

EXPRESSION OF INTEREST FOR PROVIDING SPACE FOR ADMINISTRATIVE PURPOSE, NIT MIZORAM

The Director on behalf of National Institute of Technology Mizoram ,Ministry of Education, Government of India invites online Expression of Interest (EOI) from interested parties to provide building spaces for Administrative purpose (Office of the Estates) with an built-up area of **(500-1000 sqm)** within the periphery of Chaltlang, Chaltlang Lily, Ramhlun, Chanmari, Laipuitlang, Bawngkawn locality, Aizawl.

1) The EOI document containing the details of qualification criteria, submission requirements, brief objective & scope of work and evaluation criteria, etc. can be downloaded from the Public Procurement Portal at www.nitmz.ac.in .

2) **Further details/clarifications, if any, may be obtained from the Office**
Contact **0389-2391236 & Email: Registrar-in-charge registraroffice@nitmz.ac.in**

3) Last date of submission of EOI is **05.03.2024 by 1500 hours** at the Administrative Building, Chaltlang Dawrkawn, Aizawl, Mizoram.

I. ADMINISTRATIVE BUILDING (OFFICE OF THE ESTATES):

NIT Mizoram proposes to acquire space for Administrative Purpose (Office of the Estates) on long term lease basis with clear and ambiguous title deeds etc. and seeks Expression of Interest from Building Owners, desirous to lease out to NIT Mizoram. The requirement is for approximately:

1) **(500-1000) sqm** in area in ready/ongoing construction (90% of the construction activities completed) for possession for Administrative purpose.

The offered space must be available in a building situated within a radius of **1000 mts** within the periphery of Chaltlang Dawrkawn, Aizawl.

With other things being equal, preference will be given to:

- a) Suitability of the building and location.
- b) Premises offering better amenities.
- c) Premises offering adequate parking space.
- d) Premises ready for possession and occupation with all necessary permissions and approvals in place.

Interested parties possessing built up areas as stated above, having clear legal title are invited to submit their Expression of Interest to the **Registrar-in-charge**, NIT

Mizoram, Chaltlang Dawrkawn, Aizawl, Mizoram in the prescribed format enclosed herewith furnishing details like name of the owner, contact details, location of the space, size, amenities, etc.

This is an Expression of Interest for available space and not an invitation to bid. Interested parties should submit the prescribed format to under signed in sealed cover **on or before 05.03.2024 by 1500 hours.**

**The Registrar-in-charge
NIT Mizoram
Administrative Block
Chaltlang Dawrkawn, Aizawl
Mizoram – 796 012**

The Expression of Interest should be completed in all respect and signed on all the pages. The Expression of Interest should be delivered in a sealed envelope and the envelope shall be superscribed with **“EoI for Providing Space for Administrative Purpose of NIT Mizoram”**.

The Expression of Interest may be submitted either by the Owner of the building or by the Owner’s authorized representative. Representative will have to enclose the *Letter of Authority* along with the Expression of Interest. Otherwise, the offer is liable to be considered null and void at any stage as decided by NIT Mizoram. No brokerage will be paid by NIT Mizoram.

*** Selection of the party shall be made based on the details submitted in the EoI. The offered premises will be inspected for preliminary short-listing by NIT Mizoram. This may include carrying out the measurements and valuation of the offered premises.**

*** Notwithstanding anything contained above, NIT Mizoram reserves the right to reject any or all Expression of Interest offers and give consideration to properties other than those offered in response to this advertisement.**

*** Incase wherein adequate build up area of (500-1000) sqm not found available within a single building, then NIT Mizoram reserves the right to split up multiple buildings to meet its build up area requirement.**

***** Interested parties shall be wholly open to negotiation towards alteration/modification within the offered building based on the actual requirement of NIT Mizoram before acquiring the building.**

TERMS OF REFERENCE

1. That, the Expression of Interest submitted without the prescribed format shall be summarily rejected.
2. That, the **Party No. 2 i.e NIT Mizoram** shall make No payment in advance nor any loan from any Bank or Financial Institutions shall be recommended on the basis of the order of the award of the service.
3. That, the Party No. 2 shall, along with the monthly rent, pay to the **Party No. 1 i.e Interested Party** to the EoI, 19% of the taxable amount i.e monthly rent as per the applicable GST Rules & norms. However, the **Party No-1** shall be required to submit/send an Invoice for every month GST payment to be made, while indicating all the essential details along with the name of both parties in the said invoice. Thereafter, the Party No. 1 shall make the GST payment to the concerned Authorities and supply original or duly attested copy of any receipt arising out of such payment to the Party No. 2 within 5 working days of making such payment.
4. That, the **Party No. 1** shall pay all present and future property tax, levies, cess to the concerned authorities to ensure peaceful enjoyment of the premises by the Party No. 2.
5. That, the **Party No. 1** shall not enter into any agreement or arrangement for sale, lease or any other similar agreement with any other person for the purpose of lease, transfer or conveyance of the space offered.
6. That, the **Party No. 2** should be allowed to display Name of Boards/Signboards or the like in the glow signboard, placed in the ear marked area.
7. That, the **Party No. 1** shall not change the mode of use of Schedule Property and shall not make any permanent material changes in the structure of the building without the written consent of the **Party No. 2**.
8. That, the **Party No.2** shall bear the cost of regular & usual repairs of the premises during the period of tenancy with regards to Maintenance of the premises. However, major capital repairs, if any, during the Lease period shall be undertaken by the **Party No. 1**.
9. That, the lease period shall be valid for a period of 5 years from the date of signing of the Agreement between **Party No. 1 & Party No. 2**. However, the lease period may be extended subsequently, on mutual consent without resorting to public tender/EoI only with the written consent of the Party No. 1.
10. That, the **Party No-1** shall be required to paint internal walls/doors/windows once every year. Also **the Party No. 1** shall be required to paint exterior walls once in 2(Two) years.
11. That, the Notice Period for vacating the premises is 2 months before the expiry of Lease Period.
12. That, the Party No. 1 shall provide dedicated Electrical Connection, partitioning works towards spacing of rooms and Water Connection (**As desired by Party No. 1**) for the space offered. The bill for Electric and Water supplied shall be paid by Party No. 2.

