



Ref: Tender No: IIMV/PMO/T/01/B -2017-18

Date: July 21, 2017

**Tender Document  
for Providing Student Hostel Accommodation**

Invitation to Tender for Providing Student Hostel to accommodation for 120 students on twin-sharing basis for a period of three years

Last date for submission of technical bids	27-7-2017, 3:00 PM
Opening of technical bids	27-7-2017, 4:00 PM
Opening of Commercial Bids	Of only those bidders, who qualify in the technical evaluation. Date, time and venue to be announced.

**Address:**  
Andhra Bank School of Business Building  
Andhra University Campus  
Visakhapatnam-530003  
Phone: +891-282-444

**INDIAN INSTITUTE OF MANAGEMENT VISAKHAPATNAM  
OFFICE OF THE PROJECT MANAGER - INFRASTRUCTURE  
ANDHRA BANK SCHOOL OF BUSINESS BUILDING  
ANDHRA UNIVESITY CAMPUS  
VISAKHAPATNAM 530 003**

**NOTICE INVITING TENDER (NIT)**

**IIMV/PMO/T/01/B-2017-18 dated July 21, 2017**

**SUB: REQUIREMENT OF STUDENT HOSTEL ACCOMMODATION (Third Call)**

1.0 Indian Institute of Management Visakhapatnam invites sealed tenders for hiring of two or three-bedroom apartments in one building or contiguous buildings (in the same compound, premises or complex), for a period of three years, for use as hostel for post-graduate students (boys & girls). Each bed-room room will be on twin-sharing basis. Total number of flats available/offered should accommodate 120 students. There should be a few additional flats/rooms available, for having a small office, holding meetings etc.

**2.0 Tender details:**

1	Ref. No. IIMV/PMO/T/01/B-2017-18 dated July 21, 2017				
2	Name of the work	Tender for hiring of two or three-bedroom apartments in one building or contiguous buildings (in the same compound, premises or complex), for a period of three years, for use as hostel for post-graduate students (boys & girls). Each bed-room room will be on twin-sharing basis. Total number of flats available/offered should accommodate 120 students.			
3	Type of Tender	Cost of Tender In Rs	EMD in Rupees	Estimated Cost in Rupees Excluding service tax	Lease period
	Item Rate	500/-	7,00,000/-	-	3 years
4.	Tender Cost / Tender document charges of Rs. 500/- & EMD of Rs. 7, 00,000/- (Rupees Seven lacs only) to be paid through e-Procurement portal while uploading documents.				
5	Last Date for Submission of Tender and for payment of Tender Cost& EMD	July 27, 2017 (Thursday); 3:00 pm			

6	Date and time of opening of tender (Technical Bid)	July 27, 2017 at 4:00 pm.	
7.	Date and time of opening of tender (Commercial Bid)	Of only those bidders, who qualify in the technical evaluation. Date, time and venue to be announced.	
7	Sale of Tender Document	The tender documents can be downloaded from the websites <a href="http://www.tenderwizard.com/IIMV">www.tenderwizard.com/IIMV</a> or <a href="http://www.iimv.ac.in/tender-notices.html">http://www.iimv.ac.in/tender-notices.html</a>	
8	Place of the submission	Submission through e-portal: <a href="http://www.tenderwizard.com/iimv">www.tenderwizard.com/iimv</a>	
9	Eligibility Criteria	The bidder must meet the eligibility criteria indicated in the Technical Bid Evaluation Process	
10	Regulatory/ Statutory Compliances	The Bidder must have PAN Number, Service Tax Registration Number, Aadhar Number and must be fulfilling all regulatory/statutory compliances as applicable	

### 3.0 Terms & Conditions:

Indian Institute of Management Visakhapatnam reserves the right to accept or reject any or all the tenders or cancel this process at any time, without assigning any reason whatsoever.

The bidders, who do not meet the eligibility criteria; or do not submit all the necessary documents in support of meeting the eligibility criteria; or do not submit documents that are complete and valid; or do not submit bids with supporting documentation in time - shall be disqualified.

Bidders are requested to download the documents from [www.tenderwizard.com/IIMV](http://www.tenderwizard.com/IIMV) or <http://www.iimv.ac.in/tender-notices.html>

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## INDIAN INSTITUTE OF MANAGEMENT VISAKHAPATNAM

### Subject: Invitation of Tender for providing Student Hostel Accommodation

#### Tender Details

#### 1. Background:

- a) Indian Institute of Management Visakhapatnam (IIMV, the Institute, the Lessee) was set up in 2015 in Visakhapatnam by the Government of India, Ministry of Human Resource Development. Presently, IIM Visakhapatnam operates from Andhra University Campus.
- b) IIMV is desirous of hiring two or three-bedroom apartments in one building or contiguous buildings (in the same compound, premises or complex), for a period of three years, for use as hostel for post-graduate students (boys & girls). Each bed-room room will be on twin-sharing basis. Total number of flats available/offered should accommodate 120 students. There should be a few additional flats/rooms available, for having a small office, holding meetings etc.
- c) Offers are invited from eligible parties directly (no brokers) based on the eligibility criteria and general terms and conditions mentioned below. Interested parties may download the copy of the document from websites, i.e. [www.tenderwizard.com/IIMV](http://www.tenderwizard.com/IIMV) or <http://www.iimv.ac.in/tender-notices.html>.
- d) Interested bidders are required to pay a Tender Cost of Rs.500/- (Rupees Five hundred only) and Earnest Money Deposit (EMD) of Rs. 7,00,000/- Rupees Seven Lakhs only) as prescribed in the Notice Inviting Tender through e-procurement portal.
- e) The last date for submission of Technical Bid along with Tender Cost & EMD is July 27, 2017 (Thursday), 3 PM. All such received Technical Bids will be opened on the same day i.e. July 27, 2017 at 4 PM.
- f) A Committee duly constituted by the Competent Authority would evaluate the Technical Bids submitted by the bidders and the Financial (i.e. Commercial or Price Bids) of the short-listed bidders.
- g) Members of the Committee would visit for inspection the premises/building/apartments of only those shortlisted bidders who meet the eligibility criteria.
- h) Thereafter, based on the overall suitability of the premises offered, as determined by the Committee, the Institute would qualify the bidders and open the Financial bids of such qualified bidders only.

- i) The tender document can be downloaded from [www.tenderwizard.com/IIMV](http://www.tenderwizard.com/IIMV) or <http://www.iimv.ac.in/tender-notices.html>. Any corrigenda or amendments will be posted on the Institute's website only and the Bidders are advised to keep visiting the Institute's website regularly for updates/changes.

**2. Eligibility criteria:** Refer to Annexure-1 (Requirement Specifications Document)

**3. Other Terms and Conditions:**

- a) The Bidder/Lessor shall be an owner or competent/duly authorized to lease the premises being offered. The tenders shall be accepted only from owners/lease holders of the property. Offers from brokers will not be entertained. No brokerage shall be paid by the Lessee for taking the property on lease/rent.
- b) The responsibility for payment of all types of taxes such as property tax, municipal tax, taxes for utilities etc. shall vest solely with the lessor. However, service tax, if any, paid by the owner shall be reimbursed on actual basis. Further any modifications for migration to the GST regime as per Government of India norms shall be undertaken by the Lessor and the Lessee, as applicable to them.
- c) The properties offered for accommodation shall have clear title and shall be free from all encumbrances, liabilities, disputes and litigations with respect to ownership; lease/renting and shall have all the required regulatory and statutory approvals/permissions from the competent authorities, for use as hostel accommodation.
- d) Possession of the accommodation should be handed over to Institute within 45 days from the date of award of the Letter of Approval (LOA) / Letter of Intent (LOI) and rent shall be payable to the Lessor in monthly rests from the date of possession, which shall not normally be later than 60 days from the date of the LOA/LOI.
- e) The Lessor shall provide electrical, sanitary and other fittings and fixtures (as described later) and maintain the same in good, working and useable condition at all times and replace such items as may be broken or malfunctioning, at its own cost. This includes any damages caused due to or arising out of flux of time or natural and reasonable wear and tear. The Lessee on its part shall take reasonable care and extend due cooperation in maintaining the property in good condition and shall return the same to the Lessor at the termination of the lease, subject to reasonable/normal wear and tear due to flux of time and usage.
- f) The Institute shall correspond only with the shortlisted bidders.

