



THIRUVANANTHAPURAM भारतीय विज्ञान शिक्षा एवं अनुसंधान संस्थान तिरुवनंतपुरम
INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH THIRUVANANTHAPURAM
IISER TVM

(An Autonomous Institute under MHRD, Government of India)
Near Jersey Farm, Maruthamala P.O, Vithura, Pin: 695551, Trivandrum, Kerala, India.
Tel: 0471-2778039

NIT No. IISER-T/1379/08/19-20

Dated 03.06.2019

NOTICE INVITING E-TENDER

SHOPS FOR RENT AT IISER CAMPUS, VITHURA

Commencement date of Tender	Last Date & Time for receipt of bid	Date & Time of Opening the bid
06.06.2019	19.06.2019, 16.00 hrs	20.06.2019, 16.15 hrs

IISER TVM, one of the seven institutes under ministry of HRD; Government of India is located at Vithura 38 Km from the Thiruvananthapuram city. The institute is a fully residential Campus for hosting 1050 students. Among the infrastructure created a shopping complex consisting of 25 shops meant to cater the various needs of the students and staffs have been made operational. The institute desires to allocate these shops on rental basis for interested parties to do prospective business in the fields related to the needs of inmates. More details are available with our website www.iisertvm.ac.in.

Sealed proposals are invited through e-Procurement Module of Central Public Procurement Portal (CPPP) for the Item wise tender “**Shops for rent at IISER Campus, Vithura**”. The tender document has been published on the Central Public Procurement Portal (URL:<https://eprocure.gov.in/eprocure/app>) & Institute website www.iisertvm.ac.in. The bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. More information useful for submitting online bids on the CPP Portal may be obtained at: <https://eprocure.gov.in/eprocure/app>. **The offer of the highest Security Deposit quoted will be accepted provisionally.** The eligible bidder has to remit 100% of the amount of Security Deposit within seven days of receiving direction/confirmation from IISER.

Cont'd..... (2)

(2)

Scope-

The scope of the tender (Item wise) would broadly include designing, developing and setting up & operating the different category outlets at each of the locations in the shopping complex and to perform the services as per the terms and conditions.

Sl.No	Categories proposed	No. of Spaces
1	Beauty Salon (Men's & ladies)	2 Shops
2	Bakery/ Juice Parlor	2 Shops
3	Grocery Store	2 Shops
4	Office Stationary / Book Shop	2 Shops
5	Vegetables, fruits and cold storage Shop	2 Shops
6	Garments/Fancy	2 Shops
7	Tailoring Shop	1 Shop
8	Restaurant	1 Shop
9	Crockery, Kitchen & Home Storage accessories Shop	2 Shops
10	Milk Booth/Ice cream parlour	2 Shops
11	Laundry Shop	2 Shops
12	Food Court	1 Shop
13	Footwear Shop	2 Shops
14	Mobile repairing & accessories Shop	2 Shops

Cont'd..... (3)

Period of tenure

Tenure will be for a period of one year subject to extension on mutual basis.

Eligibility criteria for bidders

Agencies or person(s) meeting the following eligibility criteria may participate in this tender for shops (rent) in shopping complex.

1. Agencies having experience of not less than 2 years, in carrying on retail/business activity in the concerned field.

General terms & conditions

1. The proposal should be submitted through e-Procurement module only as per the format given in the Tender document within the stipulated date and time mentioned below. Proposals received after the due date cannot be considered. All proposals should be super scribed with the text "Shops for rent at IISER Campus, Vithura" with tender number and due date.
2. The proposal should be filled in neatly. Over-writing and erasing shall make the proposal liable to be rejected. Every cutting must be initialed by the Proposer.
3. Every person desirous to participate in the proposal shall have to deposit the EMD & Tender Cost (**See Annexure-I**) by online payment through **State Bank Collect**. EMD will be refunded to unsuccessful Proposer(s) within one month from finalization of the proposal. The earnest money of the Proposer whose proposal is finally accepted shall be kept as a part of security deposit.
4. The offer of the highest Security Deposit quoted will be accepted provisionally. The eligible bidder has to remit 100% of the amount of Security Deposit within seven days of receiving direction/confirmation from IISER which shall be refunded within one month after realization of the Institute dues, if there would be any on termination of the contract or after the expiry of the license period. And the security amount deposited will not attract any interest.
5. The firm shall pay monthly rent as detailed in **Annexure-I** every month which may be revised from time to time as per institute/govt. norms. In addition to this, electricity charges (**H.T rate + 10% Institute Service Charge**) as per the meter reading has to be paid every month.

Cont'd..... (4)

6. The licensee shall be required to deposit Rent, electricity charges, water charges and other charges within 7th of the subsequent month. If licensee failed to deposit the same within the stipulated period for two consecutive months, then the Institute may disconnect the electricity and water connections, cancel the license and lock the premises without issuing any further notice. The security deposit amount in such cases shall be forfeited.
7. After one year, shop allotment can be renewed, if there is no complaint against the allotment person subject to the condition that total period for the occupancy will be maximum of three years from the date of initial allotment.
8. The ownership of the shop and its legal possession will remain with IISER Thiruvananthapuram. The licensee will have right to use the shop as licensee during the license period for the approved business only.
9. All repairs/changes of fittings & fixtures are to be attended to by the person/firm after occupying. The licensee shall arrange his own furniture in the Shop.
10. Rent to be paid by the way of Cheque/DD favoring IISER Thiruvananthapuram.
11. The Institute shall be entitled to recover any outstanding dues including penalty/fines, rent and other dues imposed by statutory agencies/govt. from security deposit of the Licensee.
12. The Licensee will not be allowed to open the facilities of the shop to the outsiders. The shop is solely meant for use by the Residents, Students, Visitors and Staffs of the Institute.
13. The Shop will be on Non-Exclusive basis and more than one shop of the same kind can be allocated by the Competent Authority in the same premises or in other premises of the Institute initially or subsequently. The licensee shall not be entitled to raise any objection or claim for any deduction that can happen in license period, license fee and security money in case some other shop is constructed in the Institute campus or in case there comes in existence any authorized shop. The Licensee shall equip the shop for running the business to the satisfaction of the Institute authority and shall display the articles in presentable manner.
14. The Licensee shall be responsible to make all arrangements to ensure with regard to the safe custody. The Institute shall not be responsible for any damage, loss or theft in shop, if any.
15. Disposal of waste/keeping area free of garbage is the responsibility of the allotted.
16. Subletting by the licensee will not be permitted.
17. IISER TVM reserves the right to cancel the allotment of shop by giving three months' notice without assigning any reason.

18. IISER TVM reserves the right to allot or not to allot any or all the shops without assigning any reason.
19. The operation of the respective shops shall be permitted only after production of the statutory licenses/ requirement as per the existing norms of the Govt./ Authorities.
20. Additional specific condition may be imposed by the Institute whenever considered necessary and appropriate. The same shall be intimated to the firm in due course.
21. The licensee shall strictly adhere to all statutory norms imposed by the Govt. from time to time regarding operation of the business allotted to the licensee.

INSTRUCTIONS TO THE BIDDERS:

1. Interested bidders can visit the site in our Campus on any working day. In case of any further clarification, the bidders may contact :

*Superintending Engineer,
IISER-TVM Campus,
Maruthamala P.O., Vithura,
Thiruvananthapuram - 695 551
Ph. no. 0471 2778035, 2778039
Email ID: pe@iisertvm.ac.in*

2. The bids must be submitted electronically in the e-Procurement module only mentioning "*SHOPS FOR RENT AT IISER TVM CAMPUS, VITHURA*, NIT No. with Date and Application for Shop No." and the bid must be uploaded with the following documents.
3. The offer of the highest Security Deposit quoted will be accepted provisionally. The quoted Security Deposit should be higher than the minimum security deposit required for respective shops mentioned in ANNEXURE-I.
4. a) Details of the Proposer. (As per Annexure-II)
b) Copy of the PAN CARD, ADHAR CARD, & GST Registration Certificate.
c) Experience & Credentials.
d) Acceptance of all the terms and conditions of the tender (As per Annexure-III)
e) Price bid
f) Scanned copy of the net banking transaction receipt towards payment of tender fee/EMD shall be uploaded on the e-tendering website within the period of bid submission failing which the bid will be declared non responsive.

(6)

3. The required E.M.D (See Annexure-I) must be deposited by online payment through **State Bank Collect**. Payment through SBI Collect as detailed below:

<https://www.onlinesbi.com/sbicollect/icollecthome.htm> -> Accept Terms & Conditions then Click **Proceed** -> Select State- **Kerala** & Select Type of Corporate / Institution - **Educational Institute** -> Select Educational Institutions Name- **IISER THIRUVANANTHAPURAM**-> Select Payment Category - Works- Civil/Electrical -> provide the details of payment along with the bank details of the bidder & proceed for payment page.

Note: Without EMD and Tender cost the bid will not be honoured and liable to be rejected. The E.M.D will be refunded to unsuccessful bidders within a month of finalization of proposal and will be converted to Security Deposit for successful bidder. All relevant information and documents must be furnished along with the proposals.

4. Last date for submission of proposals: Dt. 19.06.2019 by 4.00 PM

5. Date of opening of proposals: Dt. 20.06.2019 at 4.15 PM

6. The Institute reserves the right to cancel / reject any or all offers without assigning any reason thereof.

Siva Dutt V K
Superintending Engineer
IISER-TVM

**INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH
THIRUVANANTHAPURAM**

Annexure - I

Sl. No.	Shops Number	Area in Sq.m.	Minimum Security Deposit	Monthly Rent	EMD	Cost of Tender Forms
I	<u>Ground Floor</u>					
1	G-1	15.41 Sqm.	₹ 13,260.00	₹ 1,326.00 + GST	₹ 955.00	Rs. 500 + 60(GST)
2	G-2	15.41 Sqm.	₹ 13,260.00	₹ 1,326.00 + GST	₹ 955.00	Rs. 500 + 60(GST)
3	G-3	30.40 Sqm.	₹ 26,170.00	₹ 2,617.00 + GST	₹ 1,884.00	Rs. 500 + 60(GST)
4	G-4	30.40 Sqm.	₹ 26,170.00	₹ 2,617.00 + GST	₹ 1,884.00	Rs. 500 + 60(GST)
5	G-5	30.40 Sqm.	₹ 26,170.00	₹ 2,617.00 + GST	₹ 1,884.00	Rs. 500 + 60(GST)
6	G-6	30.40 Sqm.	₹ 26,170.00	₹ 2,617.00 + GST	₹ 1,884.00	Rs. 500 + 60(GST)
7	G-7	31.20 Sqm.	₹ 26,860.00	₹ 2,686.00 + GST	₹ 1,934.00	Rs. 500 + 60(GST)
8	G-8	25.35 Sqm.	₹ 21,820.00	₹ 2,182.00 + GST	₹ 1,571.00	Rs. 500 + 60(GST)
9	G-9	24.70 Sqm.	₹ 21,260.00	₹ 2,126.00 + GST	₹ 1,531.00	Rs. 500 + 60(GST)
10	G-10	24.70 Sqm.	₹ 21,260.00	₹ 2,126.00 + GST	₹ 1,531.00	Rs. 500 + 60(GST)
11	G-11	24.70 Sqm.	₹ 21,260.00	₹ 2,126.00 + GST	₹ 1,531.00	Rs. 500 + 60(GST)
12	G-12	24.70 Sqm.	₹ 21,260.00	₹ 2,126.00 + GST	₹ 1,531.00	Rs. 500 + 60(GST)
13	G-13	25.35 Sqm.	₹ 21,820.00	₹ 2,182.00 + GST	₹ 1,571.00	Rs. 500 + 60(GST)
14	G-14	22.10 Sqm.	₹ 19,020.00	₹ 1,902.00 + GST	₹ 1,369.00	Rs. 500 + 60(GST)
II	<u>First floor</u>					
1	F-1	15.41 Sqm.	₹ 13,260.00	₹ 1,326.00 + GST	₹ 955.00	Rs. 500 + 60(GST)
2	F-2	15.41 Sqm.	₹ 13,260.00	₹ 1,326.00 + GST	₹ 955.00	Rs. 500 + 60(GST)
3	F-3	30.40 Sqm.	₹ 26,170.00	₹ 2,617.00 + GST	₹ 1,884.00	Rs. 500 + 60(GST)
4	F-4	30.40 Sqm.	₹ 26,170.00	₹ 2,617.00 + GST	₹ 1,884.00	Rs. 500 + 60(GST)
5	F-5	30.40 Sqm.	₹ 26,170.00	₹ 2,617.00 + GST	₹ 1,884.00	Rs. 500 + 60(GST)
6	F-6	30.40 Sqm.	₹ 26,170.00	₹ 2,617.00 + GST	₹ 1,884.00	Rs. 500 + 60(GST)
7	F-7	31.20 Sqm.	₹ 26,860.00	₹ 2,686.00 + GST	₹ 1,934.00	Rs. 500 + 60(GST)
8	F-8	24.70 Sqm.	₹ 21,260.00	₹ 2,126.00 + GST	₹ 1,531.00	Rs. 500 + 60(GST)
9	F-9	25.35 Sqm.	₹ 21,820.00	₹ 2,182.00 + GST	₹ 1,571.00	Rs. 500 + 60(GST)
10	F-10	21.45 Sqm.	₹ 18,460.00	₹ 1,846.00 + GST	₹ 1,329.00	Rs. 500 + 60(GST)
11	Cafeteria with Kitchen	102.1 Sqm.	₹ 87,840.00	₹ 8,784.00 + GST	₹ 6,324.00	Rs. 500 + 60(GST)

Superintending Engineer

**INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH
THIRUVANANTHAPURAM**

DETAILS OF SHOPS

Sl. No.	Shops Number	Area in Sq.m.	EMD	Cost of Tender Forms
I	<u>Ground Floor</u>			
1	G-1, Mobile repairing & accessories Shop	15.41 Sqm.	₹ 955.00	Rs. 500 + 60(GST)
2	G-2, Footwear Shop	15.41 Sqm.	₹ 955.00	Rs. 500 + 60(GST)
3	G-3, Milk Booth/Ice cream parlour	30.40 Sqm.	₹ 1,884.00	Rs. 500 + 60(GST)
4	G-4, Grocery Store	30.40 Sqm.	₹ 1,884.00	Rs. 500 + 60(GST)
5	G-5, Laundry Shop	30.40 Sqm.	₹ 1,884.00	Rs. 500 + 60(GST)
6	G-6, Crockery, Kitchen & Home Storage accessories Shop	30.40 Sqm.	₹ 1,884.00	Rs. 500 + 60(GST)
7	G-7, Beauty Salon (Men's & ladies)	31.20 Sqm.	₹ 1,934.00	Rs. 500 + 60(GST)
8	G-8, Garments/Fancy	25.35 Sqm.	₹ 1,571.00	Rs. 500 + 60(GST)
9	G-9, Tailoring Shop	24.70 Sqm.	₹ 1,531.00	Rs. 500 + 60(GST)
10	G-10, Bakery/ Juice Parlor	24.70 Sqm.	₹ 1,531.00	Rs. 500 + 60(GST)
11	G-11, Food Court	24.70 Sqm.	₹ 1,531.00	Rs. 500 + 60(GST)
12	G-12, Office Stationary / Book Shop	24.70 Sqm.	₹ 1,531.00	Rs. 500 + 60(GST)
13	G-13, Vegetables, fruits and cold storage Shop	25.35 Sqm.	₹ 1,571.00	Rs. 500 + 60(GST)
14	G-14, Milk Booth/Ice cream parlour	22.10 Sqm.	₹ 1,369.00	Rs. 500 + 60(GST)
II	<u>First floor</u>			
1	F-1, Mobile repairing & accessories Shop	15.41 Sqm.	₹ 955.00	Rs. 500 + 60(GST)
2	F-2, Footwear Shop	15.41 Sqm.	₹ 955.00	Rs. 500 + 60(GST)
3	F-3, Bakery/ Juice Parlor	30.40 Sqm.	₹ 1,884.00	Rs. 500 + 60(GST)
4	F-4, Grocery Store	30.40 Sqm.	₹ 1,884.00	Rs. 500 + 60(GST)
5	F-5, Laundry Shop	30.40 Sqm.	₹ 1,884.00	Rs. 500 + 60(GST)
6	F-6, Crockery, Kitchen & Home Storage accessories Shop	30.40 Sqm.	₹ 1,884.00	Rs. 500 + 60(GST)
7	F-7, Beauty Salon (Men's & ladies)	31.20 Sqm.	₹ 1,934.00	Rs. 500 + 60(GST)
8	F-8, Office Stationary / Book Shop	24.70 Sqm.	₹ 1,531.00	Rs. 500 + 60(GST)
9	F-9, Vegetables, fruits and cold storage Shop	25.35 Sqm.	₹ 1,571.00	Rs. 500 + 60(GST)
10	F-10, Garments/Fancy	21.45 Sqm.	₹ 1,329.00	Rs. 500 + 60(GST)
11	Cafeteria with Kitchen (Restaurant)	102.05 Sqm.	₹ 6,324.00	Rs. 500 + 60(GST)

Note

- 1 Rent of the shops @ Rs.8/- per Sq.Ft
- 2 Security Deposit will be 10 times of the monthly rent.

Superintending Engineer

Floor area details of Shopping Centre at IISER TVM Campus

Sl.No.	Description	Length	Breadth	Area in Sqm.	Area in Sqft
I	<u>Ground Floor</u>				
1	Shop 1G	3.90	3.95	15.41 Sqm.	165.81 Sqft
2	Shop 2G	3.90	3.95	15.41 Sqm.	165.81 Sqft
3	Shop 3G	3.80	8.00	30.40 Sqm.	327.10 Sqft
4	Shop 4G	3.80	8.00	30.40 Sqm.	327.10 Sqft
5	Shop 5G	3.80	8.00	30.40 Sqm.	327.10 Sqft
6	Shop 6G	3.80	8.00	30.40 Sqm.	327.10 Sqft
7	Shop 7G	3.90	8.00	31.20 Sqm.	335.71 Sqft
8	Shop 8G	3.90	6.50	25.35 Sqm.	272.77 Sqft
9	Shop 9G	3.80	6.50	24.70 Sqm.	265.77 Sqft
10	Shop 10G	3.80	6.50	24.70 Sqm.	265.77 Sqft
11	Shop 11G	3.80	6.50	24.70 Sqm.	265.77 Sqft
12	Shop 12G	3.80	6.50	24.70 Sqm.	265.77 Sqft
13	Shop 13G	3.90	6.50	25.35 Sqm.	272.77 Sqft
14	Shop 14G	3.40	6.50	22.10 Sqm.	237.80 Sqft
II	<u>First floor</u>				
1	Shop 1F	3.90	3.95	15.41 Sqm.	165.81 Sqft
2	Shop 2F	3.90	3.95	15.41 Sqm.	165.81 Sqft
3	Shop 3F	3.80	8.00	30.40 Sqm.	327.10 Sqft
4	Shop 4F	3.80	8.00	30.40 Sqm.	327.10 Sqft
5	Shop 5F	3.80	8.00	30.40 Sqm.	327.10 Sqft
6	Shop 6F	3.80	8.00	30.40 Sqm.	327.10 Sqft
7	Shop 7F	3.90	8.00	31.20 Sqm.	335.71 Sqft
8	Shop 8F	3.80	6.50	24.70 Sqm.	265.77 Sqft
9	Shop 9F	3.90	6.50	25.35 Sqm.	272.77 Sqft
10	Shop 10F	3.30	6.50	21.45 Sqm.	230.80 Sqft
11	Cafeteria	11.80	6.50	76.70 Sqm.	825.29 Sqft
12	Kitchen	3.90	6.50	25.35 Sqm.	272.77 Sqft

ON THE LETTERHEAD OF THE FIRM

TENDER FOR "SHOPS FOR RENT AT IISER TVM CAMPUS, VITHURA".

Sl. No.	Particulars	
1	Application for Shop No.	
2	Name of the Agency/Firm/Contractor	
3	Full Postal Address	
4	Other Business of the firm	
5	Office/Residence Phone No./Mobile No.	
6	Email id/Office Fax No. If any	
7	Name(s) of the proprietor/partner	
8	PAN No. (Mandatory)	
9	GST Reg No.	
10	Aadhar No.	
11	Volume of Business in the financial year	2016-17: Rs.
		2017-18: Rs.
		2018-19:Rs.
12	Past experience in similar business or credential (enclose relevant documents)	

Signature of the Proprietor/ Partner

N.B. (Please enclose the photo copy of following documents along with the form)

- 1. Income Tax Return & Profit & Loss A/c and Balance Sheet.**
- 2. GST Registration No. and PAN No & Aadhar Card of the proprietor / partner(s).**

(Letter head of tenderer)

Ref No: _____

Date: _____

LETTER OF UNDERTAKING AND DECLARATION

To

The Director

INDIAN INSTITUTE OF SCIENCE EDUCATION
AND RESEARCH THIRUVANANTHAPURAM
Maruthamala P.O,
Vithura, Pin: 695551

Ref: Invitation for Tender No. _____ dated _____

I / We, the undersigned, declare that:

1. I / We have examined the tender document and its terms and conditions and have understood the details.
2. I / We are ready to execute in conformity with the tender document the contract in case I am / we are found successful as a tenderer.
3. If my / our bid is accepted, I / we undertake to comply all other formalities as per tender document and work order.
4. I / We also declare that neither our firm/company/proprietorship concerned was blacklisted in past nor any of our office bearer was convicted in any court of law.
5. I/ We accept all the terms and conditions of this Tender document and undertake to abide by them.
6. The detailed particulars of the tenderer is mentioned separately.

Yours sincerely

Date:

Place:

**(Name and Signature of Tenderer
With Stamp of the firm)**