



Central University of Andhra Pradesh, Anantapuramu
Mentor: University of Hyderabad

Tender No: CUAP/Admin/MH

Date:04.10.2019

NOTICE INVITING TENDER FOR HIRING OF Accommodation for Mens Hostel
DATED: 04.10.2019

Central University of Andhra Pradesh, Anantapuramu intends to hire a suitable accommodation preferably larger residential/ non-residential building having a carpet area of building around 3000 – 4000 sq.ft./slab area of 7000-8000 Sq ft for Men's Hostel of Central University of Andhra Pradesh, initially for a period of two years and the lease period may be extended for a further period on mutually agreed terms and conditions. The premises should be located in residential area and should not be more than 1.5 Kms from the transit campus, Central University of Andhra Pradesh, Anantapur.

Notice Inviting Tender (NIT) document may be downloaded from University website: www.uohyd.ac.in/tenders , www.cuap.ac.in and <https://eprocure.gov.in>. **The last date for receipt of duly filled-in bids is by 1500hrs on 17.10.2019.**

University reserves the right to cancel, postpone and reject the tender process/ any bid without assigning any reason.

Data of issue of NIT	04.10.2019
Last date for receipt of filled in bids	17.10.2019
Opening of Technical Bids	1530hrs on 17.10.2019
Opening of Financial Bids of the Technically Qualified Bids	18.10.2019. at 15:00 Hours

Asst. Registrar

Instructions & Information to the bidders:

1. The bid should be submitted under two (2) bid system, i.e. Technical bid (containing technical and other details) and Financial / Commercial bid. Both the bids should be placed in separate sealed envelopes and super scribed as "For hiring of accommodation for Mens hostel of CUAP – Technical bid" and "For hiring of accommodation for Mens hostel of CUAP – Financial bid" respectively. Both envelopes should be placed again in a single cover duly sealed and super scribed as "For hiring of accommodation for Mens hostel of CUAP". The tender documents duly completed in all respect should be submitted through Registered post / speed post / Courier / in person to be dropped in the "Tender box" kept for this purpose in the office of the

Assistant Registrar,
Transit Campus, CUAP,
JNTU Incubation Centre,
Chinmaya Nagar P.O., Anantapuramu – 515002

Up to 16.10.2019, at 1500hrs on all working days during office time. The bids received after the due date and time shall not be accepted / considered. **The last date & time of receiving quotations is 17.10.2019, at 1500hrs.**

2. Technical bids will be opened in the office of Assistant Registrar, Transit Campus, CUAP, JNTU Incubation Centre, Chinmaya Nagar, Anantapuramu on 17.10.2019 at 1530hrs. The Bidders or their representatives duly authorized in writing for the purpose may be present at the time of opening of quotations.

3. The Technical bid would be opened and evaluated first. Financial bids of only those bidders who qualify in technical bid would be opened for its evaluation. Technical bid should contain all the documents and testimonials as given in the Eligibility conditions.

Selection Process

1. The Committee constituted by the Competent authority to open and evaluate bids received in response to NIT will examine and evaluate all the technical bids. The committee will also visit the building/premises offered in response to the tender notice for examining the actual condition, location and approach facility etc.

2. On the basis of technical examination and onsite inspection, the committee will select one or more suitable bids for financial evaluation.

3. The successful bidder shall have to enter into contract with the Central University of Andhra Pradesh, as per the terms and conditions, within 21 days of the issue of letter of acceptance. Failure on the part of the bidder to do so may result in cancellation of its annulment of the award and forfeiture of earnest money deposit.

Eligibility Criteria

1. The premises should be located on a suitable place having wide approach road with enough parking space.
2. There shall be all permissions from the local authorities for the proposed building. The land in which the building is constructed shall be clear / free from encumbrances. Copies of the sale deed, latest Encumbrances Certificate shall be submitted along with the Technical Bid.
3. There should be proper electricity, water & sewerage connection.
4. The accommodation should have proper electrical fixtures such as switches, power points etc.
5. Rates offered for lease out of building should be as per Carpet area in sq.ft.
6. The Lessor shall quote separately for maintenance charges and all taxes including property tax besides, the lessor shall also quote the percentage of increase over the amount of initial lease rent and its periodicity. The increase in rental charges shall not exceed 5% after completion of initial period of two years in case of residential accommodation and 8% after completion of initial period of two years in case of non-residential accommodation.
7. The lease in the format of standard Lease agreement (S.L.A) as approved by the Directorate of estates shall be executed and shall be registered with the appropriate authorities. The stamp duty charges relating to the registration shall be borne by the landlord. The electricity and water charges as per actual consumption will be borne by the university.
8. The building should have spacious rooms, hall and a kitchen, adequate toilet facilities (preferably attached toilets to each room), unfurnished but decent finish.
9. The building should be in a ready to use condition with electricity, water, sewerage connection and firefighting equipments. The electric power available should also be indicated.
10. No advance rent is payable by the University as a matter of policy.
11. The space offered should be free from liability, encumbrance and litigation with respect to its ownership, lease/renting and pending payments against the offered space.
12. The bidders shall submit an earnest money deposit by way of Bankers cheque/ Bankers demand draft of Rs 24,000/- (Rupees Twenty Four Thousand Only) along with the technical bid. The EMD shall be drawn in favor of Central University Andhra

Pradesh. No interest will be paid on the amount of Earnest money deposit by the University till the date of refund to the bidders at the earliest after expiry of the final bid validity and latest on or before 30th day after the award of contract. Bids received without EMD will be summarily rejected.

13. All taxes at actual will be re-imbursed against proof of submission of documentary evidence.

PROFORMA FOR TECHNICAL BID

Sl. No.	Details of the building to be given on hire	Information
1.	Name & Address of the legal owner/power of attorney holder/co-owner of the premises/building on hire	
2.	Name of the building/premises	
3.	Address and location of the building/premises (Include latest digital photograph of the building and interiors with date and time)	
4.	Details of plot No, Circle No. etc. of the building/property	
5.	Police station under which the building/premises is located	
6.	Ward No. of Anantapuramu Municipal Corporation/ Grama Panchayat of Prasannayapalli	
7.	Name of the owners of the Buildings/Space located in North, South, East & West of the building/space to be hired	
8.	Exact Carpet Area	
9	Exact Built-up area	
10	Details of space available for parking.	
11	Details of facilities like Toilet, Water supply etc.	
12	Detailed approved plan of the accommodation along with a copy of structural stability certificate from a structural Engineer.	
13	Clearances/No objection certificate from all the relevant Central/State/Municipal / Panchayat authorities and Fire Department conforming to the municipality/panchayat laws	
14	Details of municipal/panchayat taxes and electricity charges to be paid along with copies of property tax receipt and electricity bill issued by the concerned authorities	
15	PAN and AADHAR number of the owner / coowner of the building / flat/ house/ residential unit proposed on hire to the Central university	
16	Distance from the Transit Campus of CUAP i.e. JNTU Incubation Centre, JNTU Road, Anantapuramu	
17	Any other information applicant wants to offer:- Including latest photo, video clip of the	

	details proposed on hire.	
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DECLARATION

I/We hereby certify that the information furnished above is full and correct to the best of my/our knowledge and belief. I/we understand that in case any deviation is found in the above statement at any stage, I / we will be disqualified and if the lease agreement is entered with me/us, it will be terminated and will not have any dealing with the university in future.

(Name and signature of the owner of authorized signatory with date)
(Copy of authorization letter issued by the legal advisor of the premises shall be enclosed.

FINANCIAL BID

(To be submitted in a separate sealed envelope duly superscribed as for Hiring of accommodation for Mens Hostel of CUAP 'Financial Bid')

I/We offer the premises owned by me for Central University of Andhra Pradesh Mens Hostel at Anantapuramu with the following details:

Sl. No.	General Information	Rate per Sq.ft.per month	Total monthly rent
A.	Rates offered for lease out of building as per Carpet area (All municipal/panchayat taxes, cess or any other taxes shall be quoted separately. The electricity & water charges as per actual consumption will be borne by the University. Lease rent Maint charges(if any) Taxes (if any)		<hr/> <hr/> <hr/>
B.	Period of lease The lease will be in the format of Standard Lease Agreement (S.L.A) shall be executed and shall be registered with the appropriate authorities. The stamp duty charges relating to the registration shall be borne the landlord. Do you agree to the provisions in the S.L.A.?	Yes/No	

DECLARATION: The rates quoted above are subject to negotiations, if necessary and while finalizing the bid I shall abide by the fair rent certificate issued by the University. No advance rent is payable by the University as a matter of policy.

**Signature of the legal owner/power of attorney holder/
Co-owner of the premises/building/floor
NAME:
Contact No.: Mobile – Landline**

LEASE AGREEMENT/SLAFORMAT

AN AGREEMENT MADE THIS _____ DAY _____ OF _____ Two thousand and _____ between _____

Herein after called the Lessor' (which expression shall include its successors, assigns, administrator, liquidators and receivers, wherever the context of meaning shall so require or permit) of the one part and Central University of Andhra Pradesh, Anantapuramu hereinafter called the 'Lessee'.

WHEREBY IT IS AGREED AND DECLARED AS FOLLOWS:-

1. In consideration of the rent herein after reserved and of the other conditions herein contained, the Lessor agrees to let out and Lessee agrees to take on lease the land, hereditaments and premises known as _____ together with all buildings and erections, fixtures and fittings, standing and being thereon (hereinafter called "THE SAID PREMISES") more particularly described in SCHEDULE 'A'.
2. The lease shall commence/shall be deemed to have been commenced on the _____ day of Two Thousand Nineteen and shall, subject to the terms hereof, continue for a term of two year with an option to extend the period of lease for a further term as set out in Clause 14 hereof.
3. The Lessee shall, subject to the terms hereof, pay gross rent per month for the said premises at the rate of Rs _____ per month, which also includes a sum of Rs _____ towards maintenance per month and taxes. In the event of the tenancy hereby created, being terminated as provided by these presents, the Lessee shall pay only a proportionate part of the rent for the fraction of the current month up to the date of such termination. The rate of rent hereby agreed is liable to revision during the period of lease or renewal, if any, of the lease after the expiry of the two years from the start of the lease or revision of the rent, provided that such revision shall not exceed 5% after completion of initial period of two years (in case of residential accommodation) and 8% after completion of two years (in case of non-residential accommodation) of the rent payable at the time of such revision, such rent being equivalent to gross rent reduced by the amount payable towards maintenance and tax.
4. The said premises shall be deemed to include the fixtures and fittings existing thereon as shown in Schedule 'B' and the University shall upon the expiration of the terms hereby created or any renewal thereof and subject to clause hereof yield up the said premises including fixtures and fitting in as good condition as received, fair wear and tear, damage by fire, act of god, riots or other civil commotion, enemy action and/or other causes not within the control of the University, PROVIDED THAT THE University shall not be

responsible for any structural damage which may occur to the same during the terms hereby created or any renewal thereof.

5. The Lessee shall be entitled to use the said premises for any lawful purpose which is not detrimental to the interest of the land lord.
6. The Lessee shall have the right to sublet the whole or any part or parts of the said premises but shall be responsible for the full payment of rent and the term of such sub-lease shall not exceed the period of lease or extension thereof, if any, as set out in Clause 2 hereinabove.
7. All existing and future rates, taxes including property tax, assessment charges and other outgoing whatsoever of every description in respect of the said premises payable by the owner there of, shall be paid by the Lessor. The Lessor, however, shall be entitled to recover additional levies, paid best of enhancement in taxes, from the University and such recovery shall be proportionate to the amount of taxes payable during the pendency of the lease. In case the said premises in portion of a building subject to payment of tax as one entity, the liability of the University in respect of payment of additional tax, unless there has been any addition to the constructed portion of such building, shall be in the same ratio as at the time of original letting. In case of some additional construction having been made by the Lessors, additional tax payable by the University shall be as determined by the Central Public Works Department. In case of default in payment of taxes etc., by the Lessor to the local bodies, it would be open for the Lessee to deduct such dues from the gross rent (including taxes) payable to the Lessor, and to pay the same directly to the local bodies. However, before making such deduction, the Lessee shall have to give a notice in writing, to the Lessor to show, within 15 days, that he is not in default in payment of taxes to the local bodies.
8. The Lessee shall pay all charges in respect of electricity power, light and water, used on the said premises during the continuance of these presents.
9. The Lessor shall execute necessary repairs usually made to premises in that locality as and may be specified by the University in a notice in writing within such time as may be mentioned therein and if the Lessor fails to execute any repairs in pursuance of the notice, the Lessee may cause the repairs specified in the notice to be executed at the expense of the Lessor and the cost thereof may, without prejudice to any other mode of recovery, be deducted from the rent payable to the Lessor.
10. The Lessee may, at any time during the terms hereby created and any renewal thereof, make such structural alterations to the existing buildings such as partitions, office, fixtures and fittings as may be easily removable. PROVIDED ALWAYS THAT such installations or other works, fittings and fixtures, shall remain the property of the Lessee who shall be at liberty to remove and appropriate to itself, any or all of them at the expiration of the terms hereby created and any renewal thereof, provided further that the University shall again hand over the said premises in the same condition as they were in at the commencement of these presents, fair wear and tear and damage by fire or other

causes beyond the control of the University excepted or at its option pay compensation in lieu thereof PROVIDED FURTHER that such compensation shall not exceed the value of the said premises on the date of the determination of these presents, if they had remained in the same structural state.

11. The Lessee shall be released from paying any rent in respect of the whole or any such part of the said premises as might be rendered uninhabitable by fire, riots or other civil commotion, enemy action and/or other causes, not within the control of the University or acts of any Government or Municipal Authority and in such cases the rent payable hereunder shall be accordingly apportioned, or at its option the University shall have power to terminate these presents forthwith without prejudice to its rights to remove works, fittings, fixtures and machinery under Clause 10 hereof.
12. The Lessee shall not be liable for loss of profit or loss of goodwill arising from its occupation of the said premises or any amount of compensation in respect of the said premises other than the rent payable as aforesaid and the Lessor shall make no claim in respect thereof.
13. The Lessor agree with the Lessee that the latter paying the rent hereby reserved observing and performing the conditions and stipulations herein contained on the University's part to be observed and performed shall peacefully hold and enjoy the said premises during the said terms and any renewal thereof without any interruption or disturbance from or by the Lessor or any person claiming by through or under them.
14. If the Lessee shall be desirous of taking a new lease of the said premises, after the expiration of the term hereby granted the Lessor will renew the lease for a period mutually agreed upon between the Lessee and the Lessor, in accordance with the covenants, agreements and conditions as in the present agreement including the present for renewal.
"Provided that in the event of expiry of the terms of the lease, whenever an action for renewal described above is pending with the lessee and the premises remain in actual occupation, the payable rent at old rate shall continue to be paid on provisional basis till the date of final decision on renewal or the date of eviction, as the case may be and in case, of renewal at different rate, suitable adjustment by extra payment or deduction shall be permitted, to Lessee".
"Provided further that the Lessee shall take action so far practicable to take a new lease of the said premises within a period of six months after expiry of the term hereby granted".
15. The Lessee shall be entitled to terminate the lease at any time giving to the Lessor three months previous notice in writing of its intention to do so.
16. Any notice to be made or given to the Lessee under these present or in connection with the said premises shall be considered as duly given if sent by the Lessor through the post by registered letter addressed to the (Registrar of the Lessee), and any notice to be given to the Lessor shall be considered as duly given if sent by the Lessee through the post by registered letter addressed to the Lessor at their last known place of abode. Any demand

or notice sent by post in either case shall be assumed to have been delivered in the usual course of Post.

17. Should any dispute or difference arise concerning the subject matter of these presents or interpretation of any covenant, clause or thing herein contained or otherwise arising out of this lease agreement, the same shall be referred for arbitration to the Tribunal, having, Sole Arbitrator. At the time of making a request for reference of dispute to the arbitration, the claimant shall along with such request send a panel of five persons to the other party. The other party shall within 15 days of the receipt of such communications select one member of the panel to act as Sole Arbitrator. In case none in the proposed panel is acceptable to the other party, such other party shall within the above 15 days send another panel of five persons to claimant, and the claimant shall be entitled to nominate the Sole Arbitrator from among the panel sent by the opposite party. In case none of the members of this panel is acceptable to the claimant, the Sole Arbitrator shall be appointed by the Lessee.

The provisions of Arbitration and Conciliation Act, 1996 with any statutory modification thereof and rules framed there under shall be applicable to such arbitration proceedings which shall be held at Hyderabad. The arbitration proceedings shall be conducted in Hindu/English. The cost of the arbitration shall be borne as directed by the Arbitral Tribunal. For the purposes of this clause, the officer mentioned in clause 16 shall be authorized to act and nominate arbitrator on behalf of the Lessee.

18. This lease agreement has been executed in duplicate. One counter part of the lease agreement to be retained by the Lessee and the other by the Lessor.

SCHEDULE 'A'

All that the _____ The _____ floor of the building known 'as _____ in the city of _____ which building bear Municipal No _____ and is situated on plot/land bearing Survey Nos. _____ and is bounded on or towards East by _____ on or towards West by _____ on or towards North by _____ on or towards South by _____.

SCHEDULE 'B'

Details of fixtures and fittings

IN WITNESS WHERE OF THE OFFICIAL SEAL has been affixed in the manner hereinafter mentioned and the lease agreement has been signed for and on behalf of the President of India on the day and year first above written,

By _____

(Signature)

For and on behalf of the Lessee

In the presence of
Witness

- 1. _____
- 2. _____

And by the Lessor in presence of

(Signature) Name and address of the Lessor

Witness

- 1. _____
- 2. _____

In case the Lessor is a Company, Firm or
Society at Add _____
For and on behalf of _____
Having authority to sign on behalf
Of the Lessor _____
Vide resolution dated of _____

Portions which are not applicable may be scored off at the time of filling up of the Standard Lease Agreement (SLA) format.