "EOI AND PRICE BID" FOR PURCHASE OF OFFICE PREMISES AT _____,
DELHI**

Ref. Advertisement vide EOI No.: NPCIL/DELHI (LO)/HR/01/2024

We are pleased to submit our EOI for the purchase of office premises as per following details:

a)	Locations (address)	
b)	Details of the premises offered (a) Land with building (i) Land Area in sq. ft. (ii) Total built up area of the building Or (b) Built Up floor(s) (i) No. of floors (ii) Total built up area of the floors	
c)	Offered rate	
d)	Amount inclusive of all charges	

1. Above quoted rate /amount of the premises inclusive of all charges whatsoever (charges such as car parking area charges, formation of society and apex body charges, electricity/water/gas connection charges, corpus fund for club house, etc.) but excluding registration and stamp duty charges.
2. NPCIL will not make payment for any other charges.
3. The carpet area would be as per Government norms.
4. Applicable tax shall be deducted as per the applicable rules and norms, while making the payment.

Thanking you,

Yours faithfully,

Place
Date

**Signature of
applicant
Name with seal**