ANNEXURE-I

To

The Registrar-in-charge
NIT Mizoram
Chaltlang Dawrkawn, Aizawl, Mizoram

Subject: Expression of Interest Offering for providing Buildings for
hire/lease mode.

Sir,

This offer is with reference to the advertisement released in the
press/website www.nitmz.ac.in for space on hire/lease basis

The details of the premises offered are as under:

EXPRESSION OF INTEREST FORM

Sl.no	Particulars	Details
1	DETAILS OF THE OWNER/REPRESENTATIVE	
1.1	Name of Owner	
1.2	Address & Phone No.	
	E-mail address:	
1.3	Permanent Account Number	
	(PAN) & TAN	
1.4	GST Registration No.	
	Name of the contact person to whom all references shall be made regarding this EOI	
2	DETAILS OF PROPERTY	
2.1	Location & Address of the property	
	If free holding, provide (Land Settlement Certificate) & Name of title holder with certified copy	
	OR	
	If leasehold, provide (Residual period of lease) and name of the title holder with certified copy	
3	BUILDING	

3.1	Type of Building:	
	(Commercial/Residential)	
3.2	Type of Construction:	
	(Load Bearing/RCC/Steel framed)	
3.3	Clear Floor height from floor to ceiling	
3.4	Number of floors offered (If necessary)	

4 BUILDING BREAK-UP DETAILS			
	Description	Buil-up Area	No. of washroom (Provision/Avalable)
a	Parking Area		
b	Ground Floor		
c	First Floor		
d	Second Floor		
e	Third Floor		
f	Fourth Floor		
g	Fifth Floor		
h	Sixth Floor		
i	Seventh Floor		

4.1	Total Built-up area	
5 AGE/CONDITION OF THE CONSTRUCTION BUILDING		
5.1	Building Soundness Certificate (AMC Certified)	
5.2	Newly constructed (within 5 years)	
5.3	Old construction – mention year of completion (Over 5 years)	
5.4	Under-construction-mention probable date of possession	
6 DETAILS OF BOUNDARIES AND ADJACENT BUILDING		
6.1	Boundary of the property	
	North	
	East	
	South	
	West	
7 CAR PARKING SPACE		
7.1	Car parking space/area	Reserved/Open
	No. of Car Parking (Probable)	

I hereby confirm that, all the terms and conditions specified with respect to this Expression of Interest are acceptable to me. I further confirm that all the required details have been furnished and if this Expression of Interest form is incomplete in any respect on my part then the same is liable to be rejected at the discretion of NIT Mizoram.

I am aware that NIT Mizoram is not bound to accept the Expression of Interest and will not be required to give any reason for rejecting this Expression of Interest.

I further certify that I am an authorized signatory and therefore, competent to submit the details towards this Expression of Interest.

***** A picture of the offered building from different angles (Atleast 3) shall be enclosed(through hard copy)/via mail registraroffice@nitmz.ac.in (soft copy) during submission.**

Signature

Full Name

Name of Owner/Authorized person

SCHEDULE OF RATES

Sl. No.	Item Description	Basic Rate (INR in Figure)
1	2	3
2	Rent per sqm (per month)	
3	Rent on total available space	
4	Any other charges, if any	
5	Total Rent (inclusive of applicable taxes)	

I/We have read and understand the Expression of Interest for Providing Space for Administrative Purposes, NIT Mizoram and other documents issued by you we hereby quote the Rates (inclusive of all taxes & duties) **except Goods & Services Tax (GST)** as above.

Date:

[Signature]

Place:

Name of the Bidder

DECLARATION

**FOR NO NEAR RELATIVE (S) OF THE BIDDER WORKING IN THE NIT
MIZORAM**

**“I S/o.....
R/o hereby certify that none of my relative(s) as defined the
EoI documents is/are employed in National Institute of Technology Mizoram, as per
details given in the tender document. In case at any stage, it is found that the
information given by me is false/incorrect, the NIT Mizoram shall have the absolute
right to take any action as deemed fit / without any prior intimation to me.**

Date:

[Signature]

Place:

Name of the Bidder
Address

Nearby Relative(s) for this purpose are defined as:

- a) Member of the family.
- b) They are husband and wife.
- c) The one is related to the other in the manner as father, mother, son(s) and daughter in law, son in law, brother(s), sister(s), brother in law, sister in law.