



DHARMASHASTRA NATIONAL UNIVERSITY, JABALPUR

(A University established by Madhya Pradesh Act No. 24 of 2018)

**BRBRAITT Campus, Ridge Road, South
Civil Lines, Jabalpur-482001**

HOSTEL BUILDING REQUIRED ON RENT FOR THE STUDENTS OF DNLU, JABALPUR

Dharmashastra National Law University, Jabalpur invites proposals from **owners / Firms / Society / Institutions** of premises on rental basis for Hostel use having **125 rooms approx (250 Students)** located **nearest from existing DNLU, Jabalpur premises** and preferably on a main road with adequate open / covered parking space (free of cost)..

The offers in a sealed cover complete in all respects should be submitted to **Registrar, Dharmashastra National law University, Jabalpur, BRBRAITT Campus, Ridge Road, South Civil Lines, Jabalpur -482001 (M.P.)** on or before **3:00 pm on 05.04.2021**. The DNLU, Jabalpur reserves the right to accept or reject any offer without assigning any reasons thereof. No Brokers please.

TERMS AND CONDITIONS

OFFER OF HOSTEL PREMISES

Duly signed and complete Proposal is to be submitted. “**Registrar, Dharmashastra National Law University, Jabalpur** should be enclosed with as cost of proposal. **In a single cover super scribing “Proposal for Rent of Hostel premises to DNLU, Jabalpur on or before 3:00 pm on 05.04.2021.**

Important points of Parameters -

1	Built up Area (BUA)	Room size (12x15), (250 Students), Nearest from existing DNLU, Jabalpur (MP).
2	Amenities	24 hours water facility, Electricity, Generator, power back up for essential services like lift, pump etc.
3	Possession	Preference to the Ready For possession / occupation.
4	Desired location	Nearest from existing DNLU, Campus.
5	Preference	Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority
6	Unfurnished premises	Only unfurnished premises will be considered And DNLU will do the interior and furnishing work as per requirement
7	Period of Rent	03 years.
8	Validity of offer	6 months from the date of submission of the offer
9	Stamp duty / registration charges	To be shared in the ratio of 50:50.

TERMS AND CONDITIONS

1.1 The successful entity should have clear and absolute title over the premises. The successful entity will have to execute the Rent deed as per the standard terms and conditions finalized by the DNLU, Jabalpur for the purpose, and the stamp duty and **registration charges of the rent deed will be shared equally (50:50) by the lessors and the DNLU**. The initial period of rent will be 03 years and will be further renewed if required (viz. **total rent period 03 years**) with requisite **exit clause** to facilitate full / part de-hiring of space by the DNLU during the pendency of the rent. As regards **increase or decrease in rents** payable, increase in rent if any shall be **subject to market conditions** and finalized with mutual agreement so that new rent can be executed for further term.

1.2 Proposal document received by the DNLU, Jabalpur after due date and time i.e. 05.04.2021 after 3:00 pm shall be rejected.

1.3 The intending lessors are requested to submit the **proposal documents in envelope** super scribed on top of the envelope at the following address:

**The Registrar,
Dharmashastra National Law
University, Jabalpur
BRBRAITT Campus, Ridge Road,
South Civil Lines, Jabalpur -482001**

1.4 All columns of the documents must duly filled in and no column should be left blank. All pages of the documents are to be signed by the authorized signatory of the owner. Any over- writing or use of white ink is to be duly initialed by the owner. The DNLU, Jabalpur reserves the right to reject the incomplete proposal.

1.5 In case the space in the document is found insufficient, the intending lessors may attach separate sheets.

1.6 The offer should remain valid at least for a period of 6 (six) months to be reckoned from the last date of submission of offer i.e. 05.04.2021

1.7 **The DNLU, Jabalpur reserve the right to accept or reject any or all the proposals without assigning any reason thereof.** In case of exigency and depending upon the suitability, the DNLU may as well accept more than one proposal to suit its total requirements.

1.8 Canvassing in any form will disqualify the proposal. No brokerage will be paid to any broker.

1.9 The short listed lessors will be informed by the DNLU, Jabalpur for arranging site inspection of the offered premises.

1.10 **Income Tax and other statutory clearances shall be obtained by the lessors** at their own cost as and when required. **All payments** to the successful entity shall be made **by Account Payee Cheque or RTGS/NEFT.**

1.11 **Preference** will be given to the exclusive building/floor in the building having ample parking space in the compound / basement of the building. **Preference will also be given to the premises owned by the Govt. Departments / Public Sector Units /Universities.**

1.12 Premises to be away from fire hazardous establishments like petrol pump, gas go down, chemical shops & high tension electrical wires etc. Premises should not be located on low lying area, water logging area.

1.13 (a) The **income tax and other taxes** as applicable will be **deducted at source** while paying the rentals per month. **All taxes and service charges** shall be **borne by the landlord.** While renewing the rent, the effect of subsequent increase/decrease in taxes and service charges shall be taken into account for the purpose of fixing the rent. In case, the landlord fails to pay the taxes or charges levied by government or any statutory bodies, the DNLU, Jabalpur may make the payment of the same at his sole discretion and thereafter it shall be entitled to be reimbursed by the landlord and also will be entitled to deduct the payment made from the rent payable to the landlord.

(b) The bill also should contain the GSTIN number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the bank to bear the burden of GST otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the DNLU, Jabalpur to the landlord

on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord.

1.14 The owner shall carry out civil, sanitary and electrical, repair/maintenance works and ensure the roof remains water-tight during the rental period. In case the above repairs are required and the owner/s fails to attend to the same, the DNLU will carry out necessary repairs at the risk and cost of the owner/s and deduct all such relative expenses from the rent payable to the owner/s.

1.15 Interior works like loose furniture, drywall partition system, cubicles, cabins, false ceiling, AC, Lighting fixtures, signages, compactors for storage, electrical wiring for interior works etc. will be done by the DNLU as per requirement.

Place:

Date:

Name & Signature of lessor with seal if any

DETAILS OF OFFER

OFFER SUBMITTED FOR RENT PREMISES

With reference to your advertisement in the _____ dated _____

We hereby offer the premises owned by us for housing your branch / office on lease basis:

General Information:

Location as name of the nearest local railway station and its distance from the site:

a.	Name of the Building	
a.1	Door No.	
a.2	Name of the Street	
a.3	Name of the City	
a.4	Pin Code	
b.	(i) Name of the owner (ii) Address (iii) Name of the contact person (iv) Mobile no. (v) Email address	

*** Please enclose plans/ layouts of the building.**

CHECK LIST

Building ready for occupation	- Yes/No
If no, how much time will be required for occupation ----- with end date.	
Amenities available	
Electric power supply and sanctioned load for the floors Offered in KW (Mentioned)	Yes/No
Running Municipal Water Supply	Yes/No
Whether plans are approved by the local authorities Enclose copies	Yes/No
Whether NOC from the department has been received	Yes/No
Whether occupation certificate has been received Enclose copy	Yes/No
Whether direct access is available, if yes give details	Yes/No
Whether fully air conditioned or partly air conditioned	Yes/No
No. of car parking/scooter parking which can be offered exclusively to the DNLU.	Yes/No

Declaration

We have studied the above terms and conditions and accordingly submit our offer and will abide by the said terms and conditions in case our offer of premises is accepted.

I/ We also agreed to construct/ addition/ alteration i.e. Mess room, toilets and pantry with all fittings and fixtures, vitrified flooring, other works as per DNLU's specifications and requirement.

Place:

Date:

Name and signature of lessor with seal