

EXPRESSION OF INTEREST[EOI] FOR RENTING OF BUILDING FOR HOSTEL ACCOMODATION, FOR STUDENTS, STAFF AND TRAINING ATIVITIES

**EOI Ref No: iHub/EOI/2024-25/01
Dated: 17 October 2024**

EOI Document can be downloaded from following websites:

www.ihubiitmandi.in

E-mail Address:

Mansi@ihubiitmandi.in

Avnish@ihubiitmandi.in

Volga@ihubiitmandi.in

IIT Mandi iHub & HCl Foundation
Technology in Harmony with Human Needs

Address to:
General Manager
iHub and HCl Foundation
North Campus, IIT Mandi
Salgi Mandi,
Himachal Pradesh
175005

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

Expression of Interest (EOI)

Dated: 17 Oct 2024

EOI Ref No: iHub//EOI/2024-2025/01

Expression of Interest (EOI) for renting of building for hostel accommodation for students, staff and training activities.

IIT Mandi iHub and HCl Foundation is a Technology Innovation Hub (TIH of IIT Mandi). It is focused on Human-Computer Interaction (HCl). It is set up by the Indian Institute of Technology (IIT) Mandi under India's National Mission on Interdisciplinary Cyber-Physical Systems (NM-ICPS). The vision of IIT Mandi iHub and HCl Foundation is to be internationally recognised Hub that nurtures HCl research enables technology translation for industry and skill development.

Interested parties / eligible and competent service providers/ building owners/agencies, meeting the eligibility criteria as per EOI document may submit their offer in prescribed application form under two bid systems.

The important information and schedule related to EOI:

Date of Issue/Publishing	17 Oct 2024
Start date and time of submission of bids	18 Oct 2024
Last date and time for submissions of bids	29 Oct 2024 up to 3.00 PM
Date and time of opening of EOI/ Technical bid	30 Oct 2024 at 3.00 PM
EOI processing fee (Non-refundable)	Nil
Cost of EOI document / Registration fee	Nil
Place of submission of EOI	IIT Mandi iHub and HCl Foundation, North Campus Near Mind Tree School Salgi, Mandi Himachal Pradesh 175005
No. of covers (two bid system)	02
Bid validity	90 days from the last date of submission of Bids
Contact details	Mansi Pathania
Mobile	8988563800
E-mail Id	Mansi@iitmandiihub.in
Location	IIT Mandi iHub and HCl Foundation.

Note: The applicants are requested to read the EOI document carefully and ensure compliance with all specifications/instructions herein. Non-compliance with specifications/instructions in the document may disqualify the applicants.

General Manager

Signature & Stamp of Bidder:

Date:

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

Background:

1. IIT Mandi iHub and HCl Foundation is a Technology Innovation Hub (TIH of IIT Mandi). It is focused on Human-Computer Interaction (HCl). It is set up by the Indian Institute of Technology (IIT) Mandi under India's National Mission on Interdisciplinary Cyber-Physical Systems (NM-ICPS). The vision of IIT Mandi iHub and HCl Foundation is to be internationally recognised Hub that nurtures HCl research enables technology translation for industry and skill development.
2. IIT Mandi iHub and HCl Foundation is operating from IIT Mandi, North campus, located in Mandi, Himachal Pradesh, 175005.
3. IIT Mandi iHub and HCl Foundation invites expression of interest [EOI] for renting of property/building for hostel accommodation for students, staff and training activities.

Requirements of IIT Mandi iHub and HCl Foundation:

1. IIT Mandi iHub and HCl foundation has an immediate requirement of accommodation for 150 students enrolled in skill development courses, as well as appointed staff, interns and for training activities along with provision of accommodation of 30 more students in the subsequent year along with attached toilet-cum-bathroom facility located in Salgi, Mandi Himachal Pradesh on entirely temporary basis initially for a period of one year which may be further extendable on year-to-year basis up to maximum period of one year on monthly rent basis, inclusive of all GST.
2. The building should have minimum 30 Rooms along with common/attached toilet-cum-bathroom facility. The immediate requirement is of accommodation for 150 students. In the subsequent years accommodation for total of 180 students would be required.
3. The required building for accommodation should be within the area of 10 km from IIT Mandi iHub and HCl Foundation office.
4. The hostel building is required to accommodate minimum 2 students per room.
5. The accommodation should be neat and clean having well-ventilated and airy rooms in habitable condition with hygienic environment.
6. Electricity and potable water for drinking and bathing, must be available round the clock in the accommodation throughout the year.
7. All the sanitary and water supply installation connections must be provided in the facility.
8. Electrical installation and fittings like power plugs, switches, charging points, tube lights, fans etc. must be in place.
9. Geyser or hot water facility in bathroom should be present.
10. All necessary amenities shall be provided in rooms. Necessary modifications required to be carried out in the rooms / building for improving the utility shall be done by the owner.

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

Terms and conditions:

1. Selected party will be required to execute a lease agreement containing detailed terms & conditions with **IIT Mandi iHub and HCl Foundation**, in accordance with the provisions of the law applicable. The agreement shall be signed for an initial period of one year, depending upon requirement, may be extended further on year-to-year basis up to maximum period of one year on mutually agreed terms and conditions on the satisfactory performance.
2. The agreement for renting of buildings/accommodation shall come into force immediately after it is executed and shall remain in force for the period agreed upon.
3. Possession of the accommodation will be handed over to IIT Mandi iHub and HCl Foundation within 30 days from the award of the order. The premises should be ready for occupation **in all respect of facilities i.e., water, drainage, electrical fittings, etc.** Rent shall be payable from the date of possession of the property.
4. **Payment terms:** IIT Mandi iHub and HCl Foundation shall pay monthly rent all-inclusive of GST. Payment of rent shall be made by RTGS/NEFT/ month wise on submission of bill after deducting the applicable taxes, etc.
5. **Utilities and services:** The landlord shall be responsible for regular maintenance and repairs, including plumbing, electrical, and structural maintenance.
 - The electricity and water supply lines / connections shall be provided by the owner at his own cost and expenses.
 - Regular RO water and electricity must be available and necessary standby arrangements would be provided for water & electricity.
 - Building offered must be free from all, charges, claims and legal disputes etc. The landlord/owner is required to furnish an undertaking /affidavit dully attested by the competent authority swearing therein that the owner is not blacklisted / disqualified at any time by any government /authority from participating in the bidding process or has not been disqualified by any competent authority.
 - The building should have been properly constructed according to the sanctioned plan of competent authority as per the requirements of town and country planning department / Municipal Corporation, or any other concern authority, and as per the approved safety plans/norms.
 - The IIT Mandi iHub and HCl Foundation, Mandi shall not be liable or responsible for any damage caused to the premises during the term of the rent deed as result from any fire, earthquake, storm, war, civil disturbance, riots, or any natural calamity or act of God which is beyond the control of the IIT Mandi iHub and HCl Foundation.
 - All property tax, all municipality tax, local taxes will be included in the rent.
 - The responsibility for payment of all taxes such as property tax, income tax, water tax etc. in connection with the property offered shall be of the agency/ owner and updated copies of all tax receipts should be attached with the applications.
6. **Use of property:** The premises should be a separate building for exclusive use of IIT Mandi iHub and HCl Foundation. The premises will be used for hostel accommodation for students and

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

carrying out training activities. No commercial activity other than the accommodation will be carried out on the leased premises.

7. **Penalty clause:** The IIT Mandi iHub and HCl Foundation 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 IIT Mandi iHub and HCl Foundation and the decision will be binding on the service provider/ building owner.
8. **Maintenance and repairs:** The owner will be responsible for major repairs and maintenance, including structural repairs and replacements.
9. The tenant will be responsible for minor maintenance and repairs, including cleaning and replacing light bulbs.
10. Service maintenance charge shall be inclusive in the rent. IIT Mandi iHub and HCl Foundation, will not pay any maintenance charge.
11. **Safety and security:** Clearance safety certificate, structure safety certificate from building safety department in case of commercial building is essentially required.
12. Proper fire safety arrangements are mandatory in the premises to be installed at the time of agreement.
13. **Insurance:** The owner will maintain building insurance to cover damage to the premises. Should cover natural calamities like earthquakes, landslides etc.
14. **Termination:** The agreement may be terminated by giving three months' notice by IIT Mandi iHub and HCl Foundation. However, during such notice period the building/accommodation along with all ongoing facilities shall remain in the possession of IIT Mandi iHub and HCl Foundation. The tenancy of IIT Mandi iHub and HCl Foundation shall be governed by the prevailing law as applicable to the parties. The owner shall not withhold any facility / necessary amenities provided in the building.
15. In case of unsatisfactory maintenance of the building by the agency, IIT Mandi iHub and HCl Foundation reserves its right to terminate the contract by giving one month's notice or get the repairs done on its own and deduct the amount spent by it from the rent payable. However, if the agency gets the repairs done to the satisfaction of IIT Mandi iHub and HCl Foundation within the notice period of one month, IIT Mandi iHub and HCl Foundation may at its sole discretion withdraw the notice with or without penalty.
16. The decision of the IIT Mandi iHub and HCl Foundation will be final in case of any dispute arising in the implementation of the terms of the contract.
17. **Force Majeure:** If at any time, during the continuance of this contract, the performance in whole or in part by either party, of any obligation under this contract, shall be prevented or delayed by force majeure situation, the agency shall not be liable for forfeiture of its performance security, liquidated damages or termination for default, if and to the extent that, it's delay in performance or other failure to perform its obligations under the contract is the result of an event of force majeure. For purposes of this clause, "Force Majeure" means an event beyond the control of the agency/ firm and not involving the agency/ firm's fault or negligence and not foreseeable. Such

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

events may include, but are not limited to, acts of the IIT Mandi iHub and HCl Foundation either in its sovereign or contractual capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions and freight embargoes. Neither party shall be due to reason of such event be entitled to terminate this contract nor shall either party have any such claim for damages against the other in respect of such non-performance or delay in performance.

18. In case of any dispute arising out of the terms & conditions of contract or assignment, the matter shall be referred to the Sole Arbitrator to be appointed by the CEO, IIT Mandi iHub and HCl Foundation and the award of the Sole Arbitrator will be binding on both the parties. In the event of death, refusal, neglect, inability or incapability of the person so appointed to act as an arbitrator the CEO, IIT Mandi iHub and HCl Foundation may appoint a new arbitrator. The venue of arbitration shall be the respective office of the sole arbitrator or a place suitable to IIT Mandi iHub and HCl Foundation, Mandi unless otherwise specified in the arbitral award the cost of such arbitration shall be borne by the landlord and there will be no objection to this effect by any of the parties. Further, any legal dispute arising out of any breach of contract shall be settled in the court of competent jurisdiction located within the local limits of Mand, Himachal Pradesh.

Preparation and submission of application

The applicants are advised to go through the EOI documents in detail and understand the requirement and terms & conditions specified therein before submitting the tender.

- Both the bids (**Technical and Financial**) duly signed by the owner, or his/her authorised signatory should be submitted in two separate sealed envelopes as described below:
 - Envelope 1:** Containing technical bid in **Annexure-I** duly completed in all respects along with all relevant documents, duly signed and stamped by authorised signatory on each page of technical bid and relevant documents and should be super-scribed in bold letters with the statements: '**Technical bid for renting of building for hostel accommodation for students, staff and training activities.**
 - Envelope 2:** Containing the financial bid, as prescribed in the **Annexure-III** and should be super-scribed in bold letters with the statements: '**Financial bid for renting of building for hostel accommodation for students, staff and training activities.**
- Finally, the above-mentioned envelopes should be kept in a single sealed cover/envelop super-scribed in bold letters with the statements - '**Application for renting of building for hostel accommodation for students, staff and training activities** and to be submitted at:

General Manager
IIT Mandi iHub and HCl Foundation
North Campus IIT Mandi
Salgi, Mandi
Himachal Pradesh
175005

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

3. Following documents to be submitted along with the technical bid:

- Check list of documents being submitted by the Bidders to be made as per format enclosed as **Annexure IV**.
- Letter for acceptance of terms & conditions of EOI document as per **Annexure-II**.
- Pan card/s of the Owner/s.
- 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.
- Income tax /PAN/GST registration certificates.
- All other requisite documents in support of bid as per terms & conditions given in EOI.

4. The bidder shall offer room rent inclusive of all charges i.e., water supply charges, maintenance, service charges, security services and taxes, etc. The IIT Mandi iHub and HCl Foundation shall not pay any over and above rent of the building.

5. The technical bid should be accompanied by a copy of this EOI document with each page duly signed by the authorized signatory of the applicants, who has signed the application, as token of having read, understood and complied with EOI, the terms & conditions contained herein. Applications not accompanied by a duly signed copy of the EOI document will not be considered.

6. All the requisite information should be filled up in prescribed form and the filled-up application form, relevant information and required document should be clearly readable and all the pages of the document should be signed by authorized signatory.

7. Applications must reach on or before the closing time and date as indicated in the beginning of this document. Any application received after closing date/time shall not be considered. Applications received by **REGISTERED POST/SPEED POST/COURIER** is accepted. Applications received by any other mode like **FAX/E-MAIL etc.** will not be accepted. The IIT Mandi iHub and HCl Foundation will not be responsible for any postal delay.

8. The IIT Mandi iHub and HCl Foundation shall not be responsible for misplacement, loosing or premature opening of the outer envelope if not sealed and/or marked as stipulated. This may be reason for rejection of the bid. If the financial proposal is not submitted in a separate sealed envelope duly marked as indicated above, this will constitute grounds for declaring the proposal non-responsive.

9. **Bid validity:** The bid shall remain valid for a period of **90 days** from the last date of submission of proposal. In case the applicant withdraws, modifies or changes his offer during the validity period, application is liable to be rejected without assigning any reason thereof and the applicant may be barred for 3 years to participate against any tender / EOI / RFQ of IIT Mandi iHub and HCl Foundation.

10. Any changes / corrigendum/extension of closing/ opening dates in respect of this EOI shall be issued through IIT Mandi iHub and HCl Foundation **website only** and no **press notification will be issued in this regard. Applicants are therefore requested to regularly visit IIT Mandi iHub and HCl Foundation website for updates.**

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

11. The applicant shall bear all costs associated with the preparation and submission of the application and IIT Mandi iHub and HCl Foundation will in no case be held responsible or liable for these costs, regardless of the conduct or outcome of this submission of application process.
12. The IIT Mandi iHub and HCl Foundation 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.

Application opening and evaluation

1. The applications would be evaluated based on the rates quoted for rental of property. Rates quoted for other facilities shall not be considered for the said purpose.
2. IIT Mandi iHub and HCl Foundation shall be under no obligation to accept the lowest quotation. However, a property satisfying various additional infrastructural facilities /conveniences / utilities stated in the EOI documents may be considered in the interest of the organisation.
3. Non-fulfilment of any of the above terms shall result in rejection of the application.
4. IIT Mandi iHub and HCl Foundation reserves the right to visit a particular or all locations and reserves full right to choose any location and premises as suitable and may negotiate the rates as applicable.
5. The successful bidder should accept the offer within 10 days from the date of receipt of “**Letter of Offer**”, failing which the offer will be cancelled.

IIT Mandi iHub & HCl Foundation
General Manager
IIT Mandi iHub and HCl Foundation
Technology in Harmony with Human Needs

Signature & Stamp of Bidder:

Date:

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

Annexure- I Technical bid

Dated: 17 Oct 2024

EOI Ref No: iHub//EOI/2024-2025/01

Sr.No.	Requisite information	Firms' response
1	Name of the service provider/ building owner/agencies	
2	Full address of the service provider/building owner/ agencies Telephone /Mobile No. E mail ID.	
3	PAN No. details.	
4	GST No. If any.	
5	Legal status of holding: (Building proprietorship / Building partnership / Building on lease / other, specify) [Attach the documentary proof].	
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. Year of construction.	
7	No. of rooms offered for rent.	
8	Distance of offered hostel premises from IIT Mandi iHub and HCl Foundation office.	
9	Use of building/premises (Commercial or Residential): Is there any restriction on the use of premises?	
10	Has valid electric power in the offered building? Sanctioned electricity load.	
12	Details of surveillance system, if any (CCTV).	
13	Whether running water, both drinking and otherwise, is available round the clock?	

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

14	Are there any items or special service charges 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.	
15	Attach the following documents: 1. Ownership documents 2. Building approved drawings 3. Structure certificate 4. No. of fire extinguishers installed 5. Sanctioned load from respective authorities.	
16	Agreed to provide all amenities as per tender document / EOI document?	
17	Agreed to sign for a period of one year, which may be extended for a further period on a year-to-year basis up to a maximum of one year.	
18	Whether agrees to abide by the terms & conditions of the EOI document? In the event of the award of the contract?	
19	Bank details	Beneficiary name: Account no: Bank name: Branch: IFSC code: MICR no: Type of account: (Saving/Current)
20	Payment terms agreed as specified in EOI documents.	

Signature & Stamp of Bidder:

Date:

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

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 & 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 IIT Mandi iHub and HCl Foundation that reserves its rights to take such action as it may deem fit in such an eventuality.

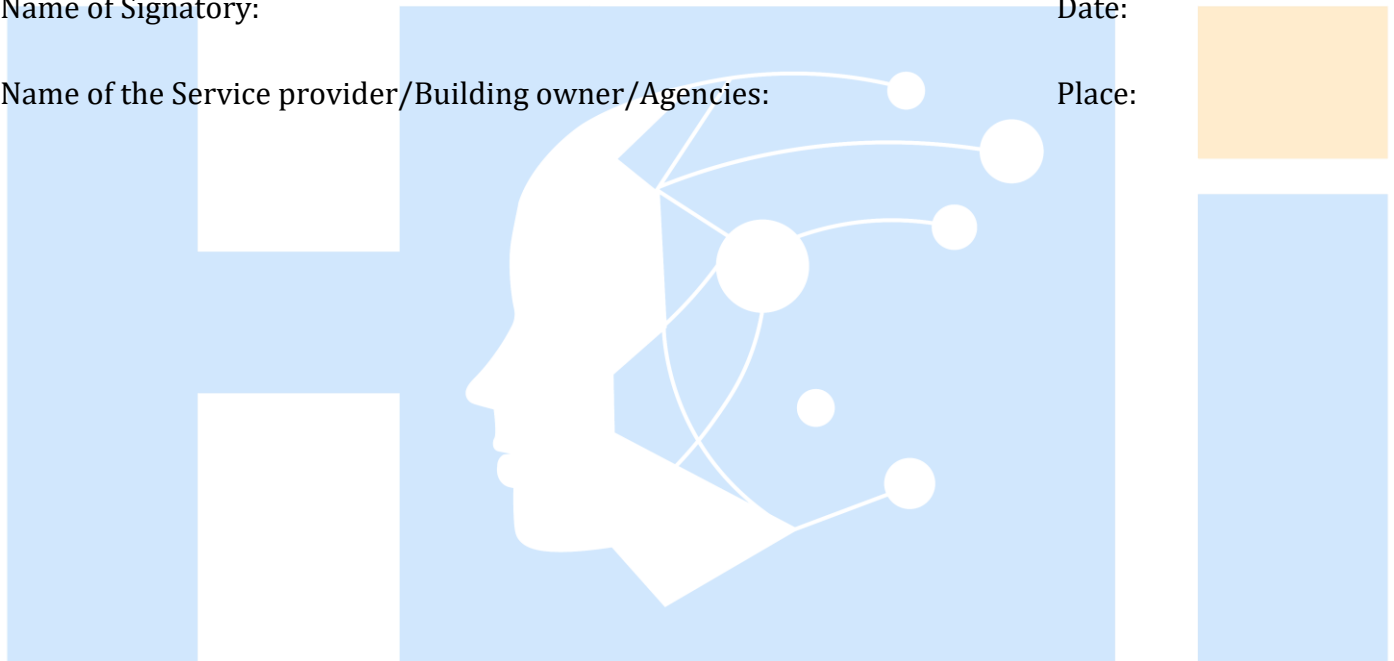
(Signature of the authorized signatory)

