



CH. CHARAN SINGH NATIONAL INSTITUTE OF AGRICULTURAL MARKETING

(An Organization of Ministry of Agriculture & Farmers Welfare, Government of India)

Kota Road, Bambala, Pratap Nagar, Jaipur-302033 (Rajasthan) Website: www.ccsniam.gov.in.

TENDER NOTICE

Proposals for hiring of hostel accommodation for 15 boys and girls student in first year and 30 boys and girls students in second year are required by CCS NIAM, Jaipur from experienced, registered service providers who may provide boarding & lodging facilities to the students pursuing PGDM-SM. Interested parties may download the form from the website www.ccsniam.gov.in of CCS NIAM within 30 days from the date of publication of this advertisement and submit the same along with the cost of tender fee and EMD.

Director (Admin.)



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Director (Admin)

Date of publication of tender 20.11.2024
Sale of tender: 30 days from the date of publication
Last Date of receipt of tender 19.12.2024, 5.00 PM
Date of opening of technical bid 23.12.2024, 11.00 AM
Financial bid will be opened on 27.12.2024, 11.00AM

TENDER DOCUMENT

FOR

“To provide student hostel accommodation for-Boys and Girls”



CCS NATIONAL INSTITUTE OF AGRICULTURAL MARKETING
KOTA ROAD, BAMBALA
NEAR SANGANER, JAIPUR – 302033
PHONE NO. 0141 – 2771858

COST : Rs. 500/-

(If downloaded from Website, enclose a DD or pay through electronic mode for Rs 500/-

Tender value: 01.00 crore approx.

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Sale of tender: 30 days from the date of publication
Last Date of receipt of tender 19.12.2024, 5.00 PM
Date of opening of technical bid 23.12.2024, 11.00 AM
Financial bid will be opened on 27.12.2024, 11.00 AM
Cost of tender form Rs. 500/- and EMD Rs. 50,000/-

CH. CHARAN SINGH NATIONAL INSTITUTE OF AGRICULTURAL MARKETING

(An Autonomous Organization of Ministry of Agriculture & Farmers Welfare, Government of India) Kota Road, Bambala, Pratap Nagar, Jaipur – 302033 (Rajasthan) Telephone: 0141-2771858 Website: www.ccsniam.gov.in.

Subject:- Tender for providing Hostel accommodation for boys and girls from the premises owner, builder, landlord etc.

1. CCS National Institute of Agricultural Marketing (CCS NIAM) is an autonomous Institution working under the Ministry of Agriculture and Farmers Welfare, Government of India New Delhi.
2. CCS NIAM invites Tender from the experienced, registered and reputed firms dealing for providing boarding and lodging facilities to students in hostel accommodation for Boys and Girls. Interested parties may submit the tender forms duly supported with all required and relevant information, documents to Assistant Director (Admin.), CCS NIAM, Jaipur in person or through post on or before the **last date of receipt of tender i.e. 19.12.2024, up to 5.00 PM**. Further, CCS NIAM will not be responsible for any postal delay, thus, the tender forms received after the prescribed date and time will not be entertained. **The date of opening of technical bid is 23.12.2024 at 11.00 AM and the financial bid of the firms who have qualified the technical bid will be opened on 27.12.2024 at 11.00 AM.**
3. The tender forms may be obtained from the office of CCS NIAM during the any working day up to 30 days from the date of publication i.e. 20.11.2024 on payment of Rs. 500/- in cash or through bank draft drawn in favour of “**Director General**, CCS National Institute of Agricultural Marketing, Tonk Road, Near Sanganer, Pratap Nagar, Bambala, Jaipur – 302033 or interested parties may download tender form from the website www.ccsniam.gov.in. of CCS NIAM, Jaipur and pay tender fee through bank draft/electronic transfer in the bank account of CCS NIAM, Jaipur and enclose the proof along with tender form on submission of tender form.
Account Number: 3952002100005355
Name of Beneficiary: - **Director General**, CCS National Institute of Agricultural Marketing, Jaipur.
IFS Code: PUNB0395200
Bank Name & Address: Punjab National Bank, Pratap Nagar, Sanganer, Jaipur (Raj)- 302033.
4. It must accompany the technical bid documents. In the absence of tender cost, the tender will not be accepted.
5. SME (Small & Micro Enterprises) are exempted from submission of Tender Fee in accordance with the provisions of public procurement policy for MSE-2012

6. The government department/PSU are also exempted from the payment of tender fee.
7. In addition. For MSE firms, the tenderers who are currently registered and also will continue to remain registered during the tender validity period body specified by the Ministry of Micro, Small & medium Industry under MSME are exempted from payment of earnest money & tender fees. In case the tenderer falls in these categories, it should furnish details thereof.
8. The bidder firm who has downloaded the tender form from the website of CCS NIAM are required to pay cost of tender form through bank draft or electronic transfer and enclosed the proof of the same along with tender form, failing which their tender form will not be entertained and rejected.
9. **Earnest Money and Security Deposit:**
 1. The bidder shall be required to submit the earnest money deposit (EMD) for an amount of INR 50,000/- (Rupees Fifty Thousand only) and security deposit will be 10% of the value of the contract for catering services. The awardee firm will deposit the balance of security money after adjustment the EMD already deposited.
 2. The EMD shall be deposited by means of demand draft, BG, FDR, electronic transfer etc. and the EMD of unsuccessful bidder EMD will be returned within 30 days from the date of opening of financial bid. For this purpose, the bidder should enclose pre-receipt for refund of EMD.
 3. A demand draft for the same, shall be drawn in favour of “Director General CCS National Institute of Agricultural Marketing Tonk Road, Near Sanganer, Pratap Nagar, Bambala, Jaipur - 302033, the EMD can be deposited through electronic transfer in the bank account of CCS NIAM and the proof of transfer may be appended along with tender form. The details of bank account are as under:

Account Number:	3952002100005355
Name of Beneficiary: -	Director General, CCS National Institute of Agricultural Marketing, Jaipur.
IFS Code:	PUNB0395200
Bank Name & Address:	Punjab National Bank, Pratap Nagar, Sanganer, Jaipur (Raj)- 302033.
 4. The tenders received without proof for payment of EMD will be rejected.
 5. In the event default the EMD of awardee bidder will be forfeited.
 6. Once, the bid is submitted, the same cannot be withdrawn, if so, the EMD deposited by the bidder will be forfeited.
7. **Details of payment of EMD**
 - I. Amount
 - II. Bank Draft/UTR No.....Date.....
 - III. Name of Bank.....
10. Contract for providing accommodation for a period of one year, extendable up to two years on year-to-year basis on full satisfaction of lodger's with consent mutually agreed upon and also subject to the necessary approval of the Competent Authority.

I Eligibility Criteria:

- a. The bidder agency must undertake that his agency/he may offer his building on minimum rent prevailing in the area. Final rent will be accessed by CPWD will be accepted.

II Other Terms and Conditions

1. The accommodation offered should be preferably in the form of rooms approved for residential use for hostel facility in a building /apartment. In case multiple floors are offered. It should be on continuous floor with provision for dedicated entry for movement between the multiple floors. Evidence of appropriate approvals for residential use of the property must be submitted with technically bid.
2. If the accommodation offered is in a multi-storey building, appropriate provisions for lift and emergency staircase etc. shall be provided as applicable as per the building rules.
3. The accommodation should have approximately 30 bed space subjects to maximum of 2 beds per room with closet, dining space. Common hall and may have attached toilets.
4. Cots, tablet & chairs. Cupboards and other furniture must be provided. Proper electric points should be available for charging mobile, laptop TV etc. and Power points for installation of AC, blower and room heater.
5. Adequate space for parking should be available to park cars, bike, bus access to pick up and drop students.
6. The accommodation should have provision for the 24 hours electricity supply. A separate electric meter should be installed.
7. The accommodation should have provision for adequate water supply including drinking and utility facilitates.
8. The building owner will provide desert cooler, blower/heater in each room and fire extinguisher in building.
9. Recreation room with sport facilities and a park adjacent to the building will also be provided.
10. Lift facility, Internet and CCTV facilities should be available.
11. There should be appropriate provisions/arrangement for periodic maintenance (civil/electrical wear and tear as well as whitewashing/painting etc.) of the building/property offered and these provisions/arrangements should be elaborately indicated in the technical bid submitted.
12. The responsibility for payment of all kind of taxes such as property tax, income tax, water tax etc. in connation with the property offered shall be of the owner/bidder and updated copies of all tax receipts should be attached with the bids.
13. The property offered should be well connected by public transport at a reasonable distance and should be easily accessible by road.
14. Sufficient accommodation for watch and ward staff should be available. Also the corridors, staircases with barricade etc. should be sufficiently wide.
15. Possession of the accommodation will be handed over to CCSNIAM Jaipur within 10 days from the award of the order and rent shall be payable from the date of possession.
16. The accommodation offered should be in secure location with intact

compound wall, which have adequate security.

17. The space offered should be free from any liability and litigation with respect to its ownership, lease/renting and there should be no pending payments against the same (No liability certificate from concerned authority to be attached).
18. The tender will be acceptable only from the original owner of the building/individual who legitimately hired or leased property/firms/agency/registered society. CCSNIAM will not pay any brokerage for the offered property.
19. If the space offered should have sufficient lights and fans and other electrical fixtures. The bidder shall ensure timely maintenance/replacement of the same.
20. Rates should be quoted in Indian rupees only. Rates quoted in currencies other than Indian rupee shall not be considered.
21. Overwriting, alterations, if any, should be signed by the authorized signatory, preferably the Bids should be in the typed form.
22. No tender will be accepted by FAX, E. Mail. Telex or any other such means.
23. Tender not conforming to these requirements shall be rejected and no correspondence will be entertained in this regard whatsoever the reason may be.
24. The property tax, water tax, etc. levied by local govt. central Govt. and maintenance of common area are to be borne by the owner.
25. The preference will be given with building with fire and safety compliance.
26. Rent/Lease is for ONE-YEAR and extendable to more than one year on mutually agreed terms and conditions.
27. There will be notice period of 3 months by either party, in the case contract is terminated before the expiry of period.
28. The land lord will be paid monthly rent as fixed by CPWD.
29. Only one bid will be accepted against one premises. If the bidder wants to submit more proposals for hiring of premises, in such condition, he will submit separate bid for each premises.
30. The vendor should provide catering also to the hostel students in the premises. The rates for the same will be provided in the price bid. The menu for the hostel will be change time to time as determined by the CCSNIAM hostel warden/ Authority.

III. Bidder's Information:-

1. The bidder must have a genuine legal documents of land and hostel building in the name of bidder, bidder firm.
2. In the technical bid, the bidder should accompany the following information:
 - a) Contractor/House owner should provide his bio data as well as all self-attested photo copies any 2 of proof of identity (Voter Card, Aadhar, Driving License, Passport)
 - b) Proof of address

- c) GST photocopy
- d) IT returns of last three years
- e) Proof of ownership of the premises and contact details
- f) Address of the hostel with location sketch
- g) Floor plans of the accommodation
- h) Approach and access details of premises.
- i) Self-declaration from owner that building/premises has free from all encumbrances, claims and legal disputes etc.
- j) Document for sanctioned electricity load.
- k) Copy of PAN card.
- l) Photo of building.

IV. For feature of security deposit in the event of defaulter, the security money deposited by the firm will be forfeited.

VI. Hostel specifications and requirements

1. The location of the building should be within vicinity of Pratap Nagar area.
2. The capacity of building should be designed in such manner in which 30 students (boys and girls may be adjusted in separate wings) of first year and 60 students (boys and girls may be adjusted in separate wings) in second year can be accommodated.
3. All rooms should be attached with toilet, bathroom, closets and properly air ventilated.
4. 24 hours running water supply, water purifier, adequate electric connections should be available in the building.
5. 1 dining hall, 1 kitchen with storage facility and common toilet in the dining hall is required.
6. All rooms should be well-equipped with ceiling fan, tube light, geyser and sufficient number of electric boards etc.
7. Sufficient parking space for parking of cars, one bus.
8. Open space may also be available for use of playing activities.
9. Generator Set, Lift facility should be available in the building.

Rooms Specification:

Sr. No.	Description	Occupancy	Approximate size of room	Nos. of rooms required
1.	AC/Desert Cooler Room with attached toilet, bathroom and closet	Double	168 Sq. Feet (Approx.)	
2.	AC/Desert Cooler Room with attached toilet, bathroom and closet	Single	144 Sq. Feet (Approx.)	
3.	Warden Room	Single	144 Sq. Feet (Approx.)	
4.	Kitchen with storage facility		144 Sq. Feet (Approx.)	
5.	Dining Room	1	400 Sq. Feet (Approx.)	
6.	Common Bathroom and toilets	1	40 Sq. Feet (Approx.)	

1. Full description of the premises will be given in a single page to include:-

1. Address
2. Whether independent premises/attached with others
3. Located at floor: Ground/1st /2nd
4. In case it is on 2nd floor is a lift available/not available
5. Open space: available/not available in front/terrace
6. Parking space for 1-Car/1-Bus: available/ not available
7. Garage for 1 Car: available/not available
8. Attach a floor plan of the house (in separate page) showing students rooms attached bathrooms, warden rooms with attached bathroom kitchen with storage facility dining room, cook and helpers room boys common room common bathroom mentioning approximate measurement of each room.

9. Total floor area

10. Floor is: tiled/plastered/mosaic
11. Open space in front or on terrace will be preferable.
12. There should be enough arrangement for public utilities for all boarders.
13. No commercial activity other than the hostel will be carried out on the leased premises.
14. A separate electric meter should be installed exclusively for the use of the CCSNIAM.
15. The service provider/building owner must provide documents of sanctioned electricity load.
16. The responsibility of all kind of taxes for hostel offered shall be of the owner/bidder
17. In emergency 24*7 days power (Invertor back up for lights charging points only) back up should be available. CCSNIAM will not make any payment regarding service/maintenance charges for it.
18. Proper fire safety arrangement are mandatory.
19. The hostel premises need to be sanitized by the owner at the time of handing over the premises to CCSNIAM
20. Waste disposal and sewage disposal (Cleaning of septic tank etc.) must be done at the Bidder own cost.

VIII. Payment terms and penalty

1. The hostel owner needs to submit the bill for a month to CCSNIAM by 1st week of the following month. CCSNIAM undertakes to pay the monthly rent for the said premises on or before 15 day of each English calendar month after deduction of taxes as applicable.
2. CCSNIAM will only be liable to pay fixed monthly charges, electricity and water supply on the basis of actual consumption and fixed monthly services maintenance charges if any.
3. CCSNIAM will not be liable to pay any charge for the normal wear and tear of fittings and fixtures in the building premises.
4. The contractor (Owner) shall issue a valid receipt as soon as he receives the rent.
5. Monthly rental will be paid through PFMS.

6. CSNIAM reserves the right to check and inspect the hostel premises on regular basis by the authorized officials /expert committee.

IX. Boarding for students:

1) Bidder will maintain hygiene in dining hall and kitchen.

2) Kitchen should be well-ventilated.

3) **Menu:-Preferable menu for students viz.: Breakfast and Dinner only as per the prescribed menu preferably Indian Food and in addition to it, some more options available viz. the menu may be vegetable sauté, muesli, corn flakes, juices, assorted breads, boiled vegetable soup, rice and lentils, sandwiches, fresh salads, assorted juices, mil, cakes and other bakery items, roasted chicken (Non-Veg.) and grilled fish, fresh fruits, baked beans, milk. (Detailed list enclosed in Annexure-A)**

Rent of building

:

Sr. No.	Description of building	Rates
1.		

Food Charges

Sr. No.	Description	Per month Amount
1.	Food charges according to above menu per month per student	

I hereby accept the tender conditions has mentioned in this tender form from Para 1 to VIII.

Bidder's bank information for refund of EMD

1. Account No.

2. Name of Account Holder

3. Banker's Name:

4. IFSC Code:

Signature:.....

Name of Building Owner/Authorized Signatory.....

Address:

Date:

Place

Preferable Indian Food

Days	BREAKFAST	DINNER
MON	Bread-Butter, semia Upma, Milk (Coffee Sachet ,tea)	Aaloo Paratha, curd, tomato chutney, Tamarind / lemon rice, salad
TUE	Poha, fruit/ boiled egg, Milk (Coffee Sachet, tea), Bread butter	Roti, Jeera Rice, Chana Tadka dal, Rasam, Curd, veg jalfrezi, salad
WED	Idli-sambar, coconut chutney, Milk (Coffee Sachet, tea), Bread-butter	Roti, Rice, Paneer Butter masala/chicken, Sambhar, Curd, salad
THU	Dosa, Groundnut chutney, Milk (Coffee Sachet, tea), bread butter	Rice, chhole- paratha, South Dal, sewai (sweet) /Kheer, salad
FRI	Vada, Chutney, Milk (Coffee Sachet, tea), Bread-butter	Roti, Rice, North Dal, Egg Curry/ Kofta , Rasam, Curd,salad
SAT	Aloo paratha, Curd, Onion Bonda + Chutney & Milk (Coffee Sachet, tea), bread butter	Roti, Rice, meal maker 65, Aloo gobhi, Moong Dal north, Curd, Sambar, Gulab jamun,salad
SUN	Masala dosa, Chutney & Milk (Coffee Sachet, tea)	flavoured Rice (Kothameer rice/ mint rice) , North dal,Rajma, Curd,salad