गुजरात केन्द्रीय विश्वविद्यालय
(केन्द्रीय विश्वविद्यालय अधिनियम 2009 के तहत स्थापित)
CENTRAL UNIVERSITY OF GUJARAT
(Established Under Central Universities Act 2009)

EXPRESSION OF INTEREST FOR HIRING OF BUILDING FOR UNIVERSITY HOSTEL

Central University of Gujarat, Gujarat invites Expression of Interest (EoI) from interested parties for hiring of accommodation space for Students Hostel (for Girls) on monthly rental lease in Gandhinagar within 10 kilometres from its campuses at Sector-29 and Sector-30, Gandhinagar, Gujarat.

Interested bidders may submit their offers in the prescribed format which may be downloaded from the university website and/or from Central Public Procurement Portal and forward the same to the Registrar, Central University of Gujarat, Gandhinagar with a non-refundable fee of Rs 1000/- in the form of Demand Draft in favour of Central University of Gujarat, Gandhinagar. The last date for the receipt of EOI is 31/07/2019 by 03:00 p.m. The bids will be opened on 01/08/2019 at 03:00 p.m.

Procedure:

EOI, complete in all respects, must be submitted in sealed envelope which must be either delivered by hand or sent by speed post/registered post to university at the address mentioned below so as to reach not later than 31/07/2019 on 03:00 pm. The University in no case will be held responsible for late delivery or loss of the documents.

The Registrar
Central University of Gujarat
Sector – 29, Gandhinagar

The EOI 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 1.

The Envelope No.2 should be addressed to the Registrar, Central University of Gujarat, Gandhinagar at the above-mentioned address, and should clearly mention "EOI for hiring of building for Hostel", advertisement 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 university will assume no responsibility for the bid's misplacement or premature opening.

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

TERMS & CONDITIONS

1. Central University of Gujarat, Gandhinagar is desirous of hiring suitable Buildings for Hostels (for Girls) in and around Gandhinagar but not farther than 10 kilometres from its campuses at Sector-29 and Sector-30, Gandhinagar on monthly rental lease on temporary basis initially for a period of three years which may be extended for a similar tenure upon satisfactory performance. The hostel buildings are required to accommodate a minimum of 60 and maximum of 100 students of the University.
2. The building should be complete in every respect to be put to immediate use.
3. The rooms required for Students Hostel shall be airy and sufficiently well-lit with proper ventilation and large enough to accommodate at least two and desirably three students as well as requisite furniture i.e a bed and mattress, a table and a chair and a cupboard for each student.
4. The room/rooms should have attached bathroom and toilet to be used by not more than six in habitants at a time.
5. The building should have suitable provision for running Mess/Cafeteria, television room, reading space etc. for the students.
6. In addition to 24x7 power and water supply, the building shall have adequate fire protection system conforming to the latest government rules laid down in this regard.
7. The building shall be in an area authorized by local authority for opening such lease. The owner would be required to obtain the necessary approvals, if any, from the local authorities for opening such lease
8. The building must be located in a residential locality, shall have decent ambience and a wide approach road with sufficient space for parking.
9. The building must be walkable distance away from market/shopping centres, public transport facility and primary medical facilities.
10. Provision of security services to the building by a security firm shall be made by the owner of the property. The premises should be secured by a perimeter wall with manned gates.
11. The rent of rooms/blocks shall be got assessed from CPWD at the expense of the owner of the building and a fair rent certificate should be furnished.
12. The owner will ensure proper repairs/maintenance of the building/furniture as per prescribed norms during the lease period.
13. The application should accompany by a Demand Draft of Rs. 1000/- on account of application processing fee in favour of Registrar, Central University of Gujarat, Gandhinagar.
14. Selected party shall be required to sign a lease agreement containing detailed terms & conditions with CUG. The Agreement shall be signed for a period of three years initially.
15. Buildings offered must be free from all encumbrances, claims and legal disputes etc.
16. Documentary proof of ownership of building, payment of all taxes, duties, dues, telephone, water, electricity charges etc. must be submitted along with this EOI document.
17. The parties may furnish complete details in the application from attached with this document (Annexure – I).
18. All existing and future rates, taxes including property taxes, assessment charges and other out-going whatsoever of description in respect of the said premises shall be payable by the owner thereof.
19. The electricity and water supply lines/connection shall be provided by the owner at his cost and expenses. However, the CUG 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.
20. The University reserves the right to consider/reject any such proposal without assigning any reason.
21. The Owner has to be provide D.G. Set of required capacity as power backup.

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 CUG. However, during such notice period the buildings/accommodation shall remain in the possession of CUG.

Indemnification

1. The party(ies) shall keep the CUG indemnified against all claims/litigation in respect of the buildings/accommodation so hired by CUG.

Terms of payment

1. The rent charges shall be paid at the fixed rate at the end of each month or as per the lease agreement entered into with the party on the terms & conditions mutually agreed upon.
2. The monthly payment of rent shall be subject to deduction of taxes as per rules.
3. The CUG may, at anytime 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.
4. Interested parties should return the complete expression of interest document, including Annexure-I, 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 "Expression of Interest for hiring of building for Hostel".

Prof. Atanu Bhattacharya
Registrar (I/c)
Central University of Gujarat
Gandhinagar

Annexure – I

1.	Full Particulars of the Legal Owner of the premises i) Name ii) Address(es) iii) Telephone Numbers a) Business b) Residential iv) Tele Fax Number v) E-Mail Address	
2.	Full particulars of person(s) offering the premises on rent/lease and submitting the tender i) ii) iii) iv) v)	
3.	Status of the applicant with regard to the accommodation offered for hiring (enclosed power of attorney also if the applicant is other than owner)	
4.	Complete details of the Building viz., i) Postal Address ii) Location iii) No. of Floor	
5.	Total Area offered for Rent i) Total Carpet Area (in Sq. Meters) ii) Total Covered Area (in Sq. Meters) iii) Total Plinth Area (in Sq. Meters)	
6.	Whether Property tax, all Municipal Taxes, Local Taxes are included in the rent. Furnish details of such viz., Property tax, all Municipal Taxes, and other Local Taxes being levied and paid in respect of the accommodation offered.	
7.	Are there any items or special services 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	
8.	Particulars of completion certificate, Year of construction, age of the building etc. Enclose attested/self certified copy of completion certificate issued by Competent Authority	
9.	Whether accommodation offered for rent is free from litigation including disputes in regard to ownership, pending taxes, due or like (Enclose copy of Affidavit from owner or Power of Attorney holder)	
10.	Quantum of Open ground available	
11.	Facilities for vehicle parking (mention details)	
12.	No. of Lift(s)/Carrying Capacity etc. Also provide details of Make, year installation, AMC etc.	
13.	Number of BATHROOM floor wise with details	
14.	a) Whether running water, both drinking and otherwise, available round the clock? b) Whether sanitary and water supply installations have been provided for?	
15.	a) Whether electrical installation and fittings, Power Plugs, switches etc. provided or not b) Whether building has been provided with sufficient lights and fans in all rooms or not? If yes, give the Nos. of fans floor wise	
16.	Sanctioned Electricity load i) Domestic ii) Power	

15.	i) Details of Power Back-up facility / Generator with capacity ii)Arrangements for regular repairs and maintenance of such Power Back up facility	
16.	Details of Fire Safety Mechanism along with particulars of Fire Department Certificate (Copy of Certificate to be enclosed)	
20.	Specify the lease period (minimum three year) and provisions for extension	
21	Whether the building has been properly constructed as per the approved plans of GMDC/Municipal Authorities. Deviations/Disputes, if any has to be mentioned in detail.	
22.	Whether the owner of the building is agreeable to i) Monthly rent as determined and fixed by Competent Govt. Authority like CPWD	
23.	Provisions for regular repairs and maintenance and special repairs, if any of the building/furniture	
24.	Any other salient aspect of the building which the party may like to mention.	
25.	Remarks, if any.	

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

(ii) It is hereby declared that the particulars of the building 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 LEGAL OWNER/POWER OF ATTORNEY HOLDER (delete as inapplicable)

(NAME IN BLOCK LETTERS) (DESIGNATION AND SEAL WHERE APPLICABLE)

1.	Status of the Applicant with regard to Building/Accommodation offered for hire by the owner or Power of Attorney Holder	
2.	i. Companies Postal Address ii. Location iii. No. of floor	
3.	Whether Property tax, all Municipal Taxes, Local Taxes are included in the rent. Furnish details of such viz., Property tax, all Municipal Taxes, and other Local Taxes being levied and paid in respect of the accommodation offered.	
4.	Are there any items or special services 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 each such service facility.	

N. B.: Offers containing terms for payment of Security Deposits/Advance Rent and/or for increase in rent during initial lease period of three years are liable to rejection without any reference to concerned parties.

SIGNATURE OF LEGAL OWNER/POWER OF ATTORNEY HOLDER (delete as inapplicable)

(NAME IN BLOCK LETTERS) (DESIGNATION AND SEAL WHERE APPLICABLE)

List of Enclosures:

Attested photocopies/certified true copies of following documents are required to be annexed with the bid. Bids received without these documents are liable to rejection without any reference to the party, whatsoever. Originals of these documents/certificates shall be produced at the time of execution of Lease Agreement.

1. Title Deed showing the ownership of the premises with the owner with power of attorney in the name of applicant (if applicable.)

2. Floor Plan Sketch, Blue Print of building duly attested/certified true copy showing area offered for rent/hire. The area under occupation of Owner, either by one or other tenants in the building should also be shown in the sketch plan/drawing.

3. Affidavit from Owners and if tender is submitted by the Power of Attorney Holder, an Affidavit from such Power of Attorney Holder regarding accommodation offered for hiring being free from any litigation/liability/pending dues and taxes.

4. Attested photocopy/attested True Copy of Completion Certificate from Competent Authorities

5. Attested Photocopy/Certified True Copy of Fire Clearance Certificate issued by Competent Authority

6. Undertaking for agreeability to fixation of rent as per Govt. Rules/CPWD and for rent on initial hiring to remain in force for the initial lease period of three years.

SIGNATURE OF LEGAL OWNER/POWER OF ATTORNEY HOLDER
(delete as inapplicable)

(NAME IN BLOCK LETTERS)
(DESIGNATION AND SEAL WHERE APPLICABLE)