

AI Assets Holding Limited

2ND floor, AI Admin. Building, Safdarjung Airport, New Delhi-11003.

INVITATION OF EXPRESSION OF INTEREST

1. AIAHL (A Govt. of India Company) invites Expression of Interest from interested parties for the work of Demolition of existing buildings and associated Works including disposal of serviceable/unserviceable items, removal of debris, cleaning and levelling of site in the Premises of AI Housing Colony, Vasant Vihar, New Delhi.
2. The EOI document containing the details of qualification criteria, submission requirements, brief objective & scope of work and evaluation criteria etc. can be downloaded from AIAHL website www.aiahl.in.
3. Further details/clarifications, if any, may be obtained from the office of CoP&M, AI Admin Building, 2nd Floor, Safdarjung Airport, New Delhi, during working hours from 10.30 to 04.30 pm at telephone no.011 20819802.
4. Last date of submission of EOI offline in the office of CoP&M, AI Admin Building, 2nd Floor, Safdarjung Airport, New Delhi is 21.01.2026 by 1500 hrs.
5. Shortlisted bidders meeting the qualification criteria will be invited for issue of tender for the said work.

Note: AIAHL reserves the right to cancel this request for EOI and/or to invite EOI afresh with or without amendments, without liability or obligation for such request for EOI and without assigning any reasons therefor. AIAHL reserves the right to amend/add further details in the EOI.

Chief of Properties & Monetization

AI Assets Holding Limited

NOTICE FOR INVITATION OF EXPRESSION OF INTEREST

“Inviting Expression of Interest (EOI) for the selection of agency for Demolition of existing buildings and associated Works including disposal of serviceable/ unserviceable items, removal of debris, cleaning and levelling of site in the Premises of AI Housing Colony, Vasant Vihar, New Delhi”.

AIAHL (A Govt. Of India Company), New Delhi intends to invite EOI through press advertisement & AIAHL website: www.aiahl.in for the work of demolition of buildings along with disposal of serviceable/unserviceable materials in AI Housing Colony at Vasant Vihar, New Delhi including disposal of debris strictly as per environmental and safety norms of the Government/Statutory bodies. The EOI document can be downloaded from AIAHL website: www.aiahl.in & downloaded document to be submitted to AIAHL in the office of Chief of Properties & Monetization, 2nd Floor, AI Admin Building, Safdarjung Airport, New Delhi. The parties can collect hard copy of the EOI from the office of Chief of Properties & Monetization at the above address.

Interested parties are requested to submit their EOI in the sealed covers through offline in the office of Chief of Properties & Monetization, 2nd Floor, AI Admin Building, Safdarjung Airport, New Delhi on the stipulated date & time i.e., 20.01.2026 to 21.01.2026 by 1500 hrs.

The parties are required to sign all pages of the EOI.

Critical Dates for submission of EOI:

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|----------------------------------|--|
| 1. Date of issue of EOI | : 05.01.2026 to 15.01.2026 upto 1700 hrs. |
| 2. Date of Inspection of Site | : 16.01.2026 to 17.01.2026 between 1100 to 1530 hrs. with prior information and appointments |
| 3. Date of Pre-Bid Meeting | : 19.01.2026 at 1100 hrs. |
| 4. Date of Submission of EOI | : 20.01.2026 to 21.01.2026 by 1500 hrs. |
| 5. Date & Time of opening of EOI | : 21.01.2026 at 1600 hrs. |

Nature of Work:

Expression of Interest (EOI) is invited for the selection of parties for the demolition of existing buildings and associated works including disposal of serviceable/unserviceable materials/debris as per Government/Statutory bodies guidelines including cleaning and levelling of the ground and handing over the peaceful possession of vacant land to AIAHL. All permission/NOC/ approvals from Government/Statutory authorities to execute the work of demolition and disposal of retrievable/unserviceable items, debris etc. are to be arranged by successful parties. The parties are advised strictly not to cut the trees as per Government guidelines.

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Scope of Work:

AIAHL intends to undertake demolition of the old existing buildings at AI Housing Colony, Vasant Vihar, New Delhi. Qualified parties with prior experience, financially sound and capable to obtain all Permission/NOC/Approvals from Government/Statutory authorities, are invited to submit Expression of Interest (EOI) for execution of the demolition of existing buildings and associated work including disposal of serviceable/unserviceable materials and debris strictly as per environmental and safety norms of the Government/Statutory authorities. All the serviceable/unserviceable materials will be removed from the site and site will be cleared of all debris and ground will be leveled after demolition work is complete.

The built-up area of the buildings to be demolished is approx. 600000 sqft.

The parties will be allowed to demolish the buildings duly earmarked by AIAHL as per Annexure-1. The other buildings like school buildings, electric sub-station, guard huts, boundary walls etc. and all other infrastructure and properties of other authorities e.g. MCD/DJB/BSES/MTNL/IGL etc. will not be demolished.

Therefore, the parties will take prior permission from AIAHL to clearly earmark the building to be demolished before starting the demolition work.

The scope of work broadly includes but is not limited to:

1. Site assessment and preparatory works.
2. Safe demolition of existing buildings including removal and disposal of serviceable/unserviceable materials/ movable assets materials therein and barricading of the site as per Government guidelines.
3. To obtain at his own cost all Permissions/NOC/Approval from Government/Statutory bodies to execute the work of demolition of buildings.
4. Ensuring uninterrupted functioning and protecting of nearby infrastructure /services of the Govt./Statutory authorities or any other agencies during the demolition work.
5. Compliance with all safety, environmental and pollution control norms, including:
 - Dust suppression systems
 - Noise control measures
 - Worker safety & barricading
6. Collection, segregation, loading, transportation, and legal disposal of all demolition debris to authorized dumping grounds.
7. Preparation of Final Clearance & Site Handover Report.
8. To depute sufficient number of qualified and experienced civil/structure engineers & safety engineers along with other sufficient experienced staff to execute the work.

