

गति शक्ति विश्वविद्यालय
GATI SHAKTI VISHWAVIDYALAYA

(A Central University under the Ministry of Railways, Government of India)
लालबाग, वडोदरा, गुजरात / Lalbaug, Vadodara, Gujarat 390004

Ref: GSV/2023/Land Leasing/Lab

Date: 20/07/2023

**EXPRESSION OF INTEREST FOR LEASING PREMISES FOR
LOCATING B TECH LABORATORIES**

GSV invites Expression of Interest (Eoi) for leasing premises in Vadodara, to set up B Tech Laboratories of the University, for a temporary period of 2 to 3 years.

Interested bidders may submit their offers in the appropriate format(Annexure – I and Annexure – II separately in sealed covers) which may be downloaded from the GATI SHAKTI VISHWAVIDYALAYA website www.gsv.ac.in and forward the same to the GATI SHAKTI VISHWAVIDYALAYA. The last date for the receipt of EOI is 07.08.2023 up to 12.30 hrs.

1.	Earnest Money Deposit (Bid Security)	Rs.3,36,000/ (Rupees Three Lakhs thirty six thousand Only) in the form of demand draft in favour of Gati Shakti Vishwavidyalaya, Vadodara
2.	Security Deposit	The Security Deposit shall be 5% of the finalised lease money/ rent payable. Upon depositing the security deposit, the EMD will be returned to the successful bidder.
5.	Closing Date & Time of EOI Submission	07.08.2023 up to 12.30 hrs.
6.	Technical Bid Opening Date & Time	07.08.2023 at 15.30 hrs.
7.	Financial Bid Opening Date & Time	Bidder would be informed by email/phone.
8.	EOI Validity	180 days from the due date of submission of EOI document.
9.	Correspondence Address	Deputy Comptroller/HRLal Gati Shakti Vishwavidyalaya, Vadodara, Gujarat.

I. Bidding Process:

1. The bidder shall download the Eoi document from the GSV's website at www.gsv.ac.in. and submit duly endorsed Eoi document. The corrigendum/amendment/correction, if any to this EOI will be published only on the GSV website.
2. The EOI document is in two bid format as technical bid and financial bid. The technical bid shall consist of all technical details along with commercial terms and conditions and supporting documents. The financial bid should indicate only price.
3. The technical bid shall contain the filled up application for pre-qualification as prescribed in **Annexure- I**, duly signed on each page by the authorised signatory of the bidder as a mark of acceptance of all conditions of the EOI document.
4. The financial bid should contain service provider/building owner/agency name and the lease money/ rent payable for the period of 2 years, inclusive of all charges.

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5. The financial bid shall not be conditional and any such conditional financial proposal shall be rejected summarily. The financial bid has to be submitted in the format as prescribed in Eol as financial bid **Annexure - II**.
6. The sealed envelopes of technical and financial bid are to be put in a single envelope duly sealed and superscribed, "EXPRESSION OF INTEREST FOR LEASING BUILDING/ PREMISES FOR LOCATING B TECH LABORATORIES"
7. The bidders are invited between 16.00 hrs. to 17.00 on 26th July 2023 for any clarification on the requirements/ technical and financial issues (if any) and or on the conditions of bidding document.
8. The bid completed in all respects must be dropped in the Office of the Registrar, Gati Shakti Vishwavidyalaya, Lalbaug, Vadodara 390004, Gujarat by due date and time as indicated above. The bid received after the scheduled date and time will be rejected. GSV will not be responsible for any transit delay. Quotations other than in physical mode will not be accepted.
9. The bidder is expected to examine all instructions, forms, terms & specifications in the bidding documents. Failure to furnish all information required by the bidding documents will be at the bidder's risk. The bid not complying with Eol conditions and not conforming to Eol specifications will result in the rejection of its bid without seeking any clarifications.
10. No separate information shall be given to the individual bidder.
11. The bid will not be considered without earnest money deposit amount.
12. The EMD of the successful bidder will be returned to them without any interest after submission of security deposit.
13. The bidder has to submit the security deposit within 15 days from the date of Letter of Acceptance (LoA/Agreement else the EMD amount will be forfeited. The security deposit will be returned without any interest after completion of contract/agreement period.
14. The earnest money deposit amount of unsuccessful bidder will be returned to them without any interest within 30 days after awarding the offer.
15. The bidder shall not be permitted to withdraw his offer or modify the terms and conditions thereof. In case the bidder fails to observe and comply with the stipulations made herein or backs out after quoting the rates, the earnest money deposit amount will be forfeited.
16. The technical bid will be opened as per the timing mentioned above, in presence of the bidder's representative who wish to attend. In the event of any change in the date of opening, the same will be intimated to all.
17. The technical bid submitted by the bidder would be examined and their premises would be inspected by the expert committee constituted by the GSV.
18. The financial bid will be opened only after the technical evaluation of bid and the financial bid of only those bidders will be opened whose premises have been found to comply with the technical requirements and essential features required for GSV to establish Labs.