- g) Incomplete bids, bids received late, bids not conforming to the specifications and/or the instructions contained herein, will be rejected summarily.
- h) Any form of canvassing/influencing will attract rejection of bid submitted by the bidder and the Institute reserves the right to take such penal action (e.g. blacklisting the Bidder for the present and future etc.) as it deems fit.
- i) Irrespective of the offers received or their competitiveness, the final decision on choosing accommodation or no accommodation at all, will vest in entirety with the Institution.
- j) The bidder is expected to examine all instructions, terms and specifications in the tender document. Failure to furnish all information required or to submit a bid not substantially responsive to the tender document in every respect will be at the bidder's risk and may result in the rejection of the bid. Prior to detailed evaluation, the Institute will determine the substantial responsiveness of each bid to the tender document. A substantially responsive bid is one which conforms to all the terms and conditions of the bidding/tender document and is without any material defects and deviations. Deviations from, or objections or reservations to critical provisions such as those concerning qualification criteria, maintenance of premises, availability of regulatory/statutory approvals and clearances, ready and explicit willingness to accept and honour the terms and conditions of lease etc. will be deemed to be material deviations. If a bid is not substantially responsive, it will be rejected by the Institute and may not subsequently be made responsive by the bidder by correction of the non-conformity. The Institute will evaluate and compare the Price/Financial/Commercial bids of only those Technical bids which have been determined to be substantially responsive. The Institute will award the contract to the successful bidder who has been determined to qualify to perform the Contract satisfactorily, and whose bid has been determined to be substantially responsive, and is the lowest evaluated bid.
- k) Offers received from Government Bodies/Public Sector Undertakings/State Housing Boards, etc. would be given preference.
- l) The premises should have all required electrical fixtures and fittings, such as switches, power points, fans, air conditioners, lights, etc. along with DG Sets of required capacity for running all electrical equipment in 24 x 7 mode. Equipment not backed up by the DG Sets for uninterrupted or 24/7 operations should be stated explicitly.
- m) AC ducting, false ceiling, light fitting, power sockets, etc., should be provided as per standard designs by the Lessor.
- n) The offered space should be in a ready to occupy condition with approved electricity, water, sewerage connections, etc. The electric power load available and the specifications of power back-up should be clearly indicated.

- o) Flooring should be of by vitrified tiles/marble/granite of standard quality. The internal and external walls and ceiling should be properly painted with standard quality paint.
- p) The owner should make available, parking space in the premises, for not less than 20 two-wheelers and 5 cars.
- q) IIMV reserves the right to set up additional generator sets and other electrical fittings in the premises/common areas of the building as required from time to time for any of its additional/specific uses and the successful bidder shall facilitate such installations at no additional cost.
- r) If at any stage it is found that any of the details/documents furnished by the bidder is/are false/misleading/fabricated, its bid would be liable for cancellation without intimation to the bidder.
- s) The offer should remain valid for six months. During the validity period of the offer, the bidder should not withdraw/modify the offer in terms of area and price and other terms and conditions quoted in the Technical Bids. The bidder is required to submit an undertaking on non-judicial stamp paper of required value duly signed by the rightful owner or its power of attorney holder that the bidder shall not back out/cancel the offer/offers made during the validity period.
- t) The hiring of space will be for an initial period of three years and could be extended further with mutual consent and on mutually acceptable terms and conditions, for further periods.
- u) Notwithstanding anything contained above, the Institute reserves the right to reject all or any bid as recommended by the Tender Committee and is not bound to divulge any reason to the unsuccessful bidders

#### **4. Procedure for Opening & Evaluating of Tender Bids (Technical):**

- a) The Committee or a Sub-Committee constituted by the Institute will open the Technical bids in the presence of the bidders or their duly authorized representatives (max one person/representative per bidder), on the date and at the time herein specified.
- b) Detailed evaluation of the Technical Bids then follows, about their conformity with the requirement specifications as well as other relevant factors. For the bids that qualify in the first stage of evaluation, the second stage (spot study) follows, wherein, inspection of the premises offered along with facilities and amenities would follow. This will lead to a third-stage, where the Price bids of the finally short-listed bidders (only) would be opened and evaluated.

**5. Lease Rental Payments:**

Payments shall be made on monthly basis in online mode by IIMV against pre-receipt bills as per the lease deed to be executed between the IIMV and the owner/lease holder. TDS and other taxes will be deductible as applicable as per government rules.

**6. Terms of Termination of Lease Agreement**

The lease can be terminated by either side by giving a notice of not less than three months.

**7. Mode of Issue of Notice:**

Any notice sent by Speed Post only by either party to the addresses recorded in the Lease Deed shall be deemed to have been properly served for any of the purposes mentioned herein.

**8. Arbitration**

All disputes about the execution of contract shall be settled under the provisions of Arbitration and Conciliation Act 1996 and the rules framed thereunder and in force shall be applicable to such proceedings. The Competent Authority of IIM Visakhapatnam or a person nominated by him/her shall be the sole Arbitrator. The costs of arbitration shall be borne equally by both the parties.

**9. Penalty Clause**

Any non-conformity (in part or in full) of the terms and conditions, in letter or spirit, by the lessor may result in levy of penalties by the Competent Authority as may be articulated in the lease deed at the sole discretion of the Competent Authority and failure by the lessor to honour the same and make suitable amends may result in termination of lease by the lessee. The Lessee need not follow the requirement of notice period, in such cases.

**10. Security Deposit**

IIM Visakhapatnam will not pay any deposits (security, advance etc.) to the Lessor.

**11. Jurisdiction**

All disputes shall be subject to the Civil Court jurisdiction of Visakhapatnam, Andhra Pradesh, India only.

**12. Miscellaneous**

Due weight will be given to offers that have space / provision for sports / games like badminton, table tennis, caroms etc. for use by students.

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Annexure - 1

**Requirement Specifications**

**[Bidders to fill in the information as sought in Columns (3) and (4) and submit proof / supporting documentation as applicable/needed]**

Sl. No.	Requirement Specifications for the offered property	Yes / No	Sizes, Dimensions, etc. as applicable, along with units of measurement. Also, highlight deviations (if any) from the requirement specification
(1)	(2)	(3)	(4)
1	Whether willing to offer on lease for (at least) three years		
2	Whether the offered accommodation is in a single building		
3	Whether the offered accommodation is in contiguous buildings within the same premises / complex <i>(please specify distance between the buildings)</i>		
4	Whether the offered property/building is exclusive to IIM Visakhapatnam		
5	Whether the offered property is in a residential locality		
6	Whether the offered property is new or already constructed and in use (specify no. of years since construction, if old and already in use)		
7	Whether offered property is located within about 8 km.s radius from IIMV (Andhra University campus)		
8	Whether there are adequate number of bed-rooms in the property offered to accommodate 120 students on twin-sharing basis in each room		
9	Whether adequate number of additional rooms available for a having a small office, for holding meetings etc.		
10	Whether adequate earmarked / reserved space for parking is available inside the premises, for parking of about 20 two-wheelers & 5 cars		
11	Whether rooms and common areas have electrical fixtures (fans, CFL/LED lights etc., electrical points for laptop/desktop etc.)		
12	Whether 24-hour electricity supply is available		
13	Whether power back-up/silent DG-set exists (at least for the elevator/lift, all lights and all fans in all the apartments), for un-interrupted operation in 24/7 mode		
14	Whether 24-hour running water supply is available both for drinking and utility purposes.		

Sl. No.	Requirement Specifications for the offered property	Yes / No	Sizes, Dimensions, etc. as applicable, along with units of measurement. Also, highlight deviations (if any) from the requirement specification
15	Whether the quality of water meets laid-down / generally accepted standards of the appropriate statutory authority		
16	Whether the accommodation offered is well-connected by public transport and is easily accessible by a motorable road		
17	Whether suitable facilities exist for drainage / sewage / waste disposal etc.		
18	Whether the property offered has adequate privacy and security and whether facility of watch and ward staff exists		
19	Whether the property offered has fire protection and whether suitable equipment/arrangements to ensure the same are available in good working condition as mandated by the competent authorities		
20	Whether the offered property is in an area with clean and hygienic surroundings		
21	Whether the surroundings and locality of the offered property are safe and secure, suitable for stay by students (boys and girls)		
22	Whether room (min. size:130 sft) with attached wash room (min size: 25 sft ) with European style water closet are available		
23	Whether individual geysers or running hot water facility is available in all the bathrooms		
24	Whether there are exhaust fans in toilets		
25	Whether shoe racks are available in corridors		
26	Whether there are door locks with three sets of keys for each room		
27	Whether each study table in each room has two 5A sockets and switches		
28	Whether there is a passenger-elevator (lift) with capacity of minimum 6 persons		
28a	Whether the operation of lift is authorized by the competent authorities		
29	Whether there is a staircase well-lit and fit for use (free from obstructions)		
30	Whether there are permanent electrical & water supply connections from the government authorities concerned		
31	Whether there is underground sump & overhead water tank for 24 hrs water supply		

Sl. No.	Requirement Specifications for the offered property	Yes / No	Sizes, Dimensions, etc. as applicable, along with units of measurement. Also, highlight deviations (if any) from the requirement specification
32	Whether there is a bore well for water supply		
33	Whether the borewell is functional yielding the required quantum of water for 24/7 use		
33	Whether there is a mosquito-proof mesh for all external doors, windows, ventilators and openings		
34	Whether there is a CCTV for common areas such as corridors, parking area, cellar, basement, staircase etc.		
35	Whether there are fire extinguishers in each floor as per the government norms		
36	Whether there are Wardrobes 2 No.s (with shutters) minimum (size 3'X6') in each room with lock and key facilities		
37	Whether each room has 2 cots (each size 3'X6'), 2 mattresses, 2 pillows, 4 pillow covers, 4 bed sheets, 2 bed covers, 2 study tables, 2 book racks, 2 pin-up boards, 2 writing boards, 2 revolving chairs and 2 blankets		
38	Whether there are dustbins in Toilets and Rooms		
39	Whether there are ceiling fans in all rooms		
39a	Whether there are ceiling fans in common areas		
40	Whether there is lighting in rooms, wash rooms, common areas etc.		
41	Whether there is a provision for Dining hall (of 120 capacity) in basement, stilt-floor or on terrace.		
41a	Whether such Dining hall has proper permanent shelter against sun and rain		
41b	Whether such Dining hall has facility for live (food) counter, dining tables, dining chairs, fans, hand-wash basin with running water, etc.		
42	Whether there are toilet amenities/accessories like mirror, soap tray, towel rod, dustbin, tissue paper holder, toothpaste tumbler, health faucet, bucket, mug etc. in each room		
43	Whether there are curtains for doors and windows in all rooms		
44	Whether there are foot mats for entrances of rooms and toilet		
45	Whether there is an LCD Colour TV in common areas/living rooms of each flat (at least two on each floor) along with sofa set and centre table		
46	Whether all rooms have (split) air conditioners		

Sl. No.	Requirement Specifications for the offered property	Yes / No	Sizes, Dimensions, etc. as applicable, along with units of measurement. Also, highlight deviations (if any) from the requirement specification
47	Whether there are separate electricity consumption meters for the accommodation offered		
48	Whether there is provision for washing machines, ironing boards, refrigerators etc. in each flat with 15 Amps power sockets and switches		
49	Whether there is provision for cloth drying (cloth hanging rods) in terrace/balconies		
	<b>Maintenance &amp; Services (at Lessor's Cost)</b>		
50	Housekeeping on daily basis by providing 9 persons (comprising male and female staff)		
51	Security on round-the-clock basis; one person in each 8 hr shift and one reliever (total 4 persons)		
52	Two supervisors for day to day monitoring of housekeeping, security, maintenance etc.		
53	Plumber, Carpenter, Electrician, A/c technician etc. for attending to repairs and maintenance, on call basis		
54	Waste disposal and sewage disposal (cleaning of septic tank etc.)		
55	Maintaining fire-fighting equipment in good working condition and ensuring their validity at all times		
56	All repairs and replacement of parts to be completed and equipment/facility brought back to normal working condition within 48 hours of complaint being logged in register		
57	Washing of linen (bed sheets, pillow covers etc.) thrice a week		
58	Cable/DTH subscription for TVs (as per user pack suggested by the Institute)		
59	Housekeeping consumables like cleaning powders/liquids, tools etc.		
60	Payment Electricity bills (actuals to be reimbursed by IIMV)		
61	Payment of Water usage charges (actuals to be reimbursed by IIMV)		
62	Payment towards Diesel usage charges (actuals to be reimbursed by IIMV)		

All regulatory / statutory compliances - PF, Gratuity, Medical and other Insurance, Liveries and Uniforms, Taxes, duties and levies etc. as applicable in respect of services (personnel) provided are the total responsibility of the Lessor only.

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## TECHNICAL BID EVALUATION PROCESS

The applicants qualifying in the above initial criteria will be evaluated by a scoring method as follows, on the basis of details furnished by them as well as on the basis of spot study.

Sl. No.	Details	Points
01	Proximity to the IIMV	10
02	Features of the locality (safety, security) as well as of building (accessibility, clean and hygienic surroundings), ambiance and aesthetics, interiors and overall suitability for hostel accommodation (based on documentary evidence as well as spot study)	30
03	Supporting documentation as specified in the Tender Document	25
04	Availability of water supply, electricity, lift, fire-protection and other facilities and amenities	25
05	Availability of space for office, meetings, parking, sports and games etc.	10
	Total	100

The Vendor should score minimum of 70 points to be pre-qualified (in Technical Bid) for the opening of the relevant Financial Bid.

## Application form

### Property particulars:

Sl.no	Particulars	Details / Specifications
1	Name of the person / party holding title to the property	
2	Complete Address and location of the Building	
3	Approach and access details of premises	
4	Distance of the offered property in km.s from Indian Institute of Management Visakhapatnam Andhra Bank School of Business Building Andhra university campus Visakhapatnam-530003, Andhra Pradesh	
5	Total area offered for rent (per flat; & No. of flats):	
	No. of floors in the building	
	No. of flats per floor	
	No. of bed rooms per flat	
	Total no. of rooms per flat	
	Room-wise dimensions	
	Facilities and amenities available in the building (attach supporting documentation containing details and specifications)	
	Facilities and amenities available in each room (attach supporting documentation containing details and specifications)	
	Furniture and fixtures available in each room (attach supporting documentation)	
	Carpet Area of flat	
	Built-up area flat	
	Super built-up area flat	

	Type, Make, Model, and No. of lifts available with carrying capacity, etc. along with Maintenance Contract details	
	Accommodation offered is on which floor(s)?	
6	<b>In case of adjoining / contiguous buildings in the same premises, compound or complex</b>	
	Distance between the two buildings (metres)	
	Building-wise, floor-wise details of offered accommodation, along with details as sought in (5) above	
7	<b>Essential / documents to be furnished</b>	
	Copy of the title deed of the property	
	Copy of building plan duly approved by local government body	
	Particulars of completion certificate, stage of construction, year of construction, age of the building etc. (enclose attested/ self-certificated copy of completion certificate, occupancy certificate, fire-clearance certificate, license for lift operation etc. issued by competent authority)	
	Affidavit from owner / lessor that the accommodation offered is free from all encumbrances, liabilities, disputes and litigations with respect to its ownership; lease/renting and that it has all required approvals/permissions from the competent authorities, for use as hostel accommodation	
	IT Returns for the last three Assessment Years	
	Floor plans of the accommodation	

	Proof of payment of all statutory/government dues like property taxes, electricity, telephone, water charges as applicable, as on date of Tender submission	
	Supporting documentation for facilities and amenities; furniture and fixtures	
8	General	
	Whether the owner / lessor of the building is any close relative / acquaintance of any person working in IIM Visakhapatnam? If yes, details thereof to be furnished.	
9	Type of building is commercial or residential as per the Government norms and records	
10	Water	
	i. Whether running water is available round the clock in all toilets and dining hall?	
	ii. Whether municipal water connection is available?	
	iii. Whether bore well/ tube well available?	
	iv. Water storage capacity underground sump in kilolitres	
	v. Water storage capacity of overhead tank in Kilolitres	
	vi. Whether drinking and utility water meet the laid-down / standard / generally-accepted norms?	
12	Electricity	
	i. Sanctioned load	



	ii. Whether all the rooms have been provided with lights, ceiling fans and air conditioners?	
	iii. Details of power back-up facility / Generator with capacity	
	iv. Arrangements of regular repairs and maintenance of such power back-up facility	
13	Details of fire safety mechanism / equipment along with particulars	
14	Provisions of regular repairs and maintenance and repairs	
15	Whether reception room/attendant room available	
16	No. of A/cs, tonnage and star rating	
17	Whether the premises would be freshly painted and given before use by IIMV	
18	Availability of shelter / post for security guards, a table and cupboard with lock and key	
19	Whether parking space available as per IIMV requirement	
19a	Whether space for sports/games available as specified?	
19b	Whether extra rooms available as sought for use as office, for meetings etc.	
20	Specify the lease period offered (minimum three years and provision for extension is the requirement)	
21	Whether the building is earthquake resistant. If whether certificate from the competent authority is available	
22	Any other salient aspect of the building which the party may like to mention	

### Bidder's Particulars

Sl.No	Particulars	Details
1	Bidder's name/ Organization Name	
	Whether Owner or Power-of-Attorney (POA) Holder	
	If POA holder, whether POA specifically mentions authorization to lease/rent out the property	
	Is the POA registered?	
	Is the POA valid currently?	
2	Address for communication	
3	<b>Contact Details</b>	
	Name of the Owner/POA Holder	
	Designation	
	Telephone Number office	
	Mobile Number	
	Email Id	
4	PAN Number	
5	Service tax registration number	
6	Aadhar Number	
7	<b>Bank Particulars</b>	
	Account name	
	Type of A/c: (SB/CA/CC)	
	A/c No.	
	IFS Code	
	Name of the Bank	
	Branch	

## Price Bid

**Subject:** Financial Bid for providing Hostel accommodation for 120 students as per Tender document No: IIMV/PMO/T/01/B-2017-18 Dated July 21, 2017

Last Date for Submission through e portal (KEONICS) : July 27, 2017 at 3:00 Pm

Opening of the financial bid through e portal: July 27, 2017 at 4:00 Pm

Item No	Description of Item	Per month Charges In Rs	GST in Rs	Total in Rs
(1)	(2)	(3)	(4)	(5=3+4)
1	Rent for building/Contiguous buildings ( with adequate no of two or three bed rooms per flat, to accommodate 120 students, each bed-room on twin-sharing basis) along with all the facilities and amenities, furniture and fixtures in the building(s) as a whole and in the flats/rooms as sought in the tender	100		100
2	Front office Executive-2 Nos Compensation			0
3	House-keeping (9 Persons) Charges			0
4	Security (4 Persons) Charges			0
5	Maintenance Charges			0
6	Total per month (Item No 1+ Item No 2 + Item No 3 + Item No 4 + Item No 5)			0
7	Grand Total for 36 Months (item no 6*36)	0		
8	Escalation per year on rent (item No. 1 only) in percentage			
9	Escalation per year on item no 2,3,4,5 in percentage (one single lump sum percentage only, common for all the four items)			

**Note:**

In case of any increase in the taxes and levies implemented by the Govt. during the contract period, the same shall be reimbursed by IIMV at actuals, on production of Govt. Notification and proof of payment. Similarly, in case of any reduction in the taxes and levies, the benefit of such reduction must be passed on to IIMV.