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The parties will assess the tentative net value payable to AIAHL after adjusting all expenditure towards labor for demolition work, disposal and transportation/loading/unloading of serviceable/unserviceable materials/debris, cleaning/leveling of the site and including the expenditures incurred in obtaining Approvals/Permissions/NOC etc. Parties will submit indicative cost payable to AIAHL. Only eligible shortlisted parties will be issued tender documents to submit the Price Bid. Tender document containing detailed scope of work and terms/conditions along with EOI will become part of the contract.

Inspection of the Site:

Inspection of the Site is **mandatory** for the parties to understand the scope of work, quantum of work, nature of work and local site conditions to have exact hand on information of the work. No claim whatsoever in this regard will be entertained after submission of the bids. Parties are requested to visit the site and concerned buildings to evaluate the indicative price payable to AIAHL for the demotion of buildings work and get a certificate of the visit to site signed by AIAHL, on the party's letter head in the prescribed format given in the EOI. This certificate duly signed by AIAHL, will be enclosed with the EOI. **The parties who do not visit the site of work will be rejected.** The Date & Time of inspection at site can be requested through e-mail id: manager-properties@aiahl.in on or before 17.01.2026 up to 1100 hrs.

Point of Communication:

In case of any clarification regarding the EOI following officials can be contacted.

1. Manager (P&M)- 011-20819802, Mob- 9810591386 Timings: 1030-1630 hrs. (Mon-Fri) Email: manager-properties@aiahl.in
2. CoP&M- 011-20819802, Timings: 1030-1630 hrs. (Mon-Fri)

Eligibility Criteria:

The parties must read carefully minimum eligibility criteria. Proposals of only those parties who satisfy the conditions of eligibility will be considered for evaluation of EOI. The salient features of the scope of work and eligibility criteria are provided in the EOI document. Interested parties are requested to submit their proposal through offline mode in the office of Chief of Properties & Monetization, 2nd Floor, AI Admin Building, Safdarjung Airport, New Delhi at the time & date prescribed in the EOI.

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Sr. No.	Description	Specific Requirements	Documents Required (self-attested)
1.	Address of Registered Office		Proof of registration.
2.	Legal Status	The parties should be a Partnership/ Proprietorship Firm, Limited Liability Partnership (LLP) or Private Limited Company registered in India.	Registration documents of the Parties as a company/firm or any legal entity along with: <ol style="list-style-type: none"> 1. Details of Board of Director/ Managing Director/CEO/ Partners 2. PAN Card of the registered legal entity 3. GST certificate of the registered legal entity 4. Certified copy of registered Partnership Deed; copy of Statement filed in the Register of Firms disclosing names, addresses and relevant details of ALL partners of the Partnership Firm (Only partnership firms registered under the Indian partnership act 1932, are required to submit copy of registered partnership deed) Any other supporting document, as may be required.
3.	Registration	Should be registered in class I category of CPWD.	Registration certificate of CPWD.
4.	Work Experience	The agency/firm should have work experience of 05 years in Engineering/construction/demolition and AMC work as on bid due date.	Certificate by Company Secretary or Managing Partner (as may be applicable) of the Parties' organization. Completion certificate issued by the client or any other document as may be required.
5.	Average Annual Turnover	The agency/firm should have an average annual financial turnover of INR 05 Crore in Civil construction work or demolition work during last 03 (three) completed Financial Years (i.e., 2022-23,2023-24 and 2024-25).	Certificate issued by a Chartered Accountant with UDIN not confirming the average annual turnover of the Parties during the stated Financial Years must be submitted by Parties.

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6.	Blacklisting	The Parties(s) shall not have been debarred/ blacklisted by any Central Govt. /State Govt./ Public Sector Undertaking / any other local Body or body established under or in the control of the Central or state Government nor should there be a notice of blacklisting issued against the parties by any government authority and till completion of the selection process under this EOI.	Undertaking to be submitted on a non-judicial stamp paper.
7.	Statutory Compliance	Must have valid GSTIN, PAN, ESI/EPF and other statutory compliance as applicable.	Supporting documents.

Selection Criteria:

Parties will be selected based on eligibility criteria and on the basis of assessment in the EOI the amount payable to AIAHL against the cost of retrievable material out of demolition of existing buildings and disposal of serviceable/unserviceable items and cleaning of all debris from the site. The eligible parties of EOI will be issued tender document containing terms/conditions and detailed scope of work to quote the final price to be paid to AIAHL.

Indicative Price Payable To AIAHL I/C All Taxes **Rs** _____

Office of CoP&M

**Signature/Seal of
the Parties**

AI Assets Holding Limited

CERTIFICATE FOR SITE VISIT

To,
The Chief of Properties & Monetization,
AI Assets Holding Limited,
2nd Floor, AI Admin Bldg.
Safdarjung Airport, New Delhi-110003

Sub: Authorization for site visit AI Housing Colony, Vasant Vihar, New Delhi.

Name of Work: Demolition of existing buildings and associated Works including disposal of serviceable/ unserviceable items, removal of debris, cleaning and levelling of site in the Premises of AI Housing Colony, Vasant Vihar, New Delhi”.

Dear Sir,

I/We, _____ representatives of M/s _____, have visited the site and understood the scope of work and terms & conditions mentioned in the EOI.

Authorized Signatory

Signature : _____

Name & Designation : _____

(With company seal)

To be filled by AIAHL:

This is to certify that have visited the site for assessment of the work as per scope of work.

Authorized Signatory: _____

Company Seal: _____

Date of visit _____

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