



NATIONAL INSTITUTE OF FASHION TECHNOLOGY

(A statutory body governed by the NIFT Act 2006 and set up by the Ministry of Textiles, Govt. of India)

EXPRESSION OF INTEREST (EOI) DOCUMENT FOR HIRING 02 BHK SEMI-FURNISHED GUEST HOUSE ACCOMODATION

NIFT (Bhopal Centre) NIFT Block, M.P. Bhoj(Open) University Campus,
Kolar Road, Bhopal – 462016 (M.P.)

Ph:2493636/3385; Website : www.nift.ac.in/bhopal

EOI NO. : NIFT/BPL/ADMIN/GUEST HOUSE/13126/2009

TIME SCHEDULE FOR EXPRESSION OF INTEREST (EOI) PROCESS:

Date of publication of EOI notification in newspaper as well as NIFT Bhopal official website commences from	24.11.2020
Last date and time for submission of duly filled in EOI	30.11.2020 till 04:00 pm.
Date and Time of the opening of Technical EOI	30.11.2020 till 04:30 pm. in the presence of such of the owners / vendors / parties or their representative.
Date and Time of the opening Financial Bids	Will be notified to the shortlisted Owner / Vendor / Party

Note: This EOI document contains 08 Pages (total no. of pages including Annexure A and B) and owner / vendor / party are requested to sign on all the pages.

Correspondence Address : Joint Director, National Institute of Fashion Technology, NIFT Campus, NIFT Block, M.P. Bhoj (Open) University Campus, Kolar Road, Bhopal – 462016 (M.P.)

1. **INTRODUCTION:**

National Institute of Fashion Technology (NIFT) was set up by the Ministry of Textiles, Government of India in 1986 which has been accorded statutory status under the Act of Parliament in 2006 (NIFT Act 2006) for the promotion and development of education and research in field of Fashion Technology. NIFT provides fashion business education across the country through its network of 16 centers. It provides four years under graduate (UG) program in design and technology, two years post graduate (PG) program in design, fashion management & fashion technology and short duration education program to address the specialized needs of professional and students in the field of fashion. NIFT has its head office at New Delhi with its campuses located at Bengaluru, Bhopal, Bhubaneswar, Chennai, Gandhinagar, Hyderabad, Jodhpur, Kangra, Kannur, Kolkata, Mumbai, New Delhi, Panchkula, Patna, Raibareli, Shillong and Srinagar.

Presently, NIFT Bhopal has been functioning from its transit campus at MP Bhoj (Open) University Campus, Kolar Road.

2. **INVITING EXPRESSION OF INTEREST (EOI)**

NIFT Bhopal invites Expression of Interest (EOI) for 02 BHK Guest House (Semi-furnished) Accommodation within 03 Kilometer from National Institute of Fashion Technology, NIFT Block, M.P. Bhoj (Open) University Campus, Kolar Road, Bhopal – 462016 (M.P.) from the owner / vendor / party for providing the facilities like attached washroom in both the rooms, modular kitchen, equipped with electrical fittings including fans, tube-lights and Almirahs in both rooms, hall etc. Monthly Electricity charges will be borne by NIFT Bhopal

In case of any clarification required relating to this tender, the same can be sought from the following officer of NIFT:

Assistant Director,
NIFT Bhopal,
Phone number 0755 – 2493636,
Email: ad.bhopal@nift.ac.in

3. **ELIGIBILITY CRITERIA:**

- i) The property of the subject premises should have a clear and marketable title. The owner should have absolute & exclusive ownership of the premises and should have clear, marketable title and undisputed possession.
- ii) **Total plinth area required:** 800– 1200 sq. ft. approx. to accommodate 04 Nos (Four) of people in the 02 BHK (Guest House).
- iii) **Preferred Locations:** Chuna Bhatti, Kolar Road, Bhopal; Palace Orchard Phase: I/ II; Fortune; Mandakini, Shalimar Park; Shalimar Garden; Shahpura; CI Homes; CI Park; Amarnath Colony; Sagar Premium Tower; Signature Residency etc. within 03 Kilometer from NIFT Bhopal transit campus, NIFT Block, M.P. Bhoj (Open) University Campus, Kolar Road, Bhopal – 462016 (M.P.).
- iv) **Period of Lease/Rental:** For 11 months only.

4. Submission of EOI: The EOI has to be submitted as per the following details under **Technical and Financial** system:

- a. First part shall consist of Technical EOI (Annexure – A) and Financial bid (Annexure – B). The Technical EOI shall also contain a blank (without price) sheet of the financial bid duly signed. This is to indicate acceptance of the financial bid format. The Technical EOI must be submitted in a separate sealed envelope.
- b. Second part shall consist of only Financial Bid (Annexure – B) and to be submitted in separate sealed envelope.
- c. Both the sealed envelopes of Technical EOI (Annexure – A) & Financial bid (Annexure – B) will have to be submitted in a third envelope, so as to reach the office of Joint Director on or before 31.11.2020.

5. SCHEDULE OF REQUIREMENTS FOR 02 BHK GUEST HOUSE (SEMI-FURNISHED) ACCOMMODATION:

NIFT is looking for a flat / independent house with two bed rooms attached with good sanitary facilities and bathrooms, a hall and a kitchen with the total plinth area covering about 800 to 1200sq.ft. on lease basis. Parking place for at least one vehicle is mandatory. It should have adequate and round the clock water supply and should be centrally located and easily accessible by public transport.

Interested owner / vendor / party who fulfill the above requirements are requested to send in their offers as detailed below::

1. The technical part should contain the following:

- i) Full details with address, layout plan of the offered flat/independent house with details of the area of the rooms etc.
- ii) Copy of duly attested documents of title of ownership of the premises in the name of the owner/ vendor / party.
- iii) Photograph of the front elevation of the building /premises.

2. The financial bid should contain the expected monthly lease rental.

General Requirements:

- i) The lease will be for a period of 11 months only on mutually accepted terms and conditions.
- (ii) The interested owner / party may please note that **No Advance** payment of rent would be remitted by NIFT.
- iii) The owner / vendor / party shall pay all the Maintenance charges (Electrical / Fittings & Fixtures) municipal taxes / water charges / taxes /maintenance charges and other levies for the premises regularly for the lease period and submit copies of the same to NIFT for records. NIFT shall pay only the electricity consumption charges for the premises.
- iv) The offer should be valid for three months from the date of offer and should reach not later than 30.11.2020 till 04:00 pm. The institute further reserves the right to reject all offers without assigning any reasons.

- v) Guest House owner will ensure uninterrupted Power Backup i.e. UPS / Inverter etc. The maintenance of Invertor, Batteries would be borne by the Guest House owner only.
- vi) The Guest House 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 only.

6. INSTRUCTIONS TO OWNERS / VENDORS / PARTIES:

- 1. The owner / vendor / party shall arrange for all statutory clearances such as Municipal, Urban land Ceiling, Nil Encumbrance etc.
- 2. Premises should have all basic amenities like attached washroom in both the rooms, modular kitchen, equipped with electrical fittings including fans, tube-lights and Almirahs in both rooms, hall etc., parking space for vehicles, proper approach from main road etc. Lift in case required, depending on the floor level. The premises should be ready in all respects for occupation.
- 3. In case the premises are owned by more than one owner, such joint owners can quote through one of them holding Power of Attorney for others.
- 4. Broker / Property dealer need not apply. **NIFT does not NEGOTIATE THROUGH BROKERS AND NO BROKERAGE SHALL BE PAID whatsoever.**
- 5. The successful vendors / parties will execute lease agreement with NIFT as per our standard format.
- 6. 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 owner / vendor / party. 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.
- 9. There shall not be any legal case pending /contemplated in any court of law against the ownership of said property.
- 10. If the property is transferred before the end of the lease period, the rights of the lease shall not be affected in any manner whatsoever.
- 11. The deed agreement may be cancelled / terminated by either party by giving 01 month notice period.
- 12. Conditional offers will not be accepted.

Joint Director
NIFT Bhopal
Tel. No.: 0755 – 2493636

TECHNICAL EOI

S. No.	Particulars	Details to be filled in by owner / vendor / party
1.	Name of the owner/s	
2.	Location/ Address:	
3.	Type of building	
4.	Type of construction and age of the building	
5.	Total plinth area (in sq.ft.)	
6.	Area of Rooms (In Sq. Feet.)	
7.	Width of the road in front of the premises.	
8.	24 hrs. Running water facility	Yes / No
9.	a) Whether Electrical supply with separate meter available. b) The guest house space shall require adequate power load for its exclusive use. Hence, owner/ vendor / party to specify how much load is available through Permanent electrical approved load and/or through DG sets etc. Owners to furnish adequate details.	a) Yes / No b) _____
10.	Whether adequate parking facility available	Yes / No
11.	Whether the premises is ready to move-in.	Yes / No
12.	Whether titles of the property are clear and offeror is real owner or power of attorney holder. (Attach copy of ownership document)	Yes / No
13.	Owner to declare that the building/ offered premises is free from seepages / leakages	Yes / No
14.	Photograph of the front elevation of the building / premises attached	Yes / No

During the currency of contract all the minor repairs such as leakage in the water taps and electrical fuses shall be carried out by NIFT. However, all major repair works such as leakage in electricity, bursting of water supply pipes or cracks in the walls or defects in the concealed wiring/sanitary fittings, outside repairs in the building or common area will be carried out by the owner. In case the owner fails to carry out such repairs after being notified by NIFT, the Institute shall be entitled to make the major repairs with mutual consent of the owner and recover such cost from the rent payable to the owner / vendor / party.

I agree to:

1. All the terms and conditions mentioned above
2. Bear all the taxes and cess related to the premises.
3. My / our offer will be valid for the next 03 (Three) months, from the date of offer.
4. I/we agree to lease the premises in favour of NIFT for 11 months.
5. I agree to execute lease deed in NIFT's standard lease deed format.

Signature of Owner / Vendor / Party : _____

Name of the Authorized Signatory: _____

Address: _____

Contact No. _____

Date:

Place:

FINANCIAL BID:

The Financial Bid should be submitted keeping the following in mind.

- a. The rental quoted should be inclusive of all the amenities and building and common maintenance charges and water charges. Monthly electricity charges shall be paid by NIFT directly to the electricity board, based on the actual consumption as per the dedicated meter reading.
- b. The owner/ vendor / party shall pay all the municipal taxes / water taxes and other levies for the premises regularly for the lease period and submit copies of the same to NIFT for records.
- c. The owner / vendor / party should give in figures and words the lease rentals @ Rs. per month, duly signed & stamped by authorized person (in case the owner is a company). Financial Bid duly signed & stamped should be submitted in separate sealed envelope superscribing "Financial Bid for offer of Hiring of 02 BHK Guest House Premises' EOI No. **NIFT/BPL/ADMIN/GUEST HOUSE/13126/2009** as per the format provided herewith. The prices should be mentioned in words as well as figures. In case of any variation between the words and figures, the price mentioned in words shall be final.

FINANCIAL BID

To
The Director
NIFT Bhopal

I / We, hereby submit the financial bid as follows for the property being offered by me/us. It is confirmed that all the points related to the EOI have been mentioned in the Technical EOI and no additional or new point is being mentioned herewith.

1. NAME:
2. ADDRESS:
3. Address of the property:
4. Plinth area offered: _____ Sq.ft.
5. **Monthly lumpsum rent quoted.(Rs.):**
in Figures Rs. _____ **in words: Rupees** _____
6. Lease period: 11 months.

Signature of Owner / Vendor / Party : _____

Name of the Authorized Signatory: _____

Address: _____

Contact No. _____

Date: _____; **Place:** _____

7. UNDERTAKING FROM THE OWNER / VENDOR / PARTY

To,

Director
National Institute of Fashion Technology
NIFT Bhopal

Dear Sir/ Madam

We hereby unconditionally accept all terms and conditions mentioned in **“EOI Enquiry for “Hiring of 02 BHK Guest House (Semi-furnished) Accommodation”** for NIFT Bhopal Centre.

(Authorized Signatory)

(Company Seal)

Date: