



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

Date: June 29, 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

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| Last date for submission of technical bids | 17-7-2017, 3:00 PM |
| Opening of technical bids | 17-7-2017, 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/A-2017-18 dated June 29, 2017

SUB: REQUIREMENT OF STUDENT HOSTEL ACCOMMODATION

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/A-2017-18 dated June 29, 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 17, 2017 (Monday); 3:00 pm | | | |

| | | | |
|----|---|--|--|
| 6 | Date and time of opening of tender (Technical Bid) | July 17, 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 www.tenderwizard.com/IIMV or http://www.iimv.ac.in/tender-notices.html | |
| 8 | Place of the submission | Submission through e-portal: www.tenderwizard.com/iimv | |
| 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 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 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 17, 2017 (Monday), 3 PM. All such received Technical Bids will be opened on the same day i.e. July 17, 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 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 | | |
| | Maintenance & Services (at Lessor's Cost) | | |
| 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 | In case of adjoining / contiguous buildings in the same premises, compound or complex | |
| | Distance between the two buildings (metres) | |
| | Building-wise, floor-wise details of offered accommodation, along with details as sought in (5) above | |
| 7 | Essential / documents to be furnished | |
| | 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 | Contact Details | |
| | 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 | Bank Particulars | |
| | 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/A-2017-18 Dated June 29, 2017 | | | | |
|---|--|-------------------------|-------------------|-------------|
| Last Date for Submission through e portal (KEONICS) : July 17, 2017 at 3:00 Pm | | | | |
| Opening of the financial bid through e portal: July 17, 2017 at 4:00 Pm | | | | |
| Item No | Description of Item | Per month Charges In Rs | Service Tax 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. | | | | |

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