ALL INDIA INSTITUTE OF MEDICAL SCIENCES  
Ansari Nagar, New Delhi-110 029.  

Tender for hiring of Buildings/Hostel Accommodation  

Tender No: 60-20/2010/Estate(HA)  

ALL INDIA INSTITUTE OF MEDICAL SCIENCES hereinafter called AIIMS is desirous of hiring suitable Buildings/Hostel Accommodation in close vicinity of AIIMS, on entirely temporary/contractual basis initially for a period of one year extendable by mutual consent for the following purpose:  

- Boy’s Students Hostel  
- Girl’s Students Hostel  
- Hostel for Junior Resident & Senior Resident  

Therefore, bids are invited from the interested persons/parties on the prescribed application form and general terms & conditions of Tender are also available on AIIMS Website; www.aiims.ac.in, www.aiims.edu.  

- The interested parties or may obtain the same from the Estate Section, AIIMS.  
- The application should accompany with a Demand Draft for Rs.1,000/- on account out of Application Processing fee in favour of the Director, AIIMS  
- Last date of Sale of Tender is 22.11.2010 upto 12.00 Noon  
- Last date of submission of Tender is 25.11.2010 upto 03.00 PM  
- Date of Opening of Tender is 25.11.2010 upto 03.30 PM
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- Or may obtain the same from the Estate Section, AIIMS

1. The rent rates shall be as are got assessed by the AIIMS from PWD or any other agency/committee.

2. The application should accompany with a Demand Draft for Rs.1,000/- on account out of Application Processing fee in favour of the Director, AIIMS. The Tender documents complete in all respect should also accompany with EMD of Rs.50,000/- (Rupees Fifty Thousand only).

3. Buildings should be located in close vicinity of AIIMS.

4. Buildings offered must be free from all encumbrances, claims and legal disputes etc. Documentary Proof of ownership of Building, payment of all Taxes, Duties, Dues, Telephone, Water, Electricity charges etc. must be submitted along with this Tender Document.

5. Selected party shall be required to sign a Lease Agreement with the designated authority in AIIMS, in accordance with the provisions of the law applicable. The Agreement shall be signed initially for a period of one year extendable by other periods as per the requirements of the user with mutual consent only. A sample format of the Lease Agreement document is attached at Annexure-II.

6. Monthly rent should be quoted on a fixed basis for the entire Agreement Period of about one year. Incremental/Department rates of rent for the extended period may also be indicated in percentage terms. Quoting parties may note that no increase in rental Charges per month will be allowed during the Agreement period.

7. Terms and conditions as appearing in the different clauses given in the Lease Agreement format at Annexure-II is sacrosanct and shall be considered as integral part of this Bid document.
8. The Parties may furnish complete details in the application from attached with this document (Annexure-I).

9. All existing and future rates, taxes including property taxes, assessment charges and other out-going whatsoever of description in respect of the said premises payable by the owner thereof, shall be continued to be paid by the landlord/Owner of the property.

10. The Electricity & Water Supply lines/ connection shall be provided by the owner at his cost & expenses. However, The AIIMS shall pay all running charges with respect to electric power, light and water charges on the said premises during the lease period.

11. Quoting parties may keep their offer valid for a period of 3 months from the date of advertisement for acceptance by AIIMS. Offer with a shorter validity or inconsistent with the requirements set out in this Tender shall be rejected summarily and no representation in this regard shall be entertained by AIIMS.

12. Commencement & Termination

   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.

   The agreement shall be terminated by giving one month notice by the AIIMS without giving any reason. However, during such notice period the buildings/accommodation shall remain in the possession of AIIMS. The second party or contacted parties shall terminate this agreement by giving two month’s notice with valid reasons.

13. Indemnification

   The party(ies) shall keep the AIIMS indemnified against all claims/litigation in respect of the buildings/ accommodation so hired by AIIMS, whatsoever.

   Terms of payment

14. The rent charges shall be paid at the fixed rate at the end of each month or as per the lease Agreement entered into with the party on the Terms & Conditions mutually agreed upon.

15. The monthly payment of rent shall be subject to deduction of Tax as per rules.

16. The AIIMS may, at anytime during the currency of the Lease Period/extended Lease Period make such structural alterations to the existing building such as partitions, office fixtures and fittings as may be easily removable.

17. Interested parties should return the complete Tender document, including Annexure-I and II, duly filled in and ink signed at the bottom of each page, in token of having accepted the terms and conditions. These documents as well as additional information and the documents called for in Tender document should be sealed in an envelope superscripted:

   Tender for hiring of Buildings/Hostel Accommodation for students

   “TECHNICAL DOCUMENT FOR HOSTEL ACCOMMODATION FOR AIIMS"

Price Quotation for monthly rent, in lump sum, be put in second envelop duly wax sealed and superscripted:

   Tender for hiring of Buildings/Hostel Accommodation
“FINANCIAL DOCUMENT FOR ACCOMMODATION FOR AIIMS”

Both these envelopes may then be put in another bigger separate cover. This third cover may also be wax sealed and bear superscription:

TENDER FOR HIRING OF BUILDINGS BY AIIMS DUE ON____________________

18. The Tender document, duly filled in, should reach the office of Administrative Officer (Estate) at General Section, AIIMS latest by 1500 Hours on 25/11/2010. The offers received after 1500 hrs shall not be opened. The offers received by due time for the technical Document/offer only shall be opened in Board Room of Engineering Services Department of AIIMS located at 2nd Floor, Administrative Block, AIIMS 15:30 Hours on 25/11/2010. The party(ies) who have submitted their documents/offers, or their authorised representatives may witness the offer opening (Technical Part), if they so wish.

19. Requests received against the Tender shall be processed in two parts. All information and documents furnished in response to this invitation including Annexure I shall be deemed to be a technical offer. In the event prices are indicated by the party in the technical Document, the Tender request shall stand rejected. Details furnished in the Technical Offer shall be assessed/evaluated by a Committee appointed in by AIIMS for the purpose. Price quotation of only those bidders/Parties shall be opened on a later date whose Technical Offers are found acceptable and suitable to AIIMS.

20. In the event of Technical offer being found acceptable, the selected party will be required to furnish the original copy to the title Deed of the Property along with proof of identity of the owner along with photograph(s), before the price bids are opened. Original Documents shall be returned after decision is taken to open price bids or otherwise.
Annexure-I

Application Form

1. Name of Person / Party owing the property:

2. Nationality of the Owner:

3. Full Postal Address of Property with PIN code:
   - Email:                                Mobile:                                  Landline with STD code

4. Super Built up Area in Sq. feet (Floor wise):
   - OPTION ‘A’
   - OPTION ‘B’

5. Distance (in K.M.) from AIIMS

6. Contact Person (Name):
   - Telephone No. With STD code
   - Fax:
   - Email:

7. ESSENTIAL DOCUMENTS FURNISHED:
   - Please Tick Mark the Correct Option
     (I) Copy of TITLE DEED OF THE PROPOSED PROPERTY: YES
     (II) Copy of BUILDING PLAN duly Approved by any Govt. organization:

8. PLEASE INDICATE:
   - (i) Whether it is an Independent Building for Exclusive use of AIIMS without sharing with any other user. : YES NO
   - (ii) General Amenities / toilets available with each flat : YES NO
   - (iii) 100% Power Backup : YES NO
(iv) Parking Space : YES
                          NO
(v) Yes, how many vehicles can be parked? : 
(vi) Any Temporary Structure Built up with
Area of each such Structure
(vii) Whether proposed building is free from all
encumbrances, claims, litigations. YES
                          No
(viii) WHETHER PROPOSED SITE IS
PHYSICALLY VACANT/READY TO
OCCUPY YES
                          NO
(ix) Whether all govt. dues,(property) Taxes
Electricity, Telephone, Water Bills are paid
up as on date of application with
(DOCUMENTARY PROOF should be provided)
                          YES
                          NO
(x) Water Storage Tanks fitted on the roof
If Yes, Water Storage Capacity (In Litres)
                          YES
                          NO
(xi) Whether the Landlord of the Building is
a near relative of any of the personnel of
AIIMS. YES
                          NO
(xii) Whether the Landlord is prepared to
Execute the Lease Agreement as per the
Sample format given at Annexure-II?
If not, changes desired/modified may be stated
(Please furnish reasons therefore)
                          YES
                          NO
(xiii) Other Information which the Indenting Party wishes to furnish ______________
AN AGREEMENT MADE ON THIS --------------------------------- DAY OF
----------------------------------------------------------- two thousand------------------ between----------------------------------------
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hereinafter called “The Lessor” (which expression shall include its successors and assigns wherever the context or meaning shall so require or permit) on the one part and the ALL INDIA INSTITUTE OF MEDICAL SCIENCES (hereinafter referred as “AIIMS”) on the other part.

WHERE BY IT IS AGREED AND DECLARED AS FOLLOWS:--

1. In consideration of the rent hereinafter reserved and agreed upon of the other conditions herein contained, the landlord agrees to let out and AIIMS agrees to take on lease the land covenants and premises known as -----------------------------------------------------------------------------------together with all buildings and erections, fixtures and fittings, standing and being thereon (hereinafter called” THE SAID PREMISES “more particularly described in

SCHEDULE ‘A’.

2. The lease shall commence on the -------------------------------------------------------------- day of ------------
--------------------------------------------------------- two thousand -------------------------------- and shall, subject to the terms hereof continue for a term of ------------------------------------- year(s) with an option to the AIIMS to renew the lease for a further term as set out .

3. The AIIMS shall, subject to the terms thereof, pay rent for the said premises at the rate of ------------
--------------------------------------------------------- per month payable monthly in arrears, inclusive of maintenance. In the event of the term hereby created for hiring is terminated as provided by these presents, the lessee shall pay only a proportionate part of the rent for the fraction of that month up to the date of such determination.

4. The said premises shall be deemed to include the fixtures and fittings existing thereon as shown in Schedule ‘A’ above referred to, and AIIMS shall upon the expiration of the terms hereby created or any renewal thereof subject to clause II here of, yield up the said premises including fixtures and fittings in as good a condition as received, fair wear and tear, damage by fire, Act of God, riots or other civil commotion, enemy action and/or other causes not within the control of AIIMS excepted, provided that AIIMS shall not be responsible for any structural damage which may occur to the same during the term hereby created or any renewal thereof.

5. The AIIMS shall be entitled to use the said premises for any purpose whatsoever during the continuance of tenancy.

6. The AIIMS shall have the right to sublet the whole or any part of the said premises without consent of the landlord but shall be responsible for the full payments of rent.

7. All existing and future rates, taxes including property taxes, assessment charges and other outgoings whatsoever of description in respect of the said premises payable by the owner thereof, shall be paid by the landlord/owner during subsistence of this Agreement.

8. The AIIMS shall pay all charges in respect of electric power, light and water used on the said premises during the continuance of these presents.
9. The landlord shall execute necessary repairs usually made to premises in that locality as and may be specified by the AIIMS in a notice in writing within such time as may be mentioned therein and if the landlord fails to execute any repairs in pursuance of the notice, the AIIMS may cause the repairs specified in the notice to be executed at the expense of the landlord and the cost thereof may, without prejudice to any other mode of recovery be deducted from the rent payable to the landlord.

10. The AIIMS may, at any time during the terms hereby created and any renewal thereof, make such structural alterations to the existing buildings such as partitions, office fixtures and fittings as may be easily removable. PROVIDED ALWAYS THAT such installations or other works, fittings and fixtures, shall remain the property of the AIIMS who shall be at liberty to remove and appropriate to itself, any or all of them at the expiration of the terms hereby created and any renewal thereof, provided further that the AIIMS shall again hand over the said premises in the same condition as they were in at the commencement of these presents, fair wear and tear and damage by fire or other causes beyond the control of the AIIMS excepted or at its option pay compensation in lieu thereof PROVIDED FURTHER that such compensation shall not exceed the value of the said premises on the date of the determination of these presents, if they had remained in the same structural state and condition of repairs, as they were in at the commencement of this lease.

11. The AIIMS shall be released from paying any rent in respect of the whole or any such part of the said premises as might be rendered uninhabitable by fire, acts of Government, riots or other civil commotion, enemy action and/or other causes, not within the control of the AIIMS and in such cases the rent payable hereunder shall be accordingly apportioned, or at its option the AIIMS shall have power to terminate these presents forthwith without prejudice to its rights to remove works, fittings, fixtures and machinery under clause 10 hereof.

12. The AIIMS shall not be liable for loss of profit or loss of goodwill arising from its occupation of the said premises or for any amount of compensation in respect of the said premises other than the rent payable as aforesaid and the landlords shall make no claim in respect thereof.

13. The landlords agree with the AIIMS that the latter paying the rent hereby reserved and observing and performing the conditions and stipulations herein contained on the part of AIIMS to be observed and performed shall peacefully hold and enjoy the said premises during the said terms and any renewal thereof without any interruption or disturbance from or by the landlords or any person claiming by, through or under them.

14. If the AIIMS shall be desirous of taking a new lease of the said premises, after the expiration of the term hereby granted and of such its desire shall deliver, to the landlords or leave for them or send by registered post to them at their last known place of abode or business, notice in writing, not less than one month before the expiration of the term hereby granted when the landlords will at or before the expiration of the term hereby granted if there shall be no subsisting breach of any of the leases obligation under this present Agreement on the part of AIIMS, grant to the AIIMS a new lease of the said premises for a further term of one year to commence from and after the expiration of the term hereby granted at the same rent and subject to the same covenants, agreements and conditions as in this present Agreement reserved and contained including the present covenant for renewal and so on from year to year on the AIIMS exercising such option and giving the notice as aforesaid.

15. The AIIMS shall be entitled to terminate the lease at any time by giving to the landlords one month previous notice in writing of its intention to do so.

16. Any notice to be made or given to AIIMS under these present or in connection with the said premises shall be considered as duly given if sent by the landlords through the post by registered letter addressed to the AIIMS and any notice given to the landlords shall be considered as duly
given if sent by the AIIMS through the post by registered letter addressed to the landlords at their known place of abode. Any demand or notice sent by the post in either case shall be assumed to have been delivered in the usual course of post.

17. Should any dispute or difference arise out concerning the subject matter of these presents or any covenant clause or thing herein contained or otherwise arising out of this lease, the same shall be referred to an arbitrator to be appointed by the AIIMS and decision of such Arbitrator shall be conclusive and binding on the parties hereto. The provisions of the Arbitration Act, 1940 or any statutory modification thereof for the time being in force shall apply to such arbitration.

IN WITNESS hereof these presents have been executed by the landlords and the representative of AIIMS, Admn. Officer (Estate) the day year first above written.

THE SCHEDULE ABOVE REFERRED TO:

All That the____________________________________
The____________________________________ floor of the building known as ________________________________ in the city of ____________________________ which building bear Municipal No.________________________ and is situated on plot/land bearing Survey Nos.________________________and is bounded on or towards East by __________________________ , on or towards West by __________________________ , on or towards North by __________________________ and on or towards South by __________________________

IN WITNESS WHEREOF the official seal of __________ was hereunto and to a duplicate hereof affixed in the manner hereinafter mentioned and AIIMS has, the day and year first above written. The official seal of the landlord ___________________________________________ was hereunto affixed in the presence of ____________________________who has sent his own signature hereto in the presence of:-

Signed for and on behalf of the AIIMS BY ____________________________ in the presence of:

1.                                                                                                               2.

FA, AIIMS       Supdt. Engineer, AIIMS