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19. GSV reserves the right to accept or reject any bid and or to annul the bidding process and reject all bids at any time prior to award of contract, without thereby incurring any liability to the affected bidder or bidders or any obligation to inform the affected bidder.
20. In the event of any dispute or difference between GSV and the bidder arising out of non-compliance of EoI terms and conditions or any other cause whatsoever relating to the EoI shall be referred to The Vice Chancellor of GSV, whose decision shall be final and binding on both the parties.
21. All disputes shall be subject to the Civil Court Jurisdiction of Vadodara, Gujarat Only.
22. The lessor shall keep the GSV indemnified against all claims/litigation in respect of the buildings so leased by GSV, whatsoever.
23. All correspondence has to be in English language including affidavit, undertaking etc.
24. Any form of canvassing/influencing will attract rejection of bid submitted by the bidder and GSV reserves the right to take such penal action (e.g. blacklisting the bidder for the present and future etc.) as it deems fit.

II. GENERAL TERMS & CONDITIONS

- a) Separate, dedicated building is highly preferred.
- b) The premises MUST have an area of around 10,000 Sq Ft of proper built-up area, in the ground/ first floor.
- c) Each room should have preferably an area of around 800-1000 Sq.Ft or if it is of big hall type, the lessor should be able to provide partitions as per requirement of GSV.
- d) The premises should be leasable upfront or latest by 30th September' 2023.
- e) The premises should be neat and clean and neatly painted.
- f) Rooms should be well lit and sufficiently ventilated.
- g) The premises should provide for 5-6 toilets for girls and the same numbers, separately, for boys.
- h) The premise should have additional attached toilets to 2 rooms separately, or the lessor should be able to provide the same, for use of faculty/ officials posted to the Labs.
- i) Round the clock, uninterrupted water and electrical supply for the equipment.
- j) Each room should have sufficient light and fan connections. In addition, provision for Air Conditioners (points) to be available.
- k) 3 phase connection with proper earthing to the premises
- l) Each of the rooms should have 10 Nos of 5Amp electrical sockets and 5 Nos. 15 Amp electrical

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sockets. Four to 5 rooms should have 3-phase electrical points. These requirements may vary slightly once the rooms lay out/plan is provided.

- m) GATI SHAKTI VISHWAVIDYALAYA shall pay for the electrical charges as per actual usage, based on the meter readings, installed separately. Property tax and water charges will be borne by the owner/ lessor.
- n) About 6-8 rooms should have a main water supply (at least 1-inch pipe) and 3-4 distributed water supply points within the room. Some rooms need to have drainage for the inter connected water points.
- o) About 3-4 rooms should have proper exhaust arrangement with ducting as per requirement.
- p) Provision for providing Security to the inhabitants, premises, parked vehicles, etc. if available shall be preferable, else the owner should have no objection to the GATI SHAKTI VISHWAVIDYALAYA making its own security mechanism; including surveillance cameras in the premises.
- q) Parking space for at least about 10 cars and 1 bus (54 seating capacity) is a MUST.
- r) Premises should be located in good ambience, with minimal source of outside disturbances; but definitely within 8 - 10 Kms from GSV campus at Lalbaug, Vadodara.

III. OTHER TERMS AND CONDITIONS

- 1) GATI SHAKTI VISHWAVIDYALAYA may cause a site visit by a committee before agreeing to take over any of the premises. The assessment made and report made by the committee shall be final and binding.
- 2) Building offered must be free from all encumbrances, claims and legal disputes etc. The parties may furnish complete details in the application from attached with this document (Annexure – I).
- 3) Power back-up provision by DG Set of at least about 160 KVA shall be the responsibility of the owner of the premises. More DGs may be required, if the campus size is large.
- 4) All rooms, lobbies, common spaces shall be pre-fitted with suitable & aesthetic electrical fixtures, like Ceiling Fans, CFL / Tube lights, Exhausts, Sockets for charging laptops/ cell phones, etc.
- 5) Adequate fire safety provisions should be complied with.
- 6) Premises to be leased should be approved for the intended use. GSV shall at all times be kept free of any/ all encumbrances and liabilities arising at any point of time, on this.
- 7) Only owners / authorized persons, should apply as GSV shall NOT pay any brokerage etc., for this purpose.
- 8) The bidder has to submit notarized undertaking on stamp paper of appropriate value from the property owner/attorney holder stating that they are the sole authorised bidder to

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participate in GSV's EOI enquiry for empanelment for Leasing Premises for Locating B Tech Laboratories for the stated property.

- 9) No commercial activity (unrelated with students) will be permitted in the leased premises. In case of multi storey building, the commercial activities in terms of occupied floor, staircase, entry and exit may be allowed but the Lab premises must be isolated from commercial activities.
- 10) If 90% space of the offered building accommodates GSV, Vadodara then the remaining space should be available exclusive for GSV.
- 11) The selected party shall be required to execute a lease agreement on stamp paper of appropriate value with detailed terms & conditions with GSV, in accordance with the provisions of the law applicable.
- 12) The bidder has to take fire and safety clearance of building from appropriate authority before execution of an agreement.
- 13) All taxes including property tax, municipality tax, local taxes etc. shall be paid by the owner/ service provider.
- 14) GSV will not be liable to pay any charge for the normal wear and tear of fittings and fixtures installed in the building premises.
- 15) GSV reserves the right to check and inspect the premises on regular basis. In case of any deficiency or deviation in services as mentioned in the EOI documents/agreement, GSV may impose penalty on the bidder for deficiency in services. The penalty amount will be decided by GSV and the decision will be binding on the service provider/building owner.
- 16) Canvassing / influencing the GATI SHAKTI VISHWAVIDYALAYA officials in any manner, shall lead to summary rejection of the EOI.
- 17) EOI received after the due date and time shall be summarily rejected.
- 18) In case of any problem/discipline issues raised between the students of GSV and the employees of the bidder then it will be dealt by GSV. The basic discipline and business rules for students will be shared with successful bidder.
- 19) The service provider will provide the contact details (phone, email, address) of the Point of Contact/ Nodal officer. GSV will contact this nodal officer for day to day hostel functionality.
- 20) In case of any dispute, The Vice Chancellor, GSV shall act as the sole arbitrator, whose decision shall be final and binding to both the parties.
- 21) Documentary proof of ownership of building(s), approved map of the building, payment of all taxes, duties, dues, telephone, water, electricity charges etc. must be submitted along with this EOI document.
- 22) Providing Electrical connection, with sufficient load capacity to meet the said requirements, shall be that of the bidder.
- 23) The Selected party shall be required to sign a lease agreement containing detailed terms &

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conditions with GSV, in accordance with the provisions of the law applicable. The Agreement shall be signed for a period of 2 years initially and extendable for further periods on mutually agreeable terms.

- 24) The GATI SHAKTI VISHWAVIDYALAYA reserves the right to consider/reject any such proposal without assigning any reason.
- 25) Conditional EOI shall not be entertained by the GATI SHAKTI VISHWAVIDYALAYA.
- 26) While deciding upon the final premises, GATI SHAKTI VISHWAVIDYALAYA may take into consideration such other parameters and factors which may not be described here, as felt necessary by the GATI SHAKTI VISHWAVIDYALAYA for a safe, clean, modern and hygienic inhabitation, befitting the status expected of an Institution of the stature of GATI SHAKTI VISHWAVIDYALAYA.

IV. TERMS OF PAYMENT

- a) The LEASE money / rent shall be paid at the fixed rate at the end of each month as per the lease agreement entered into with the party on the terms & conditions mutually agreed upon.
- b) The Lease money/ rent agreed to will not change for 24 months and thereafter, subject to mutual agreement.
- c) Advance payments shall not be ordinarily made unless specifically agreed upon or allowed by the Vice Chancellor, GSV.
- d) The monthly payment of lease rent shall be subject to deduction of taxes, INCLUDING Income Tax, etc, as per GoI rules.
- e) The GSV may, at any time during the currency of the lease period make such structural alterations to the existing building such as temporary partitions, office fixtures and fittings as may be easily removable.
- f) Interested parties should return the complete expression of interest document, including ***Annexure-I and Annexure II (separately)***, duly filled in and ink signed at the bottom of each page, in token of having accepted the terms and conditions.
- g) PBG amounting to 5% of the accepted rate will have to be paid by the lessor at the time of execution of agreement.

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ANNEXURE-1

Format – cum – Checklist

S.No.	Item	Remarks	Compliance YES/ NO (by GSV verifier)
1	Full Particulars of the Legal Owner of the premises i) Name ii) Address(es) iii) Telephone Numbers a. Business b. Residential c. Mobile Phone Number d. E-Mail Address		
2	Full particulars of person(s) offering the premises on rent/lease and submitting the EOI (i) (ii) (iii) (iv)		
3	Status of the applicant with regard to the building/ premises offered for hiring (enclose Document in support, if the applicant is other than the Owner) Individual/Company/HUF/Others	Pl. Attach Documentary evidence in support of being a Company / HUF/Others	
4	Address of the Premises		
5	a) Distance from the Main Road b) Distance from GSV, Lalbaug Campus		
6	Space Specification: i. Whether independent building ii. Whether there is any other business situated iii. Total No of floors in the building iv. Floor(s) being offered to GSV v. Whether offered as a big hall with separators or separated already vi. No of Rooms available for the Offices (with size) vii. No of Laboratory Halls available (with sizes)	Pl attach detailed specifications with supporting documents including photos	
	viii. Are all the Rooms suitably furnished / (Yes / No) ix. Whether the premise is air conditioned? x. No of electrical points with details xi. Whether 3 Phase connection available xii. Water supply points to the labs/rooms xiii. Availability of power back up with KVA		

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	xiv. Level of furnishing xv. Availability of toilet facilities, wash basins xvi. Drinking water /RO water facilities xvii. Water drainage in the labs/rooms		
7)	Complete details of the Premises viz., Companies Postal Address Location Floor Number	PI. Attach as Ann.	
8)	Are there any items or special services intended to be provided on extra payment of additional charges? If so, please indicate each such service/intended to be provided together with details of such charges separately against each service	PI. Attach as Ann.	
9)	Particulars of completion certificate, Year of construction, age of the building etc. Enclose attested/self-certified copy of completion certificate issued by Competent Authority Whether accommodation offered for rent is free from litigation including disputes in regard to ownership, pending taxes, due or like (Enclose copy of Affidavit from owner or Power of Attorney holder)		
10)	Facilities for vehicle parking (cars and bus) (mention details)	Yes / No	
11)	List of any other charges payable by the GATI SHAKTI VISHWAVIDYALAYA in addition to the lease rent (No figures/ price only the heads/ items to be paid)	PI. Attach as Ann.	

Signature(s) of the Authorized Person(s) with date:.....

Full Contact Details of the Person to be contacted for clarifications etc.:

Name and Address of the Signatory:.....

Date:.....

Place:.....

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ANNEXURE- II

Price Bid:

Space in Sq.Ft being leased	Price offered Per Sq.Ft for 2 years	Price offered for the total parcel of space for 2 years	Taxes if any including outgoings	Total price including GST

Please note that for the extended period of lease, the rate offered will be considered pro-rata.

Signature of Bidder and office seal /stamp

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ANNEXURE - III

Technical Evaluation Criteria:

(This is for information to the bidder)

S No	Particulars	Range	Marks	Yes/No	Marks* awarded
1.	Whether willing to offer on lease for up to 3 years	For 2 years For 3 years	3 5		
2.	Whether the offered premises is in an exclusive building	Exclusive	5		
3.	Whether the offered space is in a single building	In 1 building In 2 buildings In 3 /more buildings	5 3 1		
4.	Whether New/ Old construction	0-5 years 5- 10 years	4-5 1-3		
5.	Distance from GSV/Lalbaug	Within 3 Kms Between 3-6 Kms Between 6-8 Kms Between 8-10 Kms	5 3 2 1		
6.	Whether ready for occupation or will be ready within 30 days	Ready possession Within 30 days	5 3		
7.	Whether required Lights, Fans, Power points are readily available or will be available within 15-20 days	Ready Available in 15-20 days	5 3		
8.	Whether adequate parking space available within the premises / adjoining premises	Within the premises Adjoining premises	5 3		
9.	Clean and hygienic surroundings and ventilation		0-5		
10.	Amenities including Toilet facilities		0-5		
11.	Lift facility if the building is high rise		0-5		
12.	Inbuilt CCTV / surveillance facility in the common areas		0-5		
13.	Separate Power meter and Water Tanks		0-5		

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14.	Fresh drinking water facility in the premises		0-5		
15.	Whether the premises is disable friendly		0-5		

* Evaluation of the premises will be made by the GSV Team and marks will be awarded by the Inspecting team. This will be final and binding.

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Annexure – IV

PROFORMA OF BANK GUARANTEE

(TO BE TYPED ON NON-JUDICIAL STAMP PAPER OF APPROPRIATE VALUE)

TO BE ESTABLISHED THROUGH ANY OF THE BANKS (PUBLIC/PRIVATE) WHETHER SITUATED AT VADODARA OR OUTSTATION WITH A CLAUSE TO ENFORCE THE SAME ON THEIR LOCAL BRANCH AT VADODARA.

BANK GUARANTEE ISSUED BY CO-OPERATIVE BANKS ARE NOT ACCEPTED.

The Registrar
Gati Shakti Vishwavidyalaya
Lalbaug,
Vadodara – 390004, Gujarat.

LETTER OF GUARANTEE

WHEREAS Gati Shakti Vishwavidyalaya, Vadodara has invited Expression of Interest (EOI) vide EOI No. _____

_____ dated _____ for _____

AND WHEREAS the said EOI document requires the service provider/firm (whose tender is accepted in response thereto) to provide an irrevocable performance bank guarantee / security deposit in favour of **Gati Shakti Vishwavidyalaya Vadodara'** for Rs. _____ Amt. in Words _____.

NOW THIS BANK HEREBY GUARANTEES that in the event of the said service provider/ firm failing to abide by any of the conditions referred to in the said EOI documents, this bank shall pay to Gati Shakti Vishwavidyalaya, Vadodara, on demand, and without protest or demur Rs. _____ Amt. In Words _____.

This Bank further agrees that the decision of Gati Shakti vishwavidyalaya Vadodara as to whether the said service provider/firm has committed breach of any of the conditions referred in the said tender documents shall be final and binding.

We, _____
(name of the bank & branch) further agree that the guarantee herein contained shall not be affected by any change in the constitution of the bank, the agency/firm or for any other reason whatsoever.

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Notwithstanding anything contained herein:

1. Our liability under this bank guarantee shall not exceed Rs. _____
Amt. In Words _____

2. This bank guarantee shall be valid up to _____ (Date)
(27 months of period from the date of Letter of Acceptance (LOA)/signing of agreement)

3. We are liable to pay the guaranteed amount or any part thereof under this bank guarantee only and only if Gati Shakti Vishwavidyalaya Vadodara serve upon us a written claim or demand on or before _____ (Date).

This bank further agrees that the claims if any, against this bank guarantee shall be enforceable at our branch office at _____ situated at _____ (Address of local branch).

Yours truly,

Signature and seal of the guarantor:

Name of the bank with complete postal address:

Date & Place:

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Annexure - V

NEFT Mandate Form (*Attach Cancelled Cheque Copy*):

Name of the Tenderer / Organization	
Permanent Account No (PAN)	
Name of the Bank	
Name of the Branch	
Branch Code	
NEFT / RTGS (IFSC Code)	
Type of Account	
Account No.	

Signature of the Owner/Lessor