



# ISLAMIC UNIVERSITY OF SCIENCE & TECHNOLOGY

## AWANTIPORA, KASHMIR

### **Expression of Interest for hiring of building for University Guest House**

Expression of Interest (EOI) is invited for and on behalf of Vice Chancellor, Islamic University of Science & Technology (IUST) for hiring of building for the purpose of **University Guest House at Srinagar**. The interested bidders may submit their offers on the format which may be downloaded from the University website [www.iust.ac.in](http://www.iust.ac.in) and the same should reach to the Office of the Deputy Registrar Estates, Islamic University of Science & Technology, Awantipora on all working days (Monday to Friday) by or before **8<sup>th</sup> of April 2022 (Friday)** upto 3:00 pm.

Sd/-  
Deputy Registrar, Estates

No. IUST/Est/EoI\_Guest-House/22/95  
Dated:22-03-2022



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The interested bidders may submit their offers on the format which may be downloaded from the University website [www.iust.ac.in](http://www.iust.ac.in) and submit the same to the Deputy Registrar, Estates, Islamic University of Science and Technology, 1-University Avenue, Awantipora District Pulwama-192122 (J&K).

EOI complete in all respects must be submitted in a sealed envelope which must be either delivered by hand or sent by Registered/Speed-post to Deputy Registrar, Estates, Islamic University of Science and Technology, Awantipora, Pulwama, so as to reach IUST by or before **8<sup>th</sup> of April 2022 (Friday) upto 3:00 pm** on all working days (Monday to Friday).

The University in no case will be held responsible for late delivery or loss of the documents so posted.

The EOI should be submitted in accordance with the procedure detailed herein. The documents should be enclosed in separate envelope of appropriate size each of which should be sealed.

The envelope should contain the following documents:

- A) Covering Letter.
- B) Information in **Annexure- I** duly signed and stamped.
- C) Document Fee in shape of Demand Draft (DD) of Rs.1000/- in favor of Islamic University of Science & Technology (IUST), payable at J&K Bank Ltd., IUST Campus, Awantipora.

#### **Terms and Conditions:**

1. IUST is desirous of hiring suitable building/accommodation for Guest House in and around the Srinagar City on temporary basis for a period of one year which may be extended depending upon requirement and suitability.
2. The building should be ideally located in and around areas of Nowgam Bypass, Sanat Nagar, Hyderpora, Peerbagh, or I.G. Road. The building should have proper and easily accessible main road with safe and secure surroundings.
3. The building is required to have atleast 7 to 8 well furnished double bedded rooms with attach bathrooms and preferably situated in the South Srinagar City.
4. The proposal of EOI must be accompanied by non-refundable document fee of Rs.1000/- in the form of Demand Draft (DD) favoring Islamic University of Science & Technology (IUST), Awantipora, payable at J&K Bank Ltd., IUST Campus, Awantipora.



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5. Preference will be given to the building having suitable provision and adequate space for Lounge/Dining Hall, Lawn, Store, Security Room and Parking facility for at least 6 vehicles.
6. The accommodation should be completely furnished.
7. The building should be complete in every respect to be put to immediate use.
8. The owner will ensure proper repairs/maintenance of the building as per prescribed norms during the lease period.
9. Rooms should be well lighted and ventilated.
10. 24 hours water and electricity must be available including Inverter Power and generator supply.
11. Selected parties shall be required to sign a lease agreement containing detailed terms and conditions with IUST. The agreement shall be signed for a period of one year initially.
12. Building offered must be free from all encumbrances, claims and legal disputes etc. Documentary proof of up to date electricity charge payment bill, water bill, holding tax clearance (wherever it is being paid) etc. must be submitted along with this EOI document.
13. All existing and future rates, taxes including property taxes, assessment charges and other outgoing whatsoever of description in respect of the said premises shall be payable by the owner thereof.
14. The University reserves the right to consider/reject any such proposal without assigning any reason.
15. The monthly payment of rent shall be subject to deduction of taxes as per rules.
16. Interested parties should return the complete Expression Of Interest document, including Annexure-1, duly filled and signed at the bottom of each page, in token of having accepted the terms and conditions. These documents should be sealed in an envelope superscripted **“Expression of Interest for hiring of building for University Guest House”**
17. The Committee constituted for the purpose shall visit the premises at a suitable date before shortlisting the bidders.
18. Only shortlisted bidders shall be asked to submit the financial bid.
19. All the above terms and conditions are intended only for initial proposal and the same may be altered/modified at the time of bidding of management contract.

Other terms and conditions shall be sorted out subsequently with the successful bidder.

**Sd/-**  
**Deputy Registrar, Estates**



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### Annexure-I

1	<p>Full Particulars of the Legal Owner of the premises</p> <ul style="list-style-type: none"> <li>i) Name</li> <li>ii) Address(es)</li> <li>iii) Telephone Numbers</li> <li>iv) Business</li> <li>v) Residential</li> <li>vi) Tele Fax Number</li> <li>vii) E-mail Address</li> </ul>	
2	<p>Full particulars of person(s) offering the premises on rent/lease and submitting the tender</p> <ul style="list-style-type: none"> <li>i)</li> <li>ii)</li> <li>iii)</li> <li>iv)</li> </ul>	
3	<p>Total area offered for rent</p> <ul style="list-style-type: none"> <li>i) Total carpet area (in Sq.ft)</li> <li>ii) Total covered area (in Sq.ft)</li> <li>iii) Total Plinth area (in Sq.ft)</li> </ul>	
5	<p>Are there any items or special services intended to be provided for payment of additional charges (besides the rent)? If so, please indicate each such service/intended to be provided with details of such charges separately against.</p>	
6	<p>Particulars of completion certificate, Year of construction, age of the building etc. Enclose attested/self certified copy of completion certificate issued by Competent Authority Whether accommodation offered for rent is free from litigations including disputes in regard to ownership, pending taxes, due or like (Enclose copy of affidavit from owner or Power of Attorney holder).</p>	
7	<p>Facilities for vehicle parking.</p>	
8	<ul style="list-style-type: none"> <li>A) Whether running water, drinking and bathing/cooking, available round the clock?</li> <li>B) Whether sanitary and water supply installation have been provided?</li> <li>C) Whether electrical installation/Inverter facility and fittings, Power plugs, switches etc. provided or not?</li> <li>D) Whether building has been provided with sufficient lights and fans in all rooms or not?</li> <li>E) If yes, give the Nos. of fans floor wise.</li> </ul> <p>Sanctioned Electricity load</p> <ul style="list-style-type: none"> <li>i) Domestic</li> <li>ii) Power</li> </ul>	



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9	Whether the building has been provided with sufficient numbers of Furniture (Bed, Study table & Chair) in all rooms or not? If yes, please give the details.	
10	Whether the building has been provided with the Dining hall facility? If yes, please furnish the details of dining tables and chairs.	
11	i) Details of power back-up facility/Generator with capacity/ Inverter facility. ii) Arrangements for regular repairs and maintenance of such power back-up facility. iii) Details of Fire Safety Mechanism along with particulars of Fire Department Certificate (copy of certificate to be enclosed) iv) Specify the lease period (minimum one year) and provision for regular repairs and maintenance and special repairs, if any of the building.	
12	Whether the building has been properly constructed as per the approved plans? If yes, mention in detail.	
13	Whether property tax, all municipality tax, local taxes are included in the rent? Furnish details of such viz., Property tax, Municipality Taxes, and other Local Taxes being levied and paid in respect of the accommodation offered.	
14	Any other salient aspect of the building which party may like to mention.	

### Declaration:

- i) I/We have read and understood the detailed terms and conditions applicable to the subject offer as supplied with the bid documents and agree to abide by the same in totality.
- ii) It is hereby declared that the particulars of the building etc. as furnished against the individual items are true and correct as per my/our knowledge and belief and in the event of any of the same being found to be not true, I/We shall be liable to such consequences/lawful action as the University may wish to take.

SIGNATURE OF LEGAL OWNER/POWER OF ATTORNEY HOLDER (delete as inapplicable)

**NAME (IN BLOCK LETTERS):**

**DESIGNATION & SEAL**

**(Where applicable)**