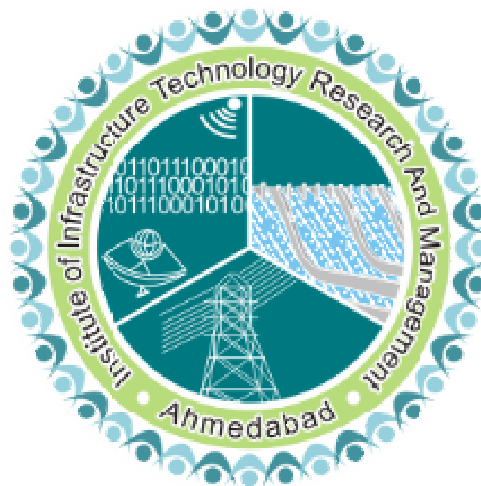


# EXPRESSION OF INTEREST (EOI)

## For providing Hostel Services

13, May 2015



## INSTITUTE OF INFRASTRUCTURE, TECHNOLOGY, RESEARCH AND MANAGEMENT, AHMEDABAD

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## 1. INTRODUCTION, BACKGROUND& OVERVIEW

1. IITRAM is a premier educational institute enacted under the Legislature Act No. 5/2013 of Govt. of Gujarat. The institute has started academic activities in July, 2013. Initially the institute offered undergraduate courses in the field of Civil and Electrical engineering. Since academic year 2014-15 the institute is also offering undergraduate course in the field of Mechanical engineering. The institute is also planned to offer various undergraduate and post-graduate as well as research facilities for the benefit of students.
2. The institute is looking for well-maintained Boys **Hostel within a radius of five kilometers from its location for about 100 Boys Students on twin sharing basis**. However, this condition can be relaxed in case of good features of property such as location, amenities / safety & facilities / public conveyance including distance, etc. as may be decided by the IITRAM. Being premier education institute of International repute, the Authorities do not want to **compromise** with the **quality of the infrastructure** being provided in the hostel.
3. The objective of this document is to empanelment of Hostel Service Providers with IITRAM for providing the hostel facilities to the students.

## **2. TERMS AND CONDITIONS**

1. The Hostel Service Providers shall adhere to the laws of the land, the principles of good industry practice, and any other legal, statutory and regulatory norms, sanctions and permits which are applicable from time to time and shall be responsible for acquiring all approvals and meeting all statutory obligations for the Project.
2. Neither IITRAM, nor its employees or consultants accept any liability or claim of any sort in relation to this EOI, make any representation or warranty as to the accuracy, reliability or completeness of the information in this Expression of Interest (hereinafter called the “EOI”) and it is not possible for IITRAM to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI. Each Service Provider should conduct his/its own investigations and analysis and check the accuracy, reliability and completeness of the information in this EOI and obtain independent advice from appropriate sources.
3. IITRAM reserves the right to change, modify, add to or alter the process including inclusion of additional criteria, right to ask for additional information and to ask explanations and clarifications and the right to reject any or all of the proposals submitted in response to the EOI. Nothing in the EOI should be relied on, as a promise or representation as to the future.
4. The courts at Ahmedabad shall have jurisdiction over any dispute regarding this EOI. Proposals must be made directly and must not be through subsidiaries or joint ventures/ consortiums / partnership.
5. The contract is valid for the period of two years subject to following terms and conditions and will be reviewed for renewal, as per the IITRAM rules.
6. The contract may be renewed on mutually acceptable terms and conditions for further period on the basis of performance. The lease contract can be terminated by the Lessee after giving two month notice to the Lessor without assigning any reason for doing so.

7. The hostel owner should provide Hostel accommodation for about 100 boys students on twin sharing basis to IITRAM Ahmedabad.
8. The Institute will pay building rent on monthly basis for the building taken on rent and same will be released by IITRAM in the succeeding month.
9. The hostel owner will provide good quality infrastructure i.e. one bed, one mattress, pillow, one study table & chair, one Almirah to each student and one dustbin and one door mat in each room. However, this is not mandatory. Institute can hire empty premises also.
10. The hostel owner will provide the rooms with attached bathroom and toilets with facilities of hot water inter-alia having good ventilation / exhaust etc.
11. The hostel owner will provide clean drinking water & adequate number of water purifiers (RO Water Purifier) will be installed in the hostel premises along with Water Coolers.
12. The Hostel "if selected" as per adequate requirement which depends on numbers of hostellers, should be ready for occupation from July, 2015 positively.
13. The Maintenance charges (Electrical/ Fittings & Fixtures etc.) will be arranged & cost borne by IITRAM after taking possession of premises. In case of any damage due to the carelessness of the student, the same will be recovered from the concerned student.
14. The hostel owner will not sell or sub-let the property given on rent to IITRAM Ahmedabad or any part thereof without the written permission from the Registrar, IITRAM Ahmedabad, during the tenure of this lease agreement. Also IITRAM will be indemnified from all such legal proceedings arising from such dispute(s) if any.
15. The round o'clock Security Guards and Housekeeping Services will be provided by IITRAM, Ahmedabad.

16. The electricity charges as per actual consumption would be paid by the IITRAM Ahmedabad and bill will be raised by the Hostel owner to the IITRAM as per meter readings of the said building occupied by IITRAM. If IITRAM notices any misuse of electricity, the same shall be deducted accordingly after mutual discussion.
17. Hostel owner will also attach the copy duly attested by Gazette officer of all the statutory building permission with approved map / Registry by from various statutory/ local body/ any other agencies for construction & usage of the building as hostel.
18. The hostel owner will pay water supply bill on the basis of separate sub-meter installed for the premises of IITRAM Hostel, Ahmedabad and as per the readings of the meters, to the statutory body, Ahmedabad. The contractor / hostel owner will be responsible for 24 hours of uninterrupted water supply in hostel premises, failure to do so will amount to a serious breach of this agreement.
19. The hostel owner will pay and discharge all the statutory charges, taxes, ground rent or penalties of any nature including municipal taxes, water taxes whatsoever levied by any local authorities, municipal authority or any Statutory Development Authority or a Government Department or agency in relation to said premises. Institute will be liable to pay only monthly rent along with electricity charges as per the actual consumptions.
20. The hostel premises should have adequate space for the parking of vehicles.
21. Any conditional offers or any alternations/corrections made in the EOI form will not be considered. Similarly incomplete and unsigned EOI documents are liable to be rejected straightway.
22. Dispute, if any, arising out of the lease agreement for providing of premises of hostel will be settled by mutual discussion within a period of seven days, In case the same is not settled amicably, than the decision of Registrar, IITRAM Ahmedabad will be final and binding on the hostel owner.

23. The premises of the hostel will be clear from encumbrance and must be in the name of Hostel Owner only.
24. Preference will be given to the hostel premises located within the vicinity of at IITRAM Campus & preferably nearby main road, market, security, safety, good locality and good ambiance.
25. The rooms must have attached adequate moving space and proper ventilation, besides toilets for students.
26. The EOI submitted by the bidders will remain valid for a period of 60 days from the date of opening of EOI.
27. The Official team of IITRAM will visit the offered premises on mutually convenient time for checking the credentials.
28. For further information, one can contact at Office of IITRAM in person or e-mail at [office@iitram.ac.in](mailto:office@iitram.ac.in)
29. The important date of this EOI is mentioned below:

<b>Sr. No.</b>	<b>Particulars</b>	<b>Date</b>
1	EOI – Publishing in News Papers	13/05/2015
2	Bid Submission on or before	28/05/2015, 15:00 hrs

### **3. PROCEDURE TO BE FOLLOWED**

Hostel Service Providers must submit the covering letter and the Hostel Facilities and Hostel Rate Chart. The Hostel Facilities and Hostel Rate chart must be submitted for each hostel facility building separately. However adjoining buildings or buildings on the same road within 100 metres of each other may be construed as one facility for the purposes of the EOI.

The documents to be submitted must be given in a spiral bound book with each page numbered and indexed with a table of contents, (Data must be bound separately for each category within the said spiral bound book)

#### **Submission of the Proposals**

The two covers of the proposals organized as above, shall be placed in a single sealed outer envelope, with the following inscription:

**Registrar  
Institute of Infrastructure, Technology, Research  
And Management  
Nr. Khokhra Circle, Maninagar (E),  
Ahmedabad-380 026.**

#### **Hostel Service Provider**

**Name of the Hostel Service Provider:** \_\_\_\_\_

**Area / Location in which the Hostel Service is Offered** \_\_\_\_\_

The Hostel Service Provider can submit the same by registered post/ courier or submit the proposals in person, so as to reach the above mentioned address by **15:00 hrs on 28-5-2015.**



## 4. COVERING LETTER – HOSTEL SERVICE PROVIDERS

Date:

To  
Registrar,  
Institute of Infrastructure, Technology, Research And Management (IITRAM),  
Nr. Khokhra Circle, Maninagar (E),  
Ahmedabad-380026.

**Dear Sir,**

***Sub.: Providing hostel services for students of IITRAM***

Please find enclosed (Annexure-1) my/our submission in respect of Hostel Service for students of Institute of Infrastructure, Technology, Research And Management in response to the *Expression of Interest* (referred to as “EOI”) Document.

I/ We hereby confirm the following:

1. The submission is being made by \_\_\_\_\_  
(*name of the Hostel Service Provider*) in accordance with the conditions stipulated in the EOI issued by the IITRAM.
2. I/ We have examined in detail and have understood the terms and conditions stipulated in the EOI Document issued by IITRAM. I/ We agree and undertake to abide by all these terms and conditions. My/ Our Proposal is consistent with all the requirements of submission as stated in the said EOI Document issued by IITRAM.
3. I/ We confirm that the Hostel building / activity / business is registered with respective Government Department / respective City Corporation. We also confirm that the building (s) are safe and have complied with all the building regulations prescribed by the city corporation. We also state that the building is secure and has never been used for any illegal activities punishable under the law.
4. I/ We further confirm that we have not offered nor will offer any illegal gratification in cash or in kind to any person or agency in connection with the EOI/ Proposal.
5. I/ We confirm that I/ we have never been jailed or convicted of any criminal or civil offence.
6. I/ We confirm that I/ we have never been blacklisted in or debarred from any empanelment/ tendering process anywhere till date.

For and on behalf of :

Signature :

(Authorized Representative and Signatory along with seal)

Name of Person :

Designation :

## ANNEXURE – 1 : Hostel Facilities and Rate Chart

*To be filled by IITRAM:*

Service Provider Reference	
Proposal Reference	

### Overall Communication Address:

1.	Contact Person	
2.	Permanent Account No. (PAN)	
3.	Full Address with PIN	
4.	Landline No.	
5.	Mobile No.	
6.	E-mail ID	
7.	Name of Hostel with Address	
8.	Total Capacity (No. of rooms with Toilet)	
9.	Total Capacity (No. of rooms without Toilet)	
10.	Total Capacity (No. of beds)	
11.	Total rent of the premises	

Dated: \_\_\_\_\_

Name & Signature with stamp of the

Place:- \_\_\_\_\_

Authorized Signatory

## CHECK-LIST

<b>Required Documents</b>	<b>Attached / Not Attached</b>
Self-attested copy of PAN Card number under Income Tax Act.	
Self-attested copy of Service Tax Registration & No.	
Photographs of the hostel premises (internal and external), providing a clear view of the hostel premises.	
Copy of terms & conditions and every page of the tender duly signed and seal of the firm, in token of acceptance of terms and conditions and tender as quoted.	
Attested copy of the registry of the hostel premises, which be in the name of hostel owner.	
Hostel owner should take all the permissions / approval from various statutory/ local body / any other agencies for operating / use of his building premises as Boys hostel and submit the copy of the same to the IITRAM.	
Hostel owner should also attach copy of all the statutory building permission with approved map / Registry from various statutory / local body/ any other agencies for construction of the hostel building.	