

IIM AMRITSAR

Punjab institute of technology, Inside Govt. Polytechnic College Chheharta, GT Road, Amritsar

Phone No. 0183-2254538, E-mail ID: pawan.kumar@iimk.ac.in

Website: www.iimamritsar.ac.in

Tender No. IIM/ASR/Hostel/45/2018-19

Dated: 19-05-2018

NOTICE INVITING TENDER FOR HIRING OF BUILDINGS FOR HOSTEL

Indian Institute of Management Amritsar invites Tender for hiring of building for hostel in the vicinity of Transit campus running in the Punjab Institute of Technology (PIT) building, inside the Govt. Polytechnic to accommodate 220 students of the Institute.

The interested bidders may submit their offers on the appropriate format which may be downloaded from the institute Website www.iimamritsar.ac.in and forward the same to the institute with a non-refundable fee of Rs. 1120/- (Including GST) in the form of Demand Draft in favour of IIM Amritsar payable at Amritsar. The last date for the receipt of tenders is 19 June, 2018 by 03:00 PM and will be opened at 03.30 PM on same day at Transit campus of IIM inside the Govt. Polytechnic College, Chheharta (Amritsar).

A token EMD of Rs. 50000/- (Rs. Fifty Thousand Only) in the form of Demand Draft in favour of IIM Amritsar payable at Amritsar to be annexed with their bids failing which the tender will not be considered.

EMD of unsuccessful bidder shall be refunded after acceptance of the lowest bid.

Procedure:

Tender complete in all respects must be submitted in sealed envelope which must be either delivered by hand or sent by registered mail to Institute at the address mentioned below so as to reach not later than 3:00 PM on 19 June, 2018. The Institute in no case will be held responsible for late delivery or loss of the documents so mailed.

The Nodal Officer

IIM Amritsar, PIT Building

Inside Govt. Polytechnic College,

Chheharta, Amritsar – 143105

The tender should be submitted in accordance with the procedure detailed herein. The documents should be enclosed in separate envelope of appropriate size each of which should be sealed.

1. Envelope No. 1 should contain following documents:

- a. Covering letter

- b. Information in Annexure I & II duly signed and stamped
- c. Requisite Fee

2. Envelop No. 2 should contain Envelope No. 1.

The Envelope No. 2 should be addressed to the institute at the above mentioned address, and should clearly mention **“Tender for Hiring of Building for hostel of the Institute”** with Tender Number and Date. The inner envelope should also indicate the name and address of the Bidder to enable the bid to be returned unopened in case it is declared "late". If the outer envelope is not sealed and marked as required, the Institute will assume no responsibility for the bid's misplacement or premature opening.

The Tender received through E-mail / Fax, or not in proper format as annexed or without appropriate and supporting documents will be summarily rejected.

Terms & Conditions

1. IIM Amritsar is desirous of hiring suitable Building(s) in the vicinity of its Temporary Campus at Chheharta on entirely temporary basis for a period of three years.
2. The size of room should not be less than dimension of 12 Ft x 12 Ft.
3. The rooms preferably should contain attached toilet.
4. The building/flats should have well ventilated and airy rooms with adequate provision of Independent 24 hours water supply.
5. The building should have independent Electricity Supply with fireproof electric system.
6. The building should have sufficient space for dining hall/mess for students and attached Kitchen for preparation of food.
7. The accommodation should be furnished as per details given in Annexure II.
8. The bidder shall offer and quote monthly rent per square foot and total sum/rent for the building in the tender document.
9. The rent shall be got assessed by the Institute from CPWD and shall be restricted at par with Rent Reasonability Certificate, in case the rent offered/quoted by the bidder is found to be on the higher side.
10. The building should be complete in every respect to be put to immediate use.
11. Repair work, if any pointed out by the Institute shall be carried out by the owner within 15 days failing which the same shall be done by the Institute and cost of it, up to ceiling of one month's rent, shall be recovered out of the rent payable in the next month.
12. The application should be accompanied by a Demand Draft of Rs.1120/- on account of application processing fee in favour of IIM Amritsar payable at Amritsar.

