

Inviting Expression of Interest (EOI) for hiring readymade building for the purpose of Boy's Hostel to accommodate around 25 students of NSTI Extension Centre, Srinagar

National Skill Training Institute (NSTI) Extension Centre, Srinagar invites Expression of Interest (EOI) for hiring of a building for hostel accommodating around 25 boy students located nearby **NSTI Extension Centre, Srinagar** preferably within a radius of about 3 Kms. on **Monthly Rental Basis**.

Eligible and competent building owners are requested to submit their offer in the prescribed proforma under two envelope bid system. The application form along with other EOI details and documents can be downloaded from the **RDSDE JK & Ladakh** Websites: <https://nstijammu.dgt.gov.in> and <https://rdsdejammukashmir.dgt.gov.in> or collected from NSTI, Extension Centre Srinagar, Govt. of India, Ministry of Skill Development & Entrepreneurship, Govt. Polytechnic for Women Campus, Bemina, Srinagar - 190018

EOI duly filled in prescribed proforma along with documents, complete in all respects should reach the office of "**The Regional Director, RDSDE JK & Ladakh/NSTI, Extension Centre Srinagar**, Govt. of India, Ministry of Skill Development & Entrepreneurship, Govt. Polytechnic for Women Campus, Bemina, Srinagar - 190018

The last date for **submission of Tender (EOI) is 19.09.2024 up to 05:00 P.M.** and received tenders 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, Srinagar**.

ESSENTIAL FEATURES OF REQUIRED ACCOMMODATION

1. The capacity of the Building should accommodate 25 Boy trainees in double/ triple/ dormitory or combination.
2. The distance between **National Skill Training Institute (NSTI) Extension Centre, Srinagar** Campus and the building should be within a radius of 3 (Three) Km.
3. **Rooms /dormitory room to accommodate a minimum of 25 students**
4. The building should consist minimum three number of toilets and bathrooms and a common hall.
5. The kitchen/ Mess (cooking Area) should have cooking and storage space for material and utensils. It should have water supply facility and utensil cleaning area.
6. The accommodation should be well-ventilated and airy with comfortable conditions, environment, neat and clean.
7. The adequate size of rooms should be fitted with sufficient tube light / LED light, fans, and minimum one Wardrobe/ Cupboard.
8. Electricity and Water for drinking, bathing, and cooking, must be available round the clock (24x7).
9. All the sanitary points and water supply installation connections, electrical installation and fittings like ceiling Fans, power plugs, switches, charging points etc. must be available in the Building.
10. The electricity and water supply lines/connection shall be provided by the owner at his own cost and expense. However, **NSTI, Srinagar** shall pay charges for electricity of the said premises during the lease period on the basis of actual consumption and submission of electric bill after payment.
11. The Service provider/ Building owner must provide a document of the Sanctioned Electricity load.
12. No commercial activity other than the Hostel will be carried out on the leased premises.

13. The selected party shall be required to execute a lease agreement containing detailed terms & conditions with **National Skill Training Institute (NSTI) Extension Centre, Srinagar**, in accordance with the provisions of the law applicable within the jurisdiction of Srinagar (UT of J&K).
14. The Agreement shall be signed for a period of Two years which may be extended for a further period on mutually agreed terms and conditions.
15. The rates quoted should be as per CPWD norms pertaining to that area which will be verified with CPWD before awarding the contract.
16. The building offered must be free from all encumbrances, claims and legal disputes, etc.
17. The building should be with all the safety features and with Safety Certificate from the competent authority (Fire and Safety Department).
18. The **National Skill Training Institute (NSTI) Extension Centre, Srinagar** reserves the right to consider/reject any such proposal without assigning any reasons. 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.
19. The decision of the **RDSDE J&K / NSTI, Srinagar** will be final in case of any dispute arising in the implementation of the terms of the contract.
20. **RDSDE J&K / NSTI, Srinagar** will not pay any Service Tax, Holding Tax, House Tax or other such dues for the hired building.
21. The building should have been properly constructed as per the approved safety plan.
22. Any other salient aspect of the building which the party may like to mention.
23. 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.
24. **SECURITY:** The selected party has to submit Performance Security @ 10% of the annual rental value in the form of a Bank Guarantee valid for six months after the expiry of the Lease Agreement period.
25. **PAYMENT: RDSDE / NSTI, Srinagar** will only be liable to pay a fixed monthly charge, for electricity on the basis of actual consumption on a reimbursement basis. Payment will be made through online PFMS month-wise on submission of bill and documents
26. **RDSDE / NSTI, Srinagar** will not be liable to pay any charge for the normal wear and tear of fittings and fixtures in the Building premises.
27. **PENALTY CLAUSE:** The **RDSDE / NSTI, Srinagar** reserves the right to check and inspect the Hostel premises on a 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, a penalty on the service provider/building owner for those deficient services. The penalty will be decided by the expert committee of the **RDSDE / NSTI, Srinagar** and the decision will be binding on the service provider/building owner.
28. **TERMINATION:** The Agreement may be terminated by giving three months' notice by either party to the Agreement. However, during such notice period, the buildings/accommodation along with all ongoing facilities shall remain in the possession of **RDSDE/ NSTI, Srinagar**.
29. Eligible and competent Building owners are requested to submit their offer in the prescribed application form under two bid systems in the standard formats prescribed in the Tender documents, displayed as **TECHNICAL BID Annexure - I & FINANCIAL BID as Annexure – II**.
30. All the requisite information should be filled up in the 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 an authorized signatory.
31. **PREPARATION OF BIDS:** The offer/bid should be prepared in two bid systems (i.e.) in a 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. The financial bid should indicate only the price.

32. 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 Copies 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 the Bid

- I. Financial Bid: The financial bid should contain the Building owner's name and monthly Rental including all charges to be quoted by the 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".
- II. These envelopes should be securely sealed separately and clearly marked as **"Envelope No: 1-Technical Bid" and "Envelope No: 2- Financial Bid" respectively.**
- III. The envelopes containing the Technical bid, and financial bid, shall be placed into an outer envelope and sealed. This outer envelope shall bear the submission address and **"BID FOR HIRING OF PRIVATE BUILDING FOR HOSTEL ACCOMMODATION"**. It will also mention the names of the Providers/ Building owners/Agencies with addresses.

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

33. The financial bids of only those bidders will be opened whose premises have been found to comply with the technical requirements parameters and essential features of the Building.

Dated: 06/09/2024

(Ravi Chilukoti)
Regional Director/ HoD

ANNEXURE- I

Tender Notice No.: NSTI-SRI/Tender/01/2024, Date: 06/09/2024

APPLICATION FORM

HIRING OF BUILDING FOR BOY'S HOSTEL ACCOMMODATION FOR NSTI Extension Centre, Srinagar

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) 4. Nos. of Toilet + BathroomsSq.ft.(each) 5. Whether Dining hall is available? 6. Whether kitchen with cooking area is available? 7. Whether common/reading room is available?Sq.ft. 9. Whether Capacity of Building for 25 Boys Trainees is available? Yes/No 10. Whether minimum of 02-03 Boys students per room accommodate? Yes/NoNos. with Area Yes /No with AreaSq.ft. Yes /No with AreaSq.ft. Yes /No with AreaSq.ft.
7	Distance of offered Hostel Premises from NSTI, Srinagar Premises with layout and drawings of Hostel premises. (Within radius of 3 km from Institute)	

8. Road width (In Feet)/ Landmark
Where the accommodation is situated.
9. If Building is as hostel, attached
Valid license.
10. Have valid Electric connection in offered
Building? Whether Separate electric meter is available?
11. Have alternate provision
of Electric supply in the
offered Building?
12. Whether Electricity and
Water for drinking,
bathing, and cooking, is
available round the clock
(24x7).
13. Whether sufficient tube light / LED light, fans, and Wardrobe / Cupboard in each room
14. 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.
15. Agreed to provide all amenities
as per tender document?
16. Agreed to sign for a period
of ONE year which may be
extended for a further
period?
17. Name of Contract Person
Mobile No.
18. Details of Bank:

	Name of Bank: _____
	Account No.: _____
	Account Holder _____
	IFSC Code: _____
	MICR Code: _____

19. Payment Terms agreed as
Specified in tender
documents.

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/contract and that **NSTI, Srinagar** reserves its rights to take such action as it may deem fit in such an eventuality.

Date:

(Signature of the authorized Signatory)

Place :

Name of Signatory :.....

ANNEXURE-II

FINANCIAL BID

Tender Notice No.: NSTI-SRI/Tender/01/ 2024, Date: 06/09/2024

HIRING OF BUILDING FOR BOYS HOSTEL ACCOMMODATION FOR NSTI Extension Centre, Srinagar

Sl.No.	Description of Charges	Amount (Rs)
1.	Rent of premises including all taxes for one month	in Figures (Rs): in Words (Rs):
2.	Rate of Electric Charge per 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: