



जम्मू केंद्रीय विश्वविद्यालय

Central University of Jammu

राया-सूचानी (बागला), जिला सांबा -181143. जम्मू (जम्मू एवं कश्मीर)  
Rahya-Suchani (Bagla), District Samba - 181143, Jammu (J&K)

**NOTICE INVITING EXPRESSION OF INTEREST (EOI)  
FOR HIRING OF BUILDING FOR HOSTEL ACCOMMODATION  
FOR 100 STUDENTS**

CENTRAL UNIVERSITY OF JAMMU

Rahya-Suchani (Bagla), Distt. Samba- 181143

Tel-fax: 0191-2479654, Website:

[www.cujammu.ac.in](http://www.cujammu.ac.in)



**Notice Inviting Expression of Interest**

Sealed applications are invited for EoI from the interested parties/firms to rent out suitable accommodations to the Central University of Jammu to establish the Temporary Boys Hostel (accommodation of approximately 100 boys students/ multiple of 25 or other options) nearby Sainik Colony, Jammu or near to CUJ Campus, Rahya Suchani, Samba from registered proprietary owners. The details of EoI can be obtained from the University website [www.cujammu.ac.in](http://www.cujammu.ac.in)

**Last date for receipt of EoI : 31/07/2023 at 03.00PM**

**Date of opening of EoI : 31/07/2023 at 03.30 PM**

No. CUJ/EST/F.No.17/2021/30 dt: 21.07.2023

Sd/-  
Registrar



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Rahya-Suchani (Bagla), District Samba - 181143, Jammu (J&K)

No: CUJ/EST/F.No.17/2021/309

Dated: 21/07.2023

### Expression of Interest

Central University of Jammu (CUJ) invites Expression of Interest **under two bid systems** from the interested parties to rent out suitable accommodations to the CUJ to establish the Temporary Boys Hostel of Central University of Jammu to accommodate approximately 100 boys boarders. The building shall be hired initially for 01 year which can be extended on mutual consent.

The requirements are:

1. The Building/Buildings should accommodate approximately 100 boys boarders and should be in/near Sainik Colony, Jammu or near to CUJ Campus, Rahya Suchani, (multiple of 25 or other options) Samba and accommodate 2 or 3 boys students per room. It should have ventilated, airy rooms, in hygienic environment.
2. Ample number of bathrooms in good working condition must be provided.
3. The room should be filled with sufficient tubelight/LED light, fans and wardrobe.
4. Electricity and Potable Water for drinking and washing purposes must be available round the clock.
5. In emergency, power backup / generator facility should be available.
6. The building should have suitable provision and adequate space for running Mess for students.
7. The Service provider/ Building owner must provide document of Administrative Approval(s)-of sanctioned Electricity load etc.
8. No commercial activity other than the Hostel will be carried out on the rented premises.
9. Selected party shall be required to execute a rent agreement containing detailed terms & conditions with CUJ, Jammu in accordance with the provisions of the law applicable.
10. The agreement shall be signed for a period of 01 year which may be extended on mutually agreed terms and conditions on the satisfactory report.
11. Building offered must be free from all encumbrances, claims and legal disputes etc.
12. The electricity and water supply lines / connection shall be provided by the owner at his/her own cost and expenses. However, the **CUJ, Jammu** shall pay all running charges with respect to electric power, light and water charges of the said premises on the basis of actual consumption.
13. The **CUJ** 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.
14. The decision of the Competent Authority of CUJ will be final in case of any dispute arising in the implementation of the terms of the contract.
15. Service Maintenance charge should be mentioned, if any. CUJ will not pay any Holding Tax or dues for hired building.
16. The building should have been properly constructed as per the approved safety plans.
17. All property tax, all municipality tax, local taxes will be included in the rent. To Furnish details of such viz. Property tax, all Municipal Taxes and other Local Taxes being levied and paid in respect of the accommodation offered.
18. Proper Fire safety arrangements are mandatory.
19. Any other salient aspect of the building which the party may like to mention.



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20. The agreement for hiring of buildings/accommodation shall come into force immediately after it is executed and shall remain in force for the period agreed upon.
21. A joint-inspection team will inspect the building/buildings and submit recommendation of suitability to the Competent Authority, CUJ.
22. **PAYMENT:** CUJ will only be liable to pay fixed monthly charge (rent shall not in any case be more than the rent assessed by the designated authority i.e. CPWD/PWD.). Payment will be made by Cheque/RTGS/NEFT month wise on submission of bill. Monthly electricity charges will be paid as per the actual monthly reading in the meter installed in the hired building
23. CUJ will not be liable to pay any charge for the normal wear and tear of fittings and fixtures in the Building premises.
24. **PENALTY CLAUSE:** The CUJ 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 CUJ and the decision will be binding on the service provider/ building owner.
25. **TERMINATION:** The Agreement may be terminated by giving one month notice by the either party to the Agreement. However, during such notice period the buildings/accommodation along with all ongoing facilities shall remain in the possession of CUJ.

### PREPARATION & SUBMISSION OF PROPOSALS

26. The Applicants are advised to go through the EOI document and understand the requirement and terms and conditions specified therein before submitting the bid.
27. Central University of Jammu invites Expression of Interest (EOI) **under two bid systems** for hiring of building for hostel accommodation for approximate 100 boys boarders located in/near Sainik Colony, Jammu or near to CUJ Campus, Rahya Suchani, Samba
28. Eligible and competent Service Providers, Building owners/Agencies are requested to submit their offer in prescribed application form under two bid systems in the standard formats prescribed in the EOI documents, displayed as **TECHNICAL BID** Annexure : A & **FINANCIAL BID** as Annexure :B.
29. The EOI documents can be downloaded from the University website [www.cujammu.ac.in](http://www.cujammu.ac.in)
30. 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.

  
21/7/23  
Registrar

Email: [registrar@cujammu.ac.in](mailto:registrar@cujammu.ac.in)  
Ph.No. 01923-249658

#### Encl:

1. Annexure-A (Technical bid)
2. Annexure-B (Financial bid)

Copy to: System Analyst to upload on website



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Annexure-A

## Technical Bid

(To be filled by the owner and must be submitted to CUJ only with the technical bid)

| Sl. No. | Particulars  | Details (if yes, furnish number) | Appendix No. (attached in bid at Page No.) |
|---------|--|----------------------------------|--|
| i       | Name of the owner:   | M/s.                             |  |
| ii      | Status of the building: (Proprietorship / Partnership / Joint Stock Co. etc) |                                  |  |
| iii     | Address:   |                                  |  |
| iv      | Telephone / Mobile No. / E-mail address                                      |                                  |  |
| v       | Name of the Proprietor / Partner / Director                                  |                                  |  |
| vi      | Total area offered for rent  |                                  |  |
| vii     | Documentary Proof of :   |                                  |  |
|         | a) Valid Registration  | Yes / No                         |  |
|         | b) TIN / PAN No.   | Yes / No                         |  |
|         | c) Income tax return for 2020-21, 2021-22 & 2022-23                          | Yes / No                         |  |
|         | d) Balance sheet for 2020-21, 2021-22 & 2022-23                              | Yes / No                         |  |
|         | e) GST clearance certificate for the period ending 31.03.2023                | Yes / No                         |  |
| vii     | Building hired can accommodate..... numbers of students.                     |                                  |  |

**Declaration:** I hereby certify that the information furnished above is true and correct to the best of my / our knowledge. I understand that in case any deviation is found in the above statement at any stage, I / we will be blacklisted and will not have any dealing with the University in future.

Signature with date & seal of the agency : .....

Name of the Applicant : .....

Designation : .....



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## Annexure-B

### Financial Bid

**Amount quoted:** (To be filled by the Owner and must be submitted to CUJ along with the EoI)

1. Name of the legal owner :
2. Address (with Tel No., Fax No.) :
3. Name & Address of the Owner :
4. PAN Number :
5. GST Number (if any) :
6. Copy of Registry documents :
7. Copy of approved map by the competent authority :
8. Declaration that the building have no legal dispute :
9. Rent Details :

| S.No. | No. of rooms along with size | No. of Bathrooms & Toilets | Total Building area | Rent including all types of taxes | Remarks |
|-------|------------------------------|----------------------------|---------------------|-----------------------------------|---------|
|       |                              |                            |                     |                                   |         |
|       |                              |                            |                     |                                   |         |

10. Latest bill copy of electricity :

Signature of Owner with contact details