



हिमाचल प्रदेश केन्द्रीय विश्वविद्यालय

(केन्द्रीय विश्वविद्यालय अधिनियम 2009 के अधीन स्थापित)

पोस्ट बॉक्स नं.- 21, धर्मशाला, जिला - कांगड़ा, हिमाचल प्रदेश - 176 215

Central University of Himachal Pradesh

(Established under Central Universities Act 2009)

PO Box: 21, DHARAMSHALA, DISTRICT KANGRA, HIMACHAL PRADESH - 176215

Tender No. 07/2015/CUHP/NIT

Dated: 5th May, 2015

NOTICE INVITING TENDER FOR HIRING OF BUILDING FOR GIRLS HOSTEL

Central University of Himachal Pradesh, Dharamshala invites Tender for hiring of building for Girls Hostel to accommodate 40 and more girl students of the University.

The interested bidders may submit their offers on the appropriate format which may be downloaded from the University Website www.cuhimachal.ac.in and forward the same to the University with a non-refundable fee of ₹500/- in the form of Demand Draft in favour of Finance Officer, Central University of Himachal Pradesh payable at Dharamshala, District - Kangra. The last date for the receipt of tenders is **28th May, 2015 by 02:00 PM** and will be opened at **03.00 PM** on the **same day** at **Camp Office, Central University of Himachal Pradesh, Near HPCA Cricket Stadium, Dharamshala.**

Procedure:

Tender complete in all respects must be submitted in sealed envelope which must be either delivered by hand or sent by registered mail to University at the address mentioned below so as to reach not later than **2:00 PM on 28th May, 2015.** The University in no case will be held responsible for late delivery or loss of the documents so mailed.

The Registrar
Central University of Himachal Pradesh
Camp Office, Near HPCA Cricket Stadium
Dharamshala, District Kangra - 176 215

The tender 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.

1. **Envelope No. 1** should contain following documents:
 - a. Covering letter
 - b. Information in Annexure I duly signed and stamped
 - c. Requisite Fee
2. **Envelop No. 2** should contain Envelope No. 1.

The Envelope No. 2 should be addressed to the University at the above mentioned address, and should clearly mention "**Tender for Hiring of Building for Girls Hostel**", Tender Number and Dated. The inner envelope should also indicate the name and address of the Bidder to enable the bid to be returned unopened in case it is declared "late". If the outer envelope is not sealed and marked as required, the University will assume no responsibility for the bid's misplacement or premature opening.

The Tender received through E-mail / Fax, or not in proper format as annexed or without appropriate and supporting documents will be summarily rejected.

Terms & Conditions

1. Central University of Himachal Pradesh is desirous of hiring suitable Buildings / accommodation for Girls Hostel in and around **Shahpur / Gaggal / Dharamshala / Kangra (District - Kangra)** on entirely temporary basis for a period of one year. The hostel building is required to accommodate 45 and more girl students of the University.
2. The building should have well ventilated and airy rooms with adequate number of wash rooms & toilets.
3. The building should have suitable provision of kitchen & dining hall and space for common room.
4. The building should have common area for providing washing and ironing facilities.
5. The accommodation should be furnished with beds, mattresses, pillows, study table (at least one for every students), table lamps and almirahs.
6. The rent shall be got assessed by the University from CPWD at the expense of the owner of the building.
7. The building should be complete in every respect to be put to immediate use.
8. Repair work, if any pointed out by the University shall be carried out by the owner within 15 days failing which the same shall be done by the University and cost of it, upto ceiling of one month's rent, shall be recovered out of the rent payable in the next month.
9. The application should be accompanied by a **Demand Draft of ₹500/-** on account of application **processing fee** in favour of **Finance Officer, Central University of Himachal Pradesh** payable at **Dharamshala, District - Kangra**.
10. The Building should be ideally located in and around **Shahpur/Gaggal/Dharamshala/Kangra(District - Kangra)**; should have proper approach from National Highway / State Highway / motorable link road, in safe and secure premises suitable for girls hostel.
11. No commercial activity other than the Girls Hostel / Paying Guest for girls will be carried out on the leased premises.
12. Regular water and electricity must be available. Stand by arrangements would be preferred for water & electricity. Water and electric metres for the premises should be exclusive for CUHP. Charges will be paid as per meter readings.
13. Selected party shall be required to sign a lease agreement containing detailed terms & conditions with CUHP, in accordance with the provisions of the law applicable. The Agreement shall be signed for a period of one year which may be extended for a further period on mutually agreed terms and conditions on the satisfactory report of the Warden and Provost.
14. Building offered must be free from all encumbrances, claims and legal disputes etc. Documentary proof of ownership of building, payment of all taxes, duties, dues, telephone, water, electricity charges etc. must be submitted along with this Tender document.
15. The parties may furnish complete details in the application from attached with this document **(ANNEXURE - I)**.

16. All existing and future rates, taxes including property taxes, assessment charges and other out-going whatsoever of description in respect of the said premises shall be payable by the owner thereof.
17. The electricity and water supply lines / connection shall be provided by the owner at his cost and expenses. However, the CUHP shall pay all running charges with respect to electric power, light and water charges of the said premises during the lease period on the basis of actual consumption.
18. Arrangements of sufficient numbers of fire extinguishers, buckets with sand etc. shall be installed on each floor of the building.
19. Building with multiple stories should have internal passage.
20. The University reserves the right to consider/reject any such proposal without assigning any reason. In case of rejection of application for issue of tender, the decision of competent authority will be final and binding and the party shall not be entitled to any compensation whatsoever for no issue of tender.
21. In addition to hiring / leasing a building / premises for girls hostel, the University will also short list and recommend suitable premises as PGs/personal hiring by girl students.
22. The Tenderers whose near relatives / blood relation are employed at CUHP need not apply, and the same will not be considered.
23. The decision of the University will be final in case of any dispute arising in the implementation of the terms of the contract.
24. In case the date of opening of tender is declared as Public Holiday, the tender shall be opened on the next working day at the same time.

Insurance

At all times during the currency of the lease period, it shall be responsibility of the owner of the building to obtain insurance coverage in line with standard industry practice, including cover for fire, theft and natural calamities.

Commencement & Termination

1. 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.
2. The agreement may be terminated by giving three months notice by the CUHP. However, during such notice period the buildings / accommodation shall remain in the possession of CUHP.

Indemnification

The party (ies) shall keep the CUHP indemnified against all claims / litigation in respect of the buildings / accommodation so hired by CUHP, whatsoever.

Terms of payment

1. The rent charges shall be paid at the fixed rate at the end of each month or as per the lease agreement entered into with the party on the terms & conditions mutually agreed upon. Advance payments shall not be ordinarily made unless specifically agreed upon or allowed by the Vice-Chancellor CUHP.
2. The monthly payment of rent shall be subject to deduction of taxes as per rules.
3. The CUHP may, at anytime during the currency of the lease period make such structural alterations to the existing building such as partitions, office fixtures and fittings as may be easily removable and mutually agreed upon.
4. Interested parties should return the complete expression of interest document, including **Annexure - I**, duly filled in and ink 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 "**Tender for Hiring of Building for Girls Hostel**".

Registrar
Central University of Himachal Pradesh

APPLICATION FORM

1.	Name of the person / party holding title to the property	:	
2.	Nationality of Owner	:	
3.	Full postal address of property	:	
4.	Email ID, Mobile, with STD code	:	
5.	Description of built-up area in Sq. Ft		
i.	No. of single bedded rooms with area of each room	:	
ii.	No. of double bedded rooms with area of each room	:	
	a) Ground Floor	:	
	b) First Floor	:	
	c) Second Floor		
	d) Third Floor		
6.	Distance (in KM) from		
	Temporary Academic Block, Shahpur (Chhatri)	:	

7. Essential / Documents to be furnished			
i.	Copy of the title deed of the property	:	
ii.	Copy of building plan duly approved by local government body	:	
iii.	Particulars of completion certificate, year of construction, age of the building etc. <i>(Enclose attested / self-certified copy of completion certificate issued by Competent Authority)</i>	:	
iv.	Whether accommodation offered for rent is free from litigation including disputes in regard to ownership, pending taxes, due or like <i>(Enclose copy of Affidavit from owner or Power of Attorney holder)</i>	:	
8. Please Indicate			
i.	Whether it is an independent building for exclusive use of CUHP or otherwise <i>(Details may be clearly illustrated & stated)</i>	:	Yes / No
ii.	General amenities:		
	No. of attached Bath Rooms available (with attached toilet) <i>(please state whether Indian or WC used)</i>	:	
	Facility & provision of Kitchen & Mess for occupant	:	
	Common Room Facility <i>(TV Room with seating capacity be stated)</i>	:	
iii.	Availability of parking space in Sq. Ft. / Mtr.	:	
iv.	Whether proposed building is free from all encumbrances, claims, litigations	:	
v.	Whether proposed building is ready to occupy?	:	
vi.	Whether the electric wiring is certified by the Himachal Pradesh State Electricity Board (HPSEB) for safety standards.	:	

vii.	Whether all Govt. dues (property) taxes, electricity, telephone, water bills are paid up as on date of application <i>(documentary proof should be provided)</i>	:	
viii.	Whether the landlord of the building is a near relative or any of the personnel of CUHP?	:	
ix.	Whether the owner of the building is agreeable to Monthly rent as determined and fixed by Competent Government Authority like CPWD.	:	
x.	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	:	
xi.	a) Details of Power Back-up facility / Generator with capacity	:	
	b) Arrangements of regular repairs and maintenance of such Power Back up facility	:	
xii.	Details of Fire Safety Mechanism along with particulars of Fire Department Certificate <i>(Copy of certificate to be enclosed)</i>	:	
xiii.	Provisions of regular repairs and maintenance and special repairs, if any of the building	:	
xiv.	Whether reception room / attendant available	:	
xv.	Availability of Shelter / post for Security Guards	:	
xvi.	Other information which the intending party wishes to furnish	:	

Declaration:

- (i) I / We have read and understood the detailed terms and conditions applicable to the subject offer as supplied with the tender documents and agree to abide by the same in totality.
- (ii) It is hereby declared that the particulars of the buildings etc. as furnished against the individual items are true and correct as per my 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 the Legal Owner / Power of Attorney Holder
(Delete as inapplicable)

(Name in Block Letters)
(Designation and Seal where applicable)