

*“Providing Architectural and Engineering Consultancy Services for
Development of the Real Estate Works at Al Warsan, International City, Dubai.”*

NOTICE INVITING TENDER

NBCC OVERSEAS REAL ESTATE LLC
(WOS of NBCC (INDIA) LIMITED, A GOVT. OF INDIA ENTERPRISE)

A-15, Plot 236-0, Makani no 2466086696.Iris Bay, Business Bay, Dubai-UAE.

Date: 03.02.2026

NOTICE INVITING e-TENDER

NBCC Overseas Real Estate LLC. invites percentage fee open e-tenders on QCBS basis from reputed Architect/Consultant firms who fulfill qualification criteria as stipulated in tender documents for **“Providing Architectural and Engineering Consultancy Services for Development of the Real Estate Works at Al Warsan, International City, Dubai.”** as per schedule as under. The estimated Project Cost of this work is **AED 30.00 Million.**

Bidding Document No.	NBCC OVERSEAS REAL ESTATE/ GM / Consultancy/ RE Dubai/ 2026/01 Dated 03.02.2026
Name of the work	“Providing Architectural and Engineering Consultancy Services for Development of the Real Estate Works at Al Warsan, International City, Dubai.”
Client/Owner	NBCC Overseas Real Estate LLC (hereinafter referred as NBCC)
Brief Scope of Work	Architectural and Engineering Consultancy Services for Development of the Real Estate Works – Al Warsan, Dubai International City, Dubai.” along with circulation area, parking area including landscape etc. Providing engineering services from concept to commissioning such as Preparation of Master Plan, conducting various surveys, investigations, preparation of DPR, Estimates, preparation of 3D model & Walk-through, obtaining pre construction and post construction statutory approvals from various authorities, planning, concept design & drawing for the project and other works as defined in GCC & SCC. The scope also includes co-ordination, tendering assistance in bid process management and any other work as required for smooth implementation of the project. The scope of work as mentioned in GCC/SCC may also be referred in addition to above.
Time for Completion of work	30 (Thirty) Months / completion of main work whichever is later.
Defect Liability Period	One Year from the date of Completion and Issuance of Building Permit issued by the statutory Authority
Earnest Money Deposit	AED 9000.00 to be submitted Through Manager Cheque in Favour of “NBCC OVERSEAS REAL ESTATE LLC”
Non-refundable cost of tender / Bid document	AED 1000 Plus VAT through Manager Cheque Favoring “NBCC OVERSEAS REAL ESTATE LLC” Only.
Date and time of Pre-Bid Meeting	10.02.2026 at 12:00 PM IST through VC (link will be shared through corrigendum)
Date & time of opening of technical bid	17.02.2026 at 17.00 PM

Last date & time of submission of bid (on line)	Before and up to 16.30 PM on 17.02.2026.
Period during which EMD, Letter of Unconditional Acceptance, Affidavit for Correctness of Documents and other documents as per NIT (all original) in hard form shall be submitted	Before and up to 16.30 PM on 17.02.2026. NBCC DWC LLC C/o NBCC OVERSEAS REAL ESTATE LLC, Building A3, Office 425, Business Park, Dubai World Central, PO Box-27661, Dubai, UAE.
Date & time of Design Concept Presentation	21.02.2026
Date & time of opening of Financial Bid	22.02.2026
Validity of offer	150 days from initially stipulated last date of submission of Tender as per NIT.
Obtaining Green Building Certification	Building is to be designed for Green Building rating as per law of Land

The tender document can be downloaded from the websites <https://nbcc.enividacom>, “Corrigendum, if any, would appear only on the NBCC web site and not be published”.

2.0 Mandatory Requirement and Minimum Eligibility Criteria:

The interested bidders should meet the following mandatory and minimum qualifying criteria:

A. Mandatory requirement:

- i) Architectural Firms must be registered in Dubai Department of Economy & Tourism / Dubai Municipality/ TRAKHEES / NAKHEEL/ Dubai Land Authority / any other authority as per law of land Requirement.
- ii) Architectural firm must be in active operations for past seven years and rendered Architectural and Engg services for mixed land use development.
- iii) Architectural Firm must have Active Trade license for G+12 Building works.

B. Work Experience:

- iv) Experience of having provided Architectural &Consultancy services for successfully completed similar works during the last 7 years ending initial stipulated last date of submission of tenders:
 - a. Three similar works each costing not less than 40% of the estimated cost put to tender or
 - b. Two similar works each costing not less than 50% of the estimated cost put to tender or
 - c. One similar work costing not less than 80% of the estimated cost put to tender.

“Similar works” shall mean Residential /Non-Residential Building works of any no. of storeys”.

"Successfully completed similar works" shall mean completion of construction of project for which consultancy assignment has been executed.

- ii) The past experience in similar nature of work should be supported by certificates/LOA/Contract Agreement issued by client's organizations/statutory authority as per Law of Land. In case the work experience is of Private sector, the completion certificate shall be supported with copies of Letter of Award/Contract Agreement.
- iii) The value of executed works shall be brought to the current level by enhancing the actual value of work done at a simple rate of 7% per annum, calculated from the date of completion to previous day of initial stipulated last date of submission of tenders as per NIT.
- iv) Joint-venture / consortia of firms / companies and foreign bidders are not eligible to quote for the tender.

i. Financial Strength:

1. The Average annual Audited financial turnover (after enhancement) for last 3 years shall be at least 40% of the estimated consultancy fee put to tender. The requisite Turnover shall be duly certified by auditor of the company with his Seal/signatures and registration number.

In case the preceding financial year is unaudited, then the same shall be certified by auditor of the company in Annexure-VIII and the three financial years immediately preceding the previous financial year shall be considered for evaluation.

In case of Companies/Firms less than 3 years old, the Average annual financial turnover shall be worked out for the available period only.

The value of annual turnover figures shall be brought to the current value (i.e. preceding Financial year) by enhancing the actual turnover figures at simple rate of 7% per annum.

2. The bidders are required to submit the page of summarized Balance Sheet (**Audited**) and also page of summarized Profit & Loss Account (**Audited**) for immediate last three years.

Note-

Illustration 1: Suppose, Last Date of Bid submission is 21.05.2023 with **unaudited balance sheet of last financial year**. Relevant year of turnover shall be 2021-22, 2020-21, 2019-20. Figures of turnover of 2021-22 shall be enhanced by 7%. Figures of turnover of 2020-21 shall be enhanced by 14%. Figures of turnover of 2019-20 shall be enhanced by 21%.

Illustration 2: Suppose, Last Date of Bid submission is 21.05.2023 with **audited balance sheet of last financial year available**. Relevant year of turnover shall be 2022-23, 2021-22, 2020-21. Figures of turnover of 2022-23 shall not be enhanced. Figures of turnover of 2021-22 shall be enhanced by 7%. Figures of turnover of 2020-21 shall be enhanced by 14%.

- 3.0 The intending tenderer(s) must read the terms and conditions of this GCC and SCC carefully. He should only submit his bid if eligible and in possession of all the documents required.

- 4.0 Information and Instructions for tenderers posted on website shall form part of bid document.
- 5.0 The bid document consisting of scope of work and the set of terms and conditions of the contract to be complied with and other necessary documents are available with the tender documents.
- 6.0 Architect firm/ Consultant must ensure to quote rate in percentage in quoting sheet. Percentage on Estimated Project cost.
- 7.0 Notwithstanding anything stated above, NBCC OVERSEAS REAL ESTATE LLC reserves the right to assess the capabilities and capacity of the tenderers to perform the contract in the overall interest of NBCC.
- 8.0 The tenderer(s) is/are required to quote strictly as per the terms and conditions, specifications, standards given in the tender documents and not to stipulate any deviations.
- 9.0 The tenderer(s) if required, may submit queries, if any, through E-mail and in writing to the tender inviting authority to seek clarifications within 07 days from the date of publishing of Tender in Newspaper. NBCC will reply only those queries which are essentially required for submission of bids. NBCC will not reply the queries which are not considered fit like replies of which can be implied /found in the NIT/ Tender Documents or which are not relevant or in contravention to NIT/Tender Documents, queries received after 07 days from the date of uploading of Tender on website, extension of time for opening of technical bids, etc. Technical Bids are to be opened on the scheduled dates. Requests for extension of opening of Technical Bids will not be entertained.

Further, queries regarding Design concept presentation also will not be entertained after 07 days from the date of uploading of tender on website. Bidders have to give Design concept presentation on the basis of the available data and after collecting information regarding plot area, local heritage, plot connectivity with main road, etc. by visiting the site. Missing link, if any, may be assumed by the bidders with best possible option for presentation since this stage is meant to assess and evaluate the overall understanding of bidder about subject matter and the Project in particular.
- 10.0 NBCC reserves the right to reject any or all tenders or cancel/withdraw the Invitation for Bids without assigning any reason whatsoever and in such case no tenderer / intending tenderer shall have any claim arising out of such action.
- 11.0 **Earnest Money Deposit:**
Earnest Money Deposit of amount as mentioned in "NIT of Tender" required to be submitted along with the tender shall be paid Through Manager Cheque in Favour of NBCC OVERSEAS REAL ESTATE LLC.
- 12.0 The EMD shall be payable to NBCC without any condition(s), recourse or reservations.
 - i) The Bid will be rejected by NBCC as non-responsive and shall not be considered in case EMD is not received of the requisite amount in the physical form.
 - ii) The EMD of unsuccessful bidders in technical evaluation shall be returned within 30 days of declaration of technical evaluation results, The EMD of bidders other than L1 will be returned within 15 days, after opening of Financial Bid.

- iii) The EMD of the successful consultant will be discharged after the consultant has furnished the required acceptable Performance Guarantee.
- iv) No interest shall be paid by NBCC on the EMD.
- v) The EMD may be forfeited:
 - a) If a consultant withdraws the bid after bid opening during the period of validity;
 - b) If, any unilateral revision in the offer is made by the tenderer during the validity of the offer.
 - c) Upon non acceptance of LOI/LOA, if and when placed.
 - d) In the case of a successful consultant; if the consultant fails to Sign the Agreement within the 30 days from the date of issue of LOA or furnish the required performance security or fail to commence the work within the stipulated time period prescribed in the contract.
 - e) If the bidder furnishes any incorrect or false statement/information/document.
 - f) If the bidder does not intimate the names of persons who are working with him in any capacity or are subsequently employed by him who are near relatives to any officers of NBCC and/or name of bidder's near relative who is posted in the project office/concerned zonal/SBG/RBG office of NBCC.

13.0 List of Documents to be submitted by Bidder in Hard Copy within the period of bid submission:

- a. Manager Cheque in Favour of **NBCC OVERSEAS REAL ESTATE LLC** in respect of EMD and Non Refundable Tender Fees.
- b. Annexure-I: Affidavit on Letter Head dully notarized by notary public as per law of Dubai for correctness of document/information. (Attached with GCC Consultancy-Dubai).
- c. Annexure-II: Unconditional letter of acceptance of tender conditions (in original) (duly signed on letter head of the applicant/ bidder).
- d. Annexure-III to Annexure-X if applicable.
- e. Corrigendum / Addendum / Other documents, if any.
- f. Power of Attorney/ Board Resolution of the person authorized for signing /submitting the tender.
- g. Annexure- XI - Performa for Details of Client Organization in respect of Work Experience Certificates

NOTE:

1. All documents are required to be submitted in hard copy.

2. In case of non-submission of EMD of the requisite amount in the physical form,, the bid shall be rejected out rightly without seeking any further clarification.
3. Unconditional letter of acceptance duly signed on letter head, Affidavit for correctness of document/information are mandatory documents and are need to be checked carefully for its correctness (strictly as per prescribed format) before submission of bid. The bid shall be rejected out rightly in case of its non-submission in hard copy, without seeking any further clarification/document. No claim of the consultant whatsoever shall be entertained by NBCC on this account.
4. The bidders are advised to submit complete details with their bids. The Technical Bid Evaluation will be done on the basis of documents submitted by the bidders with the bids in hard copy. Please note no fresh document other than in the form of clarification/revision in respect of an existing document shall be accepted after last date of submission of bids.
5. The information should be submitted in the prescribed proforma. Bids with Incomplete/Ambiguous information are liable to be rejected.
6. EMD submitted by the bidders shall be strictly paid Through Manager Cheque in Favour of NBCC OVERSEAS REAL ESTATE LLC. In case, EMD is not found of requisite amount, the bid will be liable for rejection.
7. All the documents duly sealed and signed by the Power of Attorney/Authorized person through Board of Directors should be in readable, printable and legible form (in English Language) failing which the Bids shall not be considered for evaluation.

14.0 Set of Tender Documents:

The following documents will constitute set of tender documents:

- a) Notice Inviting E-Tender
- b) Quoting Sheet for Tenderer should be in separate Envelop
- c) General Conditions of Contract (Consultancy- EPC)
- d) Affection Plan
- e) Annexure-I to Annexure-XI
- f) Corrigendum / Addendum / Other documents, if any

- 15.0 The envelope containing requisite bid documents should also indicate clearly the name of the tenderer and his address. In addition, the left-hand top corner of the envelope or container should indicate the name of the work, name of the document in the envelope with bid opening date and time and addressed to address mentioned above and shall reach up to 11:00 Hrs on or before date of Technical Bid.

The bid submitted shall become invalid, if:

- i) The tenderer is found ineligible.
- ii) The tenderer does not submitted all the documents as stipulated in the bid document.
- iii) Tenders in which any of the prescribed conditions are not fulfilled or found incomplete in any respect are liable to be rejected.

- 16.0 The bid for the works shall remain valid for acceptance for a period of 150 days from the last date of submission of bid including the extension given, if any. In case any tenderer withdraws his bid before the said period or issue of letter of acceptance, whichever is earlier, or makes

any modifications in the terms and conditions of the bid which are not acceptable to NBCC, then NBCC shall, without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money as aforesaid. Further the tenderers shall not be allowed to participate in the re-bidding process of work.

17.0 The acceptance of any or all tender(s) will rest with NBCC who does not bind itself to accept the lowest tender and reserves to itself the right to reject any or all of the tenders received without assigning any reason thereof.

18.0 On acceptance of tender, the name of the accredited representative(s) of the Architect/ Consultant who would be responsible for taking instructions from Engineer-in- Charge or its authorized representative shall be intimated within 07 days of issue date of Letter of Award (LOA)/ Letter of Intent(LOI) by NBCC.

19.0 Date of Start of work shall be reckoned from the 10th day after issue of the letter of Award (LOA)/ Letter of Intent (LOI) by NBCC.

20.0 The award of consultancy work, execution and completion of work shall be governed by tender documents consisting of (but not limited to) NIT, General Conditions of Contract, Special Conditions of Contract, Technical Evaluation, Price bid, etc. The tenderers shall be deemed to have gone through the various conditions while making/ preparing their technical & financial proposals & submitting the Bid(s) including site conditions, topography of the land, drainage and accessibility etc. or any other condition which in the opinion of tenderer will affect his price/rates before quoting their rates.

21.0 ORDER OF PRECEDENCE OF DOCUMENTS

In case of difference, contradiction, discrepancy, with regard to General conditions of contract, Special Conditions, Specifications, Corrigendum/ Clarification(s) issued, Drawings, Bill of quantities etc. forming part of the contract, the following shall prevail in order of precedence:

1. Letter of Award, along with statement of agreed variations and its enclosures, if any.
2. Corrigendum, Addendum, Clarifications etc.
3. Special Condition of Contract, if any
4. General Conditions of Contract (GCC Consultancy- EPC).
5. Drawings
6. update with correction slips issued up to last date of receipt of tenders.
7. Relevant Codes as per law of land.

22.0 Financial Bid will be opened on the next date of the Design Concept Presentation or as intimated separately in the presence of participants who choose to attend the opening of the Financial Bid.

23.0 In case of any query please contact Shri Dinesh Kumar Choudhary, DGM(Engg), +91-9540031024 (Local Number- Mr. Saheer +971-551906699) and through Email ID : dk.choudhary@nbccindia.com, pradeep.sharma1@nbccindia.com, sonu.ram@nbccindia.com

**General Manager
NBCC Overseas Real Estate LLC, Dubai**