

# University of Kashmir

## **SOUTH CAMPUS**

Highground, Fatehgarh Anantnag-192101

### **Tender for hiring of Buildings/Hostel Accommodation**

South Campus is desirous of hiring suitable Buildings/Hostel Accommodation for establishing **Girl's Students Hostel**, preferably in close vicinity of Campus, on entirely temporary/contract basis initially for a period of one year extendable by mutual consent.

Therefore, bids are invited from the interested persons/parties on the prescribed application form, which along with general terms & conditions can be had from our website <http://southcampus.uok.edu.in> . The interested parties can also obtain the same from the Office of the South Campus on any working day between 10:00 am to 04:00 pm.

The tender filled in all respects must reach the Director South Campus along with a Demand Draft for Rs.1,000/- on account of Application Processing fee in favour of the Director, South Campus.

Last date of Sale of Tender: 20.07.2017

Last date of submission of Tender is: 20:07:2017

Date of Opening of Tender: 25:07:2017

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- Therefore, Tender is invited from the interested persons/parties on the prescribed application form, which along with general terms & conditions of tender are available on South Campus Website; <http://southcampus.uok.edu.in> Or may obtain the same from the office of the undersigned.
1. The rent rates shall be as are got assessed by the Campus from PWD or any other agency/committee.
  2. The application should accompany with a Demand Draft for Rs.1,000/- on account out of Application Processing fee in favour of the Director, South Campus. The Tender documents complete in all respect should also accompany with EMD of Rs.5000/- (Rupees Five Thousand only).
  3. Buildings should be located in close vicinity of South Campus.
  4. Buildings offered must be free from all encumbrances, claims and legal disputes etc. Documentary Proof of ownership of Building, payment of all Taxes, Duties, Dues, Telephone, Water, Electricity charges etc. must be submitted along with this Tender Document.
  5. Selected party shall be required to sign a Lease Agreement with the designated authority in South Campus, in accordance with the provisions of the law applicable. The Agreement shall be signed initially for a period of one year extendable by other periods as per the requirements of the user with mutual consent only.
  6. Monthly rent should be quoted on a fixed basis for the entire Agreement Period of about one year. Incremental/Department rates of rent for the extended period may also be indicated in percentage terms. Quoting parties may note that no increase in rental Charges per month will be allowed during the Agreement period.
  7. The Parties may furnish complete details in the application form attached with this document (Annexure-I).
  8. All existing and future rates, taxes including property taxes, assessment charges and other out-going what so ever of description in respect of the said premises payable by the owner thereof, shall be continued to be paid by the landlord/Owner of the property.
  9. The Electricity & Water Supply lines/ connection shall be provided by the owner at his cost & expenses. However, The South Campus shall pay all running charges with respect to electric power, light and water charges on the said premises during the lease period.

## 10. Commencement & Termination

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. The agreement shall be terminated by giving one month notice by the South Campus without giving any reason. However, during such notice period the buildings/accommodation shall remain in the possession of South Campus. The second party or contacted parties shall terminate this agreement by giving two month's notice with valid reasons.

## 11. Indemnification

The party (ies) shall keep the South Campus indemnified against all claims/litigation in respect of the buildings/ accommodation so hired by Campus, whatsoever.

## Terms of payment

12. The rent charges shall be paid at the fixed rate at the end of each month or as per the lease Agreement entered into with the party on the Terms & Conditions mutually agreed upon.

13. The monthly payment of rent shall be subject to deduction of Tax as per rules.

14. The South Campus may, at anytime during the currency of the Lease Period/extended Lease Period, make such structural alterations to the existing building such as partitions, office fixtures and fittings as may be easily removable.

15. Interested parties should return the complete Tender document, including Annexure-I, duly filled in and ink signed at the bottom of each page, in token of having accepted the terms and conditions. These documents as well as additional information and the documents called for in Tender document should be sealed in an envelope superscripted:

**“TECHNICAL DOCUMENT FOR HOSTEL ACCOMMODATION FOR SOUTH CAMPUS”** Price Quotation for monthly rent, in lump sum, be put in second envelop duly wax sealed and superscripted:

**“FINANCIAL DOCUMENT FOR ACCOMMODATION FOR SOUTH CAMPUS”**

Both these envelopes may then be put in another bigger separate cover. This third cover may also be wax sealed and bear superscription:

**“TENDER FOR HIRING OF BUILDINGS BY SOUTH CAMPUS DUE ON \_\_\_\_\_”**

16. The Tender document, duly filled in, should reach the office of the Director, South Campus.

17. Requests received against the Tender shall be processed in two parts. All information and documents furnished in response to this invitation including Annexure I shall be deemed to be a technical offer. In the event prices are indicated by the party in the technical Document, the Tender request shall

stand rejected. Details furnished in the Technical Offer shall be assessed/evaluated by a Committee appointed in by South Campus for the purpose. Price quotation of only those bidders/Parties shall be opened on a later date whose Technical Offers are found acceptable and suitable to South Campus.

18. In the event of Technical offer being found acceptable, the selected party will be required to furnish the original copy to the title Deed of the Property along with proof of identity of the owner along with photograph(s), before the price bids are opened. Original Documents shall be returned after decision is taken to open price bids or otherwise

**Application Form**

1. Name of Person / Party owing the property:

2. Whether single ownere or co-owned:

3. Full Postal Address of Property with PIN code:

Email:

Mobile:

Landline with STD code

4. Built up Area in Sq. feet (Floor wise):

OPTION 'A'

OPTION 'B'

5. Distance ( in K.M. ) from South Campus

6. Contact Person (Name):

Telephone No. With STD code:

Fax:

Email:

7. ESSENTIAL DOCUMENTS FURNISHED:

(Please Tick Mark the Correct Option)

(I) Copy of TITLE DEED OF THE PROPOSED PROPERTY: YES No

(II) Copy of BUILDING PLAN duly approved by any Govt. organization:

8. PLEASE INDICATE:

(i) Whether it is an Independent Building for exclusive use of SOUTH CAMPUS without sharing with any other user. YES No

(ii) General Amenities / toilets available with each flat: YES No

(iii) 100% Power Backup: YES No

(iv) Parking Space: YES NO

(v) Yes, how many vehicles can be parked? :

(vi) Any Temporary Structure Built up with Area of each such Structure YES No

(vii)	Whether proposed building is free from all : encumbrances, claims, litigations.	YES	No
(viii)	Whether Proposed Site is : PHYSICALLY VACANT/READY TO OCCUPY	YES	No
(ix)	Whether all govt. dues,(property) Taxes: Electricity, Telephone, Water Bills are paid up as on date of application with (DOCUMENTARY PROOF should be provided)	YES	No
(x)	Water Storage Tanks fitted on the roof : If Yes, Water Storage Capacity (In Litres)	YES	No
(xi)	Whether the Landlord of the Building is: a near relative of any of the personnel of Campus	YES	No
(xii)	Other Information which the Indenting Party wishes to furnish _____		