



Tender Notice No.: 16408(1)/NIFT/SGR/Admin/Hostel on Rent/2018/060 Dated: 15.07.2019

## NATIONAL INSTITUTE OF FASHION TECHNOLOGY, SRINAGAR

### OPEN TENDER NOTICE

#### HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

National Institute of Fashion Technology, Srinagar (Ministry of Textiles Govt of India) invites two bids sealed tenders for hiring of building for hostel (boys & girls) on Monthly Rental Basis to accommodate approx. 100-120 students within the radius of 8-10 Kms of NIFT Srinagar.

Eligible and Competent Service Providers/ Building owners/Agencies are requested to submit their *offer* in prescribed format under two bid systems i.e. Technical and Financial bid.

The tender documents along with technical bid and financial bid with other terms & conditions can be downloaded from NIFT Srinagar website i.e. [www.nift.ac.in/srinagar](http://www.nift.ac.in/srinagar) OR can be obtained from NIFT office at NIFT Campus SIDCO Electronic complex, Rangreth Srinagar 191132 J&K in person during the working day from 10:00AM to 05:00PM after publication of this notice.

The tender documents should be complete in all respects and should reach the *office of the Director*, NIFT Campus SIDCO Electronic complex, Rangreth Srinagar 191132 J&K. on or before **22.07.2019 by 12:00 PM**. Technical bid shall be opened on same day by the committee at **12:30PM**. Tenderers or their representative may be present while opening of technical bids, if they so desire, at NIFT Srinagar. The bidders technically qualified will be informed about the date and timing accordingly for opening of financial bids.

**Financial Bid-** The offered premises shall be evaluated on the basis of the facility offered/quoted. A team of NIFT official shall visit the offered premises for evaluation. Financial bid of only techno- commercially recommended/acceptable parties shall be opened for further consideration. The decision of the techno-commercial team /NIFT in all such cases shall be final. No reason(s) and/or explanation, whatsoever, shall be given to unqualified bidders. NIFT reserves the right to reject any or all the offers without assigning any reason and the decision to such effect shall be final and binding.

The selection of premises will be based on lowest evaluated offer among all techno-commercially acceptable offers subject to the decision of the NIFT authority.



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### HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

#### IMPORTANT INFORMATION & SCHEDULE

Name of Organization	National Institute of Fashion Technology Srinagar.
Tender Type (Open/Limited/EOI/)	Open – Two Bid System
Type /Form of Contract	Hiring of building for Hostel accommodation for both boys and Girls.
Date of publication of notice for tender documents	15.07.2019
Last date and time for bid submission	22.07.2019 at 12:00 PM
Date and time of opening of tech bids	22.07.2019 at 12:30 PM
Date of visit of proposed Hostel premises by the committee	To be decided by the NIFT and bidders will be informed accordingly
Date and time for opening of financial bids	Will be notified at NIFT Srinagar website
Tender Fee	Rs. 500/-
EMD	Rs. 30000/-
Bid validity days	90 days from opening of the tender.
Address of communication	The Director, NIFT campus, SIDCI electronic complex, Rangreth , Srinagar, 191132 J&K
Helpline No's	0194-2300994/95 0194-2300517



Tender Notice No.: 16408(1)/NIFT/SGR/Admin/Hostel on Rent/2018/060 Dated: 15.07.2019

## NATIONAL INSTITUTE OF FASHION TECHNOLOGY, SRINAGAR

### HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

#### ESSENTIAL FEATURES OF REQUIRED ACCOMMODATION

1. The capacity of Building should accommodate around 100-120 students.
2. The distance between NIFT campus and hiring building should be within 8-10 KM.
3. The hostel building is required to accommodate 2 students per room. Separate entry as well as demarcation for both boys and girls will be made in hostel premises. Proper lighting and Boundary wall all around the premises with all the safety concerns be maintained by the hostel owner.
4. The accommodation should have well ventilated and airy rooms with habitable condition, hygienic environment, neat and clean.
5. Ample number of bathrooms and toilets must be in good condition and hygienic for required No. of students with installed Geyser or hot water facility.
6. The adequate size of room should be filled with SUFFICIENT tube light/LED light, fans and also one wardrobe, study table, chair be provided to each student.
7. Electricity and Potable Water for drinking, bathing and cooking, must be available round the clock.
8. All the sanitary and water supply installations connections must have been provided in the facility.
9. Electrical installation and fittings like power plugs, switches, charging points etc must be in place.
10. In emergency 24x7 days power backup / generator facility should be available. Fuel and other service/maintenance charges be borne by the owner. NIFT Srinagar will not make any payment regarding the fuel /service /maintenance charges.
11. The building should have suitable provision and adequate space for running Kitchen/Mess and Dining hall for students.
12. The electricity & water supply service shall be provided by the owner at his own cost & expenses.
13. The Service provider/ Building owner must provide document of Sanctioned Electricity load.



Tender Notice No.: 16408(1)/NIFT/SGR/Admin/Hostel on Rent/2018/060 Dated: 15.07.2019

## NATIONAL INSTITUTE OF FASHION TECHNOLOGY, SRINAGAR

### HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

#### TERMS & CONDITIONS

1. National Institute of Fashion Technology is desirous of hiring suitable Buildings / accommodation for Hostel for required No. of Students (approx. 100-120 Students) located in and around NIFT Srinagar within 8-10 KM radius on entirely temporary basis initially for a period of One year on monthly rental basis. The hostel building is required to accommodate 2 students per room.
2. No commercial activity other than the Hostel will be carried out in the rented/ leased premises.
3. Regular Potable water and electricity should be available and necessary standby arrangements would be provided for water & electricity.
4. Selected party shall be required to execute a lease agreement containing detailed terms & conditions with NIFT Srinagar, in accordance with the provisions of the law applicable.
5. The Agreement shall be signed for a period of ONE year which may be extended for a further period on mutually agreed terms and conditions on the satisfactory report of the students for further two years.
6. Building offered must be free from all encumbrances, claims and legal disputes etc.
7. The electricity and water supply lines / connection shall be provided by the owner at his own cost and expenses. However, the NIFT Srinagar 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. The owner has to install a separate electric meter for the total electric consumption of NIFT uses.
8. Building should be preferably available in working condition with all the safety features and with Safety Certificate
9. The NIFT Srinagar reserves the right to consider/reject any such proposal without assigning any reason. In case of rejection of application, the decision of competent authority will be final and binding and the party shall not be entitled to any compensation what so ever for non-issue of work.
10. The decision of the NIFT Srinagar will be final in case of any dispute arising in the implementation of the terms of the contract.
11. Service Maintenance charge should be mentioned, if any. NIFT Srinagar will not pay any Holding Tax or dues for hired building.



(3)

Tender Notice No.: 16408(1)/NIFT/SGR/Admin/Hostel on Rent/2018/060 Dated: 15.07.2019

12. The building should have been properly constructed as per the approved safety plans.
13. All property tax, all municipality tax, local taxes will be included in the rent. To Furnish details of such viz. Property tax, all Municipal Taxes and other Local Taxes being levied and paid in respect of the accommodation offered.
14. Clearance Safety certificate from Fire Department, Structure Safety Certificate from Building safety department in case of commercial building.
15. Proper Fire safety arrangements are mandatory.
16. Any other salient aspect of the building which the party may like to mention.
17. 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.
18. **SECURITY:** The selected party has to submit Performance Security @ 5% of the annual rental value in form of a Bank Guarantee valid for six months after the expiry of the Lease Agreement period.
19. **EMD:** A Demand Draft of **Rs. 30000/-** (INR Thirty Thousand Only) is required to be deposited as Earnest Money Deposit (EMD) in favour of **NATIONAL INSTITUTE OF FASHION TECHNOLOGY, SRINAGAR** payable at Srinagar. The EMD money of successful bidder will be adjusted against the Security Deposit.
20. **PAYMENT:** NIFT Srinagar will only be liable to pay fixed monthly charge, electricity and water supply on the basis of actual consumption and fixed monthly Service Maintenance charge if any. Payment will be made by cheque /RTGS/NEFT month wise on submission of bill.
21. If building capacity will be found not suitable accommodation for 100-120 students, then the rent will be paid only for actual student accommodation strength of building and payment will be made on pro-rata basis based on rent mentioned above subject to decision of committee constituted by the Director, NIFT Srinagar.
22. NIFT Srinagar will not be liable to pay any charge for the normal wear and tear of fittings and fixtures in the Building premises.
23. **PENALTY CLAUSE:** The NIFT Srinagar reserves the right to check and inspect the Hostel premises on regular basis by the authorized Officials / Committee. In case of any deficiency or deviation in services from the clauses mentioned in the EO/Agreement may impose penalty will be imposed of **Rs.1000/-** on each occasion on the service provider / building owner for those deficient services. The penalty NIFT decision.
24. **TERMINATION:** The Agreement may be terminated by giving **two month notice** by the either party to the Agreement.



Tender Notice No.: 16408(1)/NIFT/SGR/Admin/Hostel on Rent/2018/060 Dated: 15.07.2019

## NATIONAL INSTITUTE OF FASHION TECHNOLOGY, SRINAGAR

### HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

#### PREPARATION & SUBMISSION OF PROPOSALS

1. The Applicants/Tenderers are advised to go through the tender documents and understand the requirement and terms and conditions specified therein before submitting the tender.
2. National Institute of Fashion Technology (at present running at Rangreth Srinagar) invites tender **under two bid systems** for hiring of building for hostel accommodation for 100-120 students located in and around NIFT Rangreth within 8-10 KM radius on Monthly Rental Basis.
3. Eligible and competent Service Providers, Building owners/Agencies are requested to submit their offer in prescribed application form under two bid systems in the standard formats prescribed in the Tender documents, displayed as **TECHNICAL BID** Annexure : 1 & **FINANCIAL BID** as Annexure :2 in two separate sealed envelope subscribing the name of the bid on each envelop.
4. The tender documents can be downloaded from the NIFT Srinagar website [www.nift.ac.in/srinagar](http://www.nift.ac.in/srinagar) OR can be obtained from NIFT, SIDCO Electronic complex Rangreth Srinagar in person on any working day after publication of this notice by paying **Rs. 500/-** as tender fee in the form of DD in favor of NIFT payable at Srinagar.

If the tender documents downloaded from the website, the bidders must attached a DD of Rs. 500/- towards tender fee in favor of NIFT payable at Srinagar.

5. All the requisite information should be filled up in prescribed form and the filled up application form, relevant information and required document should clearly readable and all the pages of the document should be signed by authorized signatory.
6. **PREPARATION OF BIDS:** The offer/bid should be prepared in two bid systems (i.e.) in prescribed format as Technical bid and financial bid. The technical bid should consist of all technical details along with commercial terms and conditions and sporting documents. Financial bid should indicate only price.

Technical Bid: Technical Bid should contain the following:

- I. **Technical Bid:** Technical Bid should contain the company Profile on printed letter head of the Bidder's firm in prescribed TENDER FORM as **TECHNICAL BID FOR PRE-QUALIFICATION** in ANNEXER "I" along with all other required information /documents etc.

Technical Bid shall contain papers regarding:

- a. Filled up application for **TECHNICAL BID FOR PRE-QUALIFICATION** Prescribed as **Annexure-"I"** duly signed on each page by the authorized signatory of the bidder as a mark of acceptance of all conditions of the tender.



Tender Notice No.: 16408(1)/NIFT/SGR/Admin/Hostel on Rent/2018/060 Dated: 15.07.2019

- b. Ownership document of the building Or Agreement Copy if the premise is on lease.
- c. Fire safety certificate from fire safety department.
- d. Structural safety certificate from competent authority (Both in case it is a commercial building).
- e. Document for sanctioned Electricity load.
- f. Income Tax /PAN Registration Certificates (attach copy)
- g. GST no. and certificates(attach copy)
- h. All other requisite documents in support of Bid
- i. Tender Fee of Rs. 500/-
- j. EMD of Rs. 30000/-

**II. Financial Bid:** Financial bid should contain Providers/ Building owners/Agencies name and **monthly Rental** including all charges to be quoted by bidder. The Financial proposal shall not include any conditions to it and any such conditional financial proposal shall be rejected summarily. The Financial bid has to be submitted in the format as Prescribed in TENDER FORM as FINANCIAL BID ANNEXER "II".

**III.** These envelopes should be securely sealed separately and clearly marked as "Envelope No: 1-Technical Bid" and "Envelope No: 2-Financial Bid" respectively.

**IV.** The envelopes containing the Technical bid, financial bid, shall be placed into an outer envelope and sealed. This outer envelope shall bear the submission address and "**BID FOR HIRING OF BUILDING FOR HOSTEL ACCOMMODATION FOR NIFT Srinagar**". It will also mention the name of the Providers/ Building owners/Agencies with address.

7. The NIFT Srinagar shall not be responsible for misplacement, losing or premature opening if the outer envelope is not sealed and / or marked as stipulated. This may be reason for rejection of the bid. If the financial proposal is not submitted in a separate sealed envelope duly marked as indicated above, this will constitute grounds for declaring the proposal non-responsive.

8. Tender documents duly filled in, complete in all respects should reach the Director, NIFT campus, SIDCO Electronic complex, rangreth, Srinagar 191132 J& K. Last date for submission of Tender (EOI) is **22.07.2019 at 12:00 pm** and received tender will be opened on the same day at **12:30 pm** in the presence of the renderers or their representatives, if they so desire, at NIFT Srinagar.

9. Technical bids submitted by the bidders would be examined and their premises would be inspected by the committee constituted by the NIFT Srinagar.

10. The financial bids of only those bidders will be opened whose premises have been found to comply with the technical requirements and essential features of the hostel duly recommended by the committee consisting of NIFT officials / students representatives.



Tender Notice No.: 16408(1)/NIFT/SGR/Admin/Hostel on Rent/2018/060 Dated: 15.07.2019

ANNEXURE- I

Tender Notice No. :

**APPLICATION FORM**

**HIRING OF BUILDING FOR HOSTEL ACCOMMODATION FOR NIFT Srinagar**

Sl. No.	Requisite information	Firms Response
1.	Name of the Service Provider(s)/ Building owner(s)/Agencies	
2.	Full Address of the Service Provider(s)/ Building owner(s)/Agencies	
	Telephone/Mobile No.	
	E mail ID	
3.	a) PAN No. b) GST No Details Attach copies for the documentary proof )	
4.	Legal Status of Holding: 1. Building Proprietorship 2. Building Partnership 3. Building on Lease 4. Other. Specify. (Attach the documentary proof)	
5.	Detail Location & Address of Building offered to be as HOSTEL Premises	
6.	Total Area offered for rent : a. Total Carpet Area (in Sq. ft) b. Total covered Area (in Sq. ft) c. Total Plinth Area (in Sq. ft)	
7.	Distance of offered Hostel Premises from NIFT Srinagar Rangreth campus with layout and drawing of Hostel Premises.	





Tender Notice No.: 16408(1)/NIFT/SGR/Admin/Hostel on Rent/2018/060 Dated: 15.07.2019

8.	Road width (In Feet)/Landmark where the accommodation is situated.	
9.	Building with valid license including compliance of Fire Safety norms?	
10.	Have Lift Provision in offered Building? (Optional)	
11.	Have Valid Electric Power in offered Building?	
12.	Have alternate provision of Electric supply in the offered Building?	
13.	Are there any items or special services Charges 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.	
14.	Attach the Following documents : 1. Ownership Documents 2. Building approved Drawings 3. Structure Certificate 4. Fire Safety clearance Certificate ( as mentioned in Serial No. 9) 5. Sanctioned Load from respective Authorities for Electricity.	
15.	Agreed to provide all amenities as per tender document i.e. the building owners has to provide <b>one single bed, one study table one chair, one mattress and one cupboard with lock and keys inside the room for each student i.e. two sets of each item in one room for two students. The dining hall be well equipped with seating arrangement of at least 100-120 persons. Additional features/facilities if provided by the owner the same may be mentioned in a separate sheet. However NIFT Srinagar will not pay any extra charges other than rate quoted by the agency in Anx II.</b>	
16.	Agreed to sign for a period on one year which may be extended for a further period?	



Tender Notice No.: 16408(1)/NIFT/SGR/Admin/Hostel on Rent/2018/060 Dated: 15.07.2019

17.	Agreed to deposit security as specified?	
18.	Whether agree to abide by the terms and conditions of the tender document? In the event of award of the contract?	
19.	Name of Contract Person & Mobile No.	
20.	Details Of Bank :	Name of Bank: ..... Account No. : ..... Account Holder: ..... IFSC Code: ..... MICR Code: .....
21	Payment Terms agreed as Specified in tender documents.	
22	Tender Fee of Rs. 500/-	
23	EMD of Rs. 30000/-	

This is to certify that all the information stated above is true and correct to the best of my/our knowledge. I/We understand and accept the terms and conditions and further accept that if there in any suppression, fabrication and misstatement of facts in any form will at once result in cancellation of my application/ contact and that NIFT Srinagar reserves its rights to take such action as it may deem fit in such an eventuality.

(Signature of the authorized Signatory)

Name of Signatory: .....

Date: .....

Place: .....



Tender Notice No.: 16408(1)/NIFT/SGR/Admin/Hostel on Rent/2018/060 Dated: 15.07.2019

ANNEXURE- II

Tender Notice No. :

### FINANCIAL BID

#### HIRING OF BUILDING FOR HOSTEL ACCOMMODATION FOR NIFT Srinagar.

Sl. No.	Description of Charge	Amount (Rs.)
1.	Rent of Premises for maximum upto 50 rooms (@one room for 02 students= 100 students) for One month (with the requirement as per serial no. 15 of technical bid)	In Figures (Rs.)..... In Words (Rs.).....
2.	Service Maintenance Charges Monthly (If any)/	In Figures (Rs.)..... In Words (Rs.).....
	Total	

**Note:** 1. Building should have the capacity of 50 rooms to accommodate at least 100 students. Rent will be paid for minimum 50 rooms. In case the requirement of more rooms, payment will be made @ per room on pro- rata basis on the above quoted rates.

2. Charges for electricity and water supply shall be borne by the NIFT on submission of original bills as per actual.

3. No other taxes will be paid to the service provider except GST as applicable.

4. Hired premises shall not be shared by other/s except NIFT.

Signature of the authorized Signatory)

Name of Signatory: .....

Name of the Service Provider(S)/

Building owner(s)/ Agencies: .....

Date: .....

Place: .....