Name of Signatory:

Date:

Name of the Service provider/Building owner/Agencies:

Place:



IIT Mandi iHub & HCl Foundation
Technology in Harmony with Human Needs

Signature & Stamp of Bidder:
Date:

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

Annexure-II Letter for acceptance of terms & conditions

To
General Manager,
IIT Mandi iHub and HCl Foundation
North campus, IIT Mandi,
Mandi, Himachal Pradesh
175005

Date:

Sub: Acceptance of terms & conditions of expression of interest [EOI] for renting of building for hostel accommodation for students, staff and training activities.

Dear Sir,

I / We have downloaded / obtained the EOI document(s) for the above mentioned "EOI from the web site namely as per your notice given in the above-mentioned website.

1. I / We hereby certify that I / we have read the entire terms & conditions of the EOI documents (including all documents like annexure(s), schedule(s), etc.), which form part of the contract, and I / we shall abide hereby by the terms / conditions / clauses contained therein.
2. I / We hereby unconditionally accept the EOI conditions of above mentioned EOI document(s) / corrigendum(s) in its totality / entirely.
3. No employee or direct relation of any employee of IIT Mandi iHub and HCl Foundation is in way connected as partner / shareholder / director / advisor / consultant / employee etc. with the agency / firm / company.
4. I / We certify that all information and data furnished, and attachments submitted with the application by our agency / firm / company are true & correct.
5. I / We are aware that if any information is found to be incorrect / untrue or found violated, then your department / organization shall without giving any notice or reason thereof summarily reject our bid or terminate our contract, without prejudice to any other rights or remedy including the forfeiture of the full said earnest money deposit / performance security absolutely.

Yours Faithfully,
(Signature of the applicant, with official seal)

Signature & Stamp of Bidder:

Date:

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

**Annexure-III
Financial bid**

Dated: 17 Oct 2024

EOI Ref No: iHub//EOI/2024-2025/01

Sr.No.	Description	Total Number of Rooms	Per Room rent monthly	Total Amount per month [including GST]	Total Amount Annually [including GST]
01	Rooms with attached bathroom				

Financial bid should contain providers / building owners/ agencies name and **monthly rental charges** including all charges to be quoted by bidder.

(Signature of the authorized signatory)

Name of signatory:

Date:

Name of the service provider(s)/ building owner(s)/agencies:

Place:

Signature & Stamp of Bidder:

Date:

Regd. Office: Indian Institute of Technology Mandi, VPO Kamand, Mandi, Himachal Pradesh, India – 175075

Annexure-IV

Dated: 17 Oct 2024

EOI Ref No: iHub//EOI/2024-2025/01

S.No.	Name of the bidder	Name and number of documents submitted	Remarks

Signature & Stamp of Bidder:

Date: