

## **EXPRESSION OF INTEREST FOR PROVIDING SPACE FOR HALLS OF RESIDENCE FOR NIT MIZORAM**

National Institute of Technology Mizoram is an Institution of National Importance under Ministry of Education, Govt. of India. The Administrative Block is located at Chaltlang Dawrkawn, Aizawl, Mizoram.

### **II. HALLS OF RESIDENCE (BOYS' & GIRLS')**

NIT Mizoram proposes to acquire Halls of Residence (Hostel accommodation) 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) **(200 -300) sqm** in area – for Girls' Hostel, in ready/ongoing construction for possession.
- 2) **(600 -700) sqm** in area - for Boys' Hostel, in ready/ongoing construction for possession.

The offered space must be available in a building situated within a radius of 1000 mts from the existing Hostel buildings hired by NIT Mizoram i.e Boys' Hostel-I at Zion Resort Complex, Durtlang North, Boys' Hostel-II near Durtlang Field & Boys' Hostel -III near Doordarshan Station, Durtlang.

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

1. Suitability of the location.
2. Premises offering better amenities.
3. Premises offering adequate parking space.
4. Premises ready for possession and occupation with all necessary permissions and approvals in place.
5. Suitable Building Condition.

Interested parties possessing built up areas as stated above, having clear legal title are invited to submit their Expression of Interest to the Registrar, 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 03.06.2033 (12:00 P.M).**

The Registrar  
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 Halls of Residence for 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.

Interested parties may visit NIT Mizoram website [www.nitmz.ac.in](http://www.nitmz.ac.in) for any updates related to schedule or corrigendum with respect to the instant Expression of Interest.

## **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 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. That, the Notice Period for vacating the premises is 2 months before the expiry of Lease Period.

**EXPRESSION OF INTEREST FORM**

To

The Registrar  
NIT Mizoram  
Chaltlang Dawrkawn, Aizawl, Mizoram

**Subject: Expression of Interest Offering for providing Halls of Residence on hire/lease mode.**

Madam,

This offer is with reference to the advertisement released in the press/website [www.nitmz.ac.in](http://www.nitmz.ac.in) for space on hire/lease basis.

The details of the premises offered are as under:

<b>Sl. No.</b>	<b>Particulars</b>	<b>Details</b>
<b>1</b>	<b>DETAILS OF THE OWNER/REPRESENTATIVE</b>	
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	
<b>2</b>	<b>DETAILS OF PROPERTY</b>	
2.1	Location & Address of the property	
2.2	Usage of the property (as approved by the Competent Authority) a. Commercial b. Private	
2.3	Tenure of the land a. Freehold b. If free holding, provide Land Settlement Certificate & name of title holder with certified copy	

	c. Leasehold d. If leasehold, provide residual period of lease and name of the title holder with certified copy	
<b>3</b>	<b>BUILDING</b>	
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	Floor on which the offered premises is located	
3.5	Area of premises offered per unit a. Super built-up area b. Built-up area c. Carpet Area	
<b>4</b>	<b>AGE/CONDITION OF THE CONSTRUCTION BUILDING</b>	
4.1	Building Soundness Certificate (AMC Certified)	
4.2	Newly constructed (within 2 years)	
4.3	Old construction – mention year of completion	
4.4	Under-construction-mention date of possession	
<b>5</b>	<b>DETAILS OF BOUNDARIES AND ADJACENT BUILDING</b>	
5.1	Boundary of the property a. North b. East c. South d. West	
<b>6</b>	<b>CAR PARKING SPACE</b>	
6.1	a. Car parking space/area b. No. of Car Parking	Reserved/Open

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.

Signature  
Full Name  
Name of Owner/Authorized person

**SCHEDULE OF RATES**For Boys' Hostel/Girl's Hostel (*Tick Selected Option*)

<b>Sl. No.</b>	<b>Item Description</b>	<b>Basic Rate (INR in Figure)</b>
<b>1</b>	<b>2</b>	<b>3</b>
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 Hall of Residence (Hostel Accommodation) for NIT Mizoram vide No. **NITMZ/Adm./13-1/2019/4772** Dated **20th May, 2023** 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 No. NITMZ/Adm./13-1/2019/4772 dated 20<sup>th</sup> May, 2023 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.