13. The Building should be ideally located in the vicinity of Temporary complex of the Institute, Chheharta (Amritsar) and should have proper approach from National Highway / State Highway/ motor able link road, in safe and secure premises.
14. No activity other than the Residential purpose of the Institute will be carried out on the leased premises by the land lord/contractor.
15. Independent and regular water and electricity must be available with meters. Stand by arrangements would be preferred for water & electricity. Water and electric meters for the premises should be exclusive for hostel occupants. Charges will be paid by the Institute as per meter readings.
16. Selected party shall be required to sign a lease agreement containing detailed terms & conditions with Institute, in accordance with the provisions of the law applicable. The Agreement shall be signed for a period of three years which may be extended for a further period on mutually agreed terms and conditions.
17. Building offered must be free from all encumbrances, claims and legal disputes etc. Documentary proof of ownership of building, payment of all taxes, duties, dues, telephone, water, and electricity charges etc. must be submitted along with this Tender document.
18. The parties may furnish complete details in the application form attached with this document (ANNEXURE – I).
19. All existing and future rates, taxes including property taxes, assessment charges and other outgoing whatsoever of description in respect of the said premises shall be payable by the owner thereof.
20. The electricity and water supply lines / connection shall be provided by the owner at his cost and expenses. However, the Institute shall pay all running charges with respect to electric power, light and water charges of the said premises during the lease period on the basis of actual consumption.
21. Arrangements of sufficient numbers of fire extinguishers, buckets with sand etc. shall be installed on each floor of the building.
22. Building with multiple stories should have internal passage.
23. The Institute reserves the right to consider/reject any such proposal without assigning any reason. In case of rejection of application for issue of tender, the decision of competent authority will be final and binding and the party shall not be entitled to any compensation whatsoever for no issue of tender.
24. The Tenderers whose near relatives / blood relation are employed at Institute need not apply, and the same will not be considered.
25. In case of any dispute arising in the implementation of the terms of the contract, the decision of the Director of the Institute shall be final and binding upon both parties.
26. In case the date of opening of tender is declared as Public Holiday, the tender shall be opened on the next working day at the same time.
27. The building should have ample space for parking of the Institute buses and suitable space for providing and fixing of the Internet Antenna/tower for having internet services for the students.

Insurance

At all times during the currency of the lease period, it shall be responsibility of the owner of the building to obtain insurance coverage in line with standard industry practice, including cover for fire, theft and natural calamities. Such insurance will have to be obtained by the land lord/party before entering into contract.

Commencement & Termination

1. The agreement for hiring of buildings / accommodation shall come into force immediately after it is executed and shall remain in force for the period agreed upon.
2. The agreement may be terminated by giving three months' notice by the Institute. However, during such notice period the buildings / accommodation shall remain in the possession of Institute.

Indemnification

The party shall keep the institute indemnified against all claims / litigation in respect of the buildings / accommodation so hired by institute.

Terms of Payment

1. The monthly rent charges shall be paid at the fixed rate at the end of each month as agreed in terms of Terms & Condition No. 8 stated above and as per the lease agreement entered into with mutually agreed terms & conditions. Advance payments shall not be ordinarily made unless specifically agreed upon or allowed by the Director of the Institute.
2. The monthly payment of rent shall be subject to deduction of taxes as per rules.
3. The Institute may, at any time during the currency of the lease period make such structural alterations to the existing building such as partitions, office fixtures and fittings as may be easily removable and mutually agreed upon.
4. Interested parties should return the complete expression of interest document, including Annexure-I & II, duly filled in and ink signed at the bottom of each page, in token of having accepted the terms and conditions. These documents should be sealed in an envelope superscripted "Tender for Hiring of Building for hostel accommodation of the Institute".

Nodal Officer

IIM Amritsar

ANNEXURE-1

APPLICATION FORM

1.	Name of the person/party holding title to the property	
2.	Nationality of Owner	
3.	Full postal Address of property	
4	Email ID, Mobile, with STD Code	
5.	Description of built-up area in Sq.ft	
	i	No of rooms and dimension (Ft x.....Ft) of each room. Give Total carpet & built up of the building.
	ii	No. of toilets with type of toilets
		a) Ground Floor
		b) First Floor
		c) Second Floor
		d) Third Floor
6.	Distance (in KM) from	
	Transit Complex of IIM Chheharta (Amritsar)	
7	Essential /Documents to be furnished	
	i	Copy of the title deed of the property.
	ii	Copy of building plan duly approved by local government.

	iii	Particulars of completion certificate ,year of construction ,age of the building etc.,(Enclose attested/self-certified copy of completion certificate issued by competent Authority)	
	iv	Whether accommodation offered for rent is free from litigation including dispute in regard to ownership, pending taxes, due or like (Enclose copy of Affidavit from owner or Power of Attorney holder)	
8.	Please Indicate		
	i	Whether it is an independent building for exclusive use of the Institute Or otherwise (Details may be clearly illustrated & stated)	Yes/No
	ii	General Amenities: No. of attached Bath Rooms available, if any (with attached toilet) (please state whether Indian or WC used). Facility & Provision of Kitchen & Mess, if any: . Common Room Facility, if any (Verandas, Staircase and balconies with size)	
	iii	Availability of parking space in Sq. Ft /Mtr. within the compound.	
	iv	Whether proposed building is free from all encumbrances, claims ,litigations	
	v	Whether proposed building is ready to occupy?	
	vi	Whether the Punjab state power corporation Ltd. Has certified the safety of electric wiring.	

vii	Whether all Govt. dues (property) taxes, electricity, telephone, water bills are paid up as on date of application (documentary proof should be provided)	
viii	Whether the landlord of the building is near relative or any of the personnel of Institute?	
ix	Monthly Rent offered (in Rupees). Please clearly mention per square foot & total carpet & built up areas & total rent for the premises.	
x	Whether the owner of the building is agreeable to Monthly rent as determined and fixed by CPWD, if the offered rent found to be at higher side than that of rent assessed by the CPWD.	
xi	Are there any items or special intended to be provided for payment of additional charges (besides the rent)? If so, please indicate each such service/ intended to be provided with details of such charges separately against.	
xii	a) Details of power Back-up facility /Generator with Capacity, if any.	
	b) Arrangement of regular repairs & maintenance of such power Back up facility, if any.	
xiii	Details of Fire Safety Mechanism along with particulars of Fire Department Certificate (copy of certificate to be enclosed).	

	xiv	Provision of regular repairs and Maintenance and special repairs, if any of the building.	
	xv	Availability of Shelter /post for Security Guards, if any.	
	xvi	Other information , if any ,which the intending party wishes to : furnish	

ANNEXURE-II

Hostel accommodation for 220 or more students which may be in the form of apartments/flats Two/three/four bed rooms with attached toilets.

A. Each room of the apartment to be provided with the following facilities

Single bed for each student with mattress

One Almirah, Study table, study chair, Book rack, study lamp

Geysers in the bath room

LAN points in each room

Drinking water provision:-At least one unit for 20 students in the common corridor/space in each block of house.

B. Common Room facilities

Big hall with cable connection having seating capacity of 30 chairs with the chairs.

Indoor game hall: - A hall with 4 tables and space for playing and placing a TT and a pool Table.

Badminton & Volley ball Court (**usage charges: quote separately**)

Gymnasium with minimum facilities (**usage charges: quote separately**)

C. Dining Facilities

Space for dining and kitchen:

Dining hall with a minimum seating capacity of 100 students for dining at any time.

Kitchen space for cooking meals for 200 students.

Store room for storing of grocery items and other dining essentials for a month for 220

Students with shelves (locking arrangements)

Utensil cleaning space

Wash basin

Drinking water cooler with RO facility (Furniture i.e., dining tables, chairs, service tables

To be quoted separately)

D Other facilities :(quote separately)

Electrical back-up system (Generator set)

Declaration:

(i) I / We have read and understood the detailed terms and conditions applicable to the subject offer as supplied with the tender documents and agree to abide by the same in totality.

(ii) It is hereby declared that the particulars of the buildings etc. as furnished against the individual items are true and correct as per my knowledge and belief and in the event of any of the same being found to be not true, I / We shall be liable to such consequences / lawful action as the University may wish to take.

Signature of the Nodal Officer

(Name in Block Letters)

(Designation and Seal where applicable)