



राष्ट्रीय फैशन प्रौद्योगिकी संस्थान, कोलकाता केन्द्र



EOI No.: 01/2021(Admn-Kol)

राष्ट्रीय फैशन टेक्नालॉजी संस्थान, कोलकाता केन्द्र (वस्त्र मंत्रालय, भारत सरकार)

NATIONAL INSTITUTE OF FASHION TECHNOLOGY, KOLKATA
(A Statutory Body governed by the NIFT Act 2006 &
set up by the Ministry of Textiles, Govt. of India)

NIFT Campus (Kolkata Centre), BLOCK-LA, PLOT-3B, SECTOR-III
SALT LAKE CITY, KOLKATA-700106
Ph:033-23357546: Website: www.nift.ac.in/kolkata

EXPRESSION OF INTEREST (EOI) for Hiring of Guest House Accommodation

EOI NO: 01/2021 (Admn-Kol)

Date of Publication of EOI Notification	09.11.2021
Last Date and Time for submission of duly filled in EOI	18.11.2021 till 4:00 p.m.
Date and Time of the Opening of Technical EOI	18.11.2021, 4:30 p.m. in the presence of the owners/parties or their representatives
Date and Time of the opening Financial EOI	Will be notified to the shortlisted Owners/Parties

Note: This EOI document contains 09 pages (total no. of pages including Annexure A & B) and Owner/party are requested to sign on all the pages.



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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. 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.

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

NIFT Kolkata invites Expression of Interest (EOI) for Accommodation Premises which will be used as Guest House for stay of it's officials/ persons related to NIFT matters. The said Accommodation Premises may be semi-furnished and shall consist of 02/ 03 BHK, one dining/ hall and two (2) bathrooms/ toilets out of which at least one should be attached with one of the bedrooms. The premises should be preferably within the proximity/ same vicinity or preferably within 5 Km to 15 Km from the NIFT Campus (Salt Lake City, Metropolitan area, near E.M.By Pass, New Town/ Rajarhat, Ruby/ Kasba, etc.). Other preferences includes modular kitchen, electrical fittings including Fans, AC, Lights, cupboards, Almirahs in the rooms, hall, etc. Apart from rentals, monthly electricity charges will be borne by NIFT Kolkata. In this regard NIFT would like to go for lease agreement preferably **from 01.12.2021**.

3. **ELIGIBILITY CRITERIA:**

- I) The owner should have absolute & exclusive ownership of the premises and should have clear, marketable title and undisputed possession.
- II) **Total Plinth area required:** at least 800 sq.ft. -1200 sq.ft. of 02 BHK/ 03 BHK one dining/ hall and two (2) bathrooms/ toilets out of which at least one should be attached with one of the bedrooms.
- III) **Preferred Locations:** preferably within the proximity/ same vicinity of NIFT Campus, Kolkata or preferably within 5 Km to 15 Km from the NIFT Campus, Kolkata (Salt Lake City, Metropolitan area, near E.M.By Pass, New Town/ Rajarhat, Ruby/ Kasba, etc.). from NIFT Kolkata Campus.



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IV) Period of Lease/Rental: For 11 months only with provision of extension/ renewal as may be required by NIFT

4. **Submission of EOI:** The EOI has to be submitted as per the following details under Technical and Financial system:
- The EOI consists of Technical EOI (Annexure-A) and Financial EOI (Annexure-B) and are to be submitted in separate sealed envelopes superscribed with 'EOI for Hiring of Guest House Accommodation -Technical' and 'EOI for Hiring of Guest House Accommodation – Financial'.
 - Both the above sealed envelopes of Technical EOI (Annexure-A) & Financial EOI (Annexure-B) will have to be placed together in a third envelope superscribed with '**EOI for Hiring of Guest House Accommodation**' and may be sent or dropped in the Drop Box placed in the Purchase section at the following address:
NIFT Campus, BLOCK-LA, PLOT-3B, SECTOR-III, SALT LAKE CITY, KOLKATA-700106 so as to reach the office of Joint Director on or before the due date mentioned above.
The name & address of the Owner/ Party should be mentioned on the cover of this envelope.

General Requirements:

- The lease will be for a period of 11 months only which may be extended/ renew for further periods based on requirement of NIFT on mutually agreed terms and conditions.
- The interested owner / party may please note that **No Advance** payment of rent would be remitted by NIFT.
- The owner / 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.
- The offer should be valid for three months from the date of offer and should reach not later than the due date & time mentioned above. NIFT further reserves the right to reject all offers without assigning any reasons.
- 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.
- 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



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Department or agency in relation to said premises. NIFT will be liable to pay only monthly rent along with electricity charges as per the actual consumptions only.

6. INSTRUCTIONS TO OWNERS / PARTIES:

1. The owner / 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 ac/ 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.
5. Broker / Property dealer need not apply. **NIFT does not NEGOTIATE THROUGH BROKERS AND NO BROKERAGE SHALL BE PAID whatsoever.**
6. The successful owner/ party will execute lease agreement with NIFT as per our standard format.
7. The offered premises shall be evaluated on the basis of the facility offered/quoted. A team of NIFT official may visit the offered premises for evaluation. Financial EOI of only techno commercially recommended/acceptable parties shall be opened for further consideration. No reason(s) and/or explanation, whatsoever, shall be given to unqualified owner / party. NIFT reserves the right to reject any or all the offers or may cancel the EOI without assigning any reason and the decision of NIFT to this effect shall be final and binding on all the owners/ parties participated in the EOI. The lowest offer may not be the only criteria for selection of successful owner/ party; factors, viz. location, plinth area, additional facilities, etc. will also be considered for selection of the successful owner/ party.
8. NIFT will pay the monthly rent by 10th of next month of every completed month. Monthly electricity charges (based on the actual consumption as per the dedicated meter readings) shall be paid by the owner/ party to the Electricity Board within the due date which will be reimbursed by NIFT on submission of the receipt of the same.
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.
13. Any query/clarification with respect to the EOI may get cleared prior to submission; concerned NIFT official(s) may be contacted (033-23357546) in this regard in between 10:00 am to 04:00 pm on any working



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day. However, no query will be entertained/ clarified beyond the due date of submission of the EOI.



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Annexure-A

TECHNICAL EOI

S. No.	Particulars	Details to be filled in by owner/ party
1.	Name of the owner(s)/ Party	
2	Location/ Address of the Accommodation to be rented	
3	Type of construction and age of the building	
4	Total plinth area (in sq.ft.)	
5	Number of Bed Rooms	
6	Number of Wash Rooms/ Toilets	
7	Whether 24 hrs. Running water facility available	Yes/NO
8	Whether Electrical supply with separate meter available	Yes/NO
09	Whether adequate parking facility available	Yes/NO
10	Whether titles of the property are clear and party is the real owner or power of attorney holder	Yes/NO
11	Owner to declare that the building/ offered premises is free from seepages / leakages/ pest/ termite	Yes/NO
12	Whether accommodation will be made ready for lease accommodation preferably w.e.f. 01.12.2021	Yes/NO

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 NIFT may make such repairs done with mutual consent of the owner and recover such cost from the rent payable to the owner / party.



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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 / Party : _____

Name of the Authorized Signatory: _____

Address: _____

Contact No. _____

Date:

Place:



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Annexure-B

FINANCIAL EOI

The Financial EOI 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 the owner/ party to the Electricity Board within the due date which will be reimbursed by NIFT based on the actual consumption as per the dedicated meter reading.
- b. The owner/ party shall pay all the municipal taxes / water taxes and other levies for the premises regularly for the lease period and copies of the same may be submitted to NIFT if so demanded.
- c. The owner / party should give in figures and words the lease rentals @ Rs. Per month, duly signed and stamped by authorized person (in case the owner is a company).
- c. Financial EOI duly signed should be submitted in separate sealed envelope super scribing "EOI for Hiring of Guest House Accommodation –Financial" as per the format provided herewith. The amount 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 considered or the same may be rejected as may be decided by NIFT.

I / We, hereby submit the financial EOI 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. _____



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(in words) Rupees _____

14. Lease period: 11months

Signature of Owner / Party : _____

Name of the Authorized Signatory: _____

Address: _____

Contact No. _____

Date: _____ Place: _____

7. UNDERTAKING FROM THE OWNER / PARTY

We hereby unconditionally accept all the terms and conditions mentioned in EXPRESSION OF INTEREST (EOI) for Hiring of Accommodation for NIFT Kolkata Centre.

(Authorized Signatory)

(with Name/ Seal)

Date: