



Government of India  
Ministry of Skill Development and Entrepreneurship  
Directorate General Of Training (DGT)  
Regional Directorate of Skill Development and Entrepreneurship  
**National Skill Training Institute (W)**  
Bhour (Chatha Road), Near Reen Palace P/O,Bhour Camp.Teh. And Distt,Jammu-181101.(J&K)  
Email: [rdsde-jk-msde@gov.in](mailto:rdsde-jk-msde@gov.in)

**TENDER DOCUMENT  
FOR**

**HIRING OF BUILDING FOR GIRL'S HOSTEL OF THE INSTITUTE**  
**Tender No. NSTI (W)/Tender/2022/1939      Date: 07.05.2022**

## NOTICE INVITING EXPRESSION OF INTEREST (EOI) FOR HIRING OF BUILDING FOR GIRL'S HOSTEL ACCOMMODATION FOR 25 GIRLS STUDENTS AT NSTI(W) JAMMU

National Skill Training (W), Jammu invites Expression of Interest (EOI) for hiring of building for hostel accommodation for 25 girls' students located in and around **NSTI (W) JAMMU** within 5 KM radius on Monthly Rental Basis.

Eligible and competent Building owners are requested to submit their offer in prescribed application form under two bid systems. The application form along with other EOI details and document can be downloaded from the **NSTI(W) JAMMU** website <http://nstijammu.dgt.gov.in>

EOI duly filled in documents, complete in all respects should reach the office of the Registrar, **NSTI(W) JAMMU** Govt. of India, Ministry of Skill Development & Entrepreneurship regional Director of Skill Development & Entrepreneurship, National Skill Training Institute(W), Jammu, Near Reen Palace, Chatta Road, Bhour Camp PO Jammu-181101

**Last date for submission of Tender (EOI) is 28.05.2022 up to 03.00 P.M.** and received tender will be opened at 11.30 A.M on the next working day in the presence of the tenderers or their representatives, if they so desire, at **NSTI(W) JAMMU**.

### ESSENTIAL FEATURES OF REQUIRED ACCOMMODATION

1. The capacity of Buildings should accommodate around 25 girls' students.
2. The distance between **NSTI (W) JAMMU** Campus and hiring building should be within 5KM.
3. The hostel building is required to accommodate 3 or 4 students per room.
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 in must be in good condition and hygienic for required number of students on Twin/ Triple sharing.
6. The adequate size of room should be filled with SUFFICIENT tube light/LED light, fans and wardrobe.
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 power backup such as Inverter or generator facility should be available.
11. The building should have suitable provision and adequate space for running Mess with Kitchen 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.
14. No commercial activity other than the Hostel will be carried out on the leased premises.
15. Selected party shall be required to execute a lease agreement containing detailed terms & conditions with **NSTI(W) JAMMU**, in accordance with the provisions of the law applicable.
16. The Agreement shall be signed for a period of THREE year which may be extended for a further period on mutually agreed terms and conditions on the satisfactory report of the students & Authority.

17. Building offered must be free from all encumbrances, claims and legal disputes etc.
18. The electricity and water supply lines / connection shall be provided by the owner at his own cost and expenses. However, the **NSTI(W) JAMMU**, shall pay charges for electric of the said premises during the lease period on the basis of actual consumption and submission of electric bill after payment.
19. Building should be preferably two storey including ground floor, with all the safety features and with Safety Certificate
20. The **NSTI(W) JAMMU** 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 whatsoever for non issue of work.
21. The decision of the **NSTI(W) JAMMU** will be final in case of any dispute arising in the implementation of the terms of the contract.
22. Service Maintenance, if any. **NSTI(W) JAMMU** will not pay any Holding Tax or dues for hired building.
23. The building should have been properly constructed as per the approved safety plans.
24. All taxes, all if required to be reimbursed to be included in the rent.
25. Any other salient aspect of the building which the party may like to mention.
26. 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.
27. SECURITY: The selected party has to submit Performance Security @ 10% of the annual rental value in form of a Bank Guarantee valid for six months after the expiry of the Lease Agreement period.
28. PAYMENT: **NSTI(W) JAMMU** will only be liable to pay fixed monthly charge, electricity on the basis of actual consumption on reimbursement basis. Payment will be made by cheque month wise on submission of bill and documents
29. **NSTI(W) JAMMU** will not be liable to pay any charge for the normal wear and tear of fittings and fixtures in the Building premises.
30. PENALTY CLAUSE: The **NSTI(W) JAMMU** reserves the right to check and inspect the Hostel premises on regular basis by the authorized Officials / Expert Committee. In case of any deficiency or deviation in services from the clauses mentioned in the EOI/Agreement may impose penalty on the service provider / building owner for those deficient services. The penalty will be decided by the expert committee of the **NSTI(W) JAMMU** and the decision will be binding on the service provider/ building owner.
31. TERMINATION: The Agreement may be terminated by giving three month's notice by the either party to the Agreement. However, during such notice period the buildings/accommodation along with all ongoing facilities shall remain in the possession of **NSTI(W) JAMMU**.
32. Eligible and competent Building owners 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 From the office for any pre-bid Submission queries, the prospective bidders may contact the Regional Director, Government of India, Ministry of Skill Development And Entrepreneurship, Directorate General Training (DGT), Regional Directorate of Skill Development and Entrepreneurship, Bhour (Chatha Road), Near Reen Palace p/o Bhour Camp Teh & Distt. Jammu – 181101 Phone / Mobile No. 0191-2263777/9445070655 latest by 3pm on 28 May 2022 in person or by speed post/courier.

Tender so received will be opened on 28<sup>th</sup> May 2022 at 3:00 pm in the office of the Regional Director, Govt. of India, DGT, MSDE, RDSDE, Jammu- 181101.

33 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.

34 PREPRATION 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 supporting documents. Financial bid should indicate only price.

Technical Bid shall contain papers regarding:

- 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 EOI.
- Ownership document of the building Or Agreement Copy if the premise is on lease.
- Structural safety certificate from competent authority (Both in case it is a commercial building)
- Document for sanctioned Electricity load. f. Income Tax /PAN Registration Certificates
- All other requisite documents in support of Bid

II. Financial Bid: Financial bid should contain Building owners 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 has to be submitted in the format as prescribed 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”. It will also mention the name of the Providers/ Building owners/Agencies with address.

35. Technical bids submitted by the bidders would be examined and their premises would be inspected by the expert committee constituted

36. 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.

**S.Santhimalan, ISDS  
Regional Director  
RDSDE,J&K,Ladakh and H.P**

**Encls: Annexure-1 & 2**

Tender Notice No.: NSTI(W) JAMMU/Tender/2022/1939

Date: \_\_\_\_\_

**APPLICATION FORM**  
**HIRING OF BUILDING FOR HOSTEL ACCOMMODATION FOR NSTI(W) JAMMU**

Sl. No.	Requisite Information	Firms Response
1.	Name of The Building owner(s)	.....
2.	Full Address of the Service Building owner	..... .....
	Telephone /Mobile No.	..... .....
	E mail ID	
3.	PAN No. details	
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 HOSTEL Premises	..... ..... .....
6.	Total Area offered for rent:  1. Total Carpet Area (in Sq. ft) 2. Total covered area (in Sq. ft) 3. Total Plinth Area(in Sq. ft)	..... ..... .....
7.	Distance of offered Hostel Premises from <b>NSTI(W) JAMMU</b> Premises with layout and drawings of Hostel premises.	
8.	Road width (In Feet)/ Landmark where the accommodation is situated.	
9.	If Building is as hostel, attached Valid license.	
10.	Have Valid Electric Power in offered Building?	
11.	Have alternate provision of Electric supply in the offered Building?	

12. Attach the Following documents:
1. Ownership Documents
  2. Building approved Drawings
  3. Structure Certificate
  4. Fire Safety clearance Certificate if any
  5. No of Fire Extinguishers installed
  6. Sanctioned Load from respective Authorities .
13. Agreed to provide all amenities as per tender document?
14. Agreed to sign for a period of THREE year which may be extended for a further period?
15. Name of Contract Person &  
 ..... Mobile No.  
 .....
16. Details of Bank :
17. Payment Terms agreed as Specified in tender documents.

Name of Bank: \_\_\_\_\_  
 Account No. : \_\_\_\_\_  
 Account Holder \_\_\_\_\_  
 IFSC Code : \_\_\_\_\_  
 MICR Code : \_\_\_\_\_

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 is any suppression, fabrication and misstatement of facts in any form, will at once result in cancellation of my application/ contact and that **NSTI(W) JAMMU** 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:**

## ANNEXURE-II

### FINANCIAL BID

#### HIRING OF BUILDING FOR HOSTEL ACCOMMODATION

Sl.No.	Description of Charges	Amount (Rs)
1.	Rent of premises for 25 students for One month	In Figures (Rs): ..... In Words (Rs.).....
2.	Rate of Electric Charge in Unit	In Figures (Rs): ..... In Words (Rs) .....

(Signature of the authorized Signatory)

Name of signatory: .....

Name of the Service Provider(s)/

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

Date: .....

Place: .....