



INDIAN INSTITUTE OF INFORMATION TECHNOLOGY LUCKNOW

भारतीय सूचना प्रौद्योगिकी संस्थान लखनऊ

NOTICE FOR SUBMISSION OF PROPOSAL FOR EMPANELMENT OF HOSTEL ACCOMMODATION छात्रावास आवास के सूचीकरण हेतु प्रस्ताव प्रस्तुतीकरण की सूचना

For the Students of IIIT Lucknow — Session 2026-27

Date of Notice: 30.06.2026

Date of Notice	Last Date for Submission	Opening of Proposals
30.06.2026	21.07.2026 (05:00 P.M.)	22.07.2026 (11:30 A.M.)

1. Invitation / आमंत्रण

Indian Institute of Information Technology Lucknow (IIITL) invites proposals from suitable parties for empanelment to provide hostel accommodation for approximately 300 Boys Students of IIIT Lucknow on Twin/Triple sharing basis for the academic session 2026-27.

The period of empanelment shall initially be for a period of one (1) year, extendable by two more years on yearly basis subject to satisfactory performance, at the same terms, conditions and rent. The type of accommodation shall be on Twin/Triple sharing basis.

All interested parties are requested to send their quotes in a sealed cover superscribed as: "Proposal for Empanelment to provide Hostel Accommodation for the Students of IIIT Lucknow". The sealed proposal must reach the address indicated below on or before 21.07.2026 by 05:00 P.M., along with the following documents:

1. Annexure-I
2. Annexure-II
3. Annexure-III
4. Annexure-IV

2. Background / पृष्ठभूमि

- a) Indian Institute of Information Technology Lucknow (IIITL) is an Institute of National Importance established by an Act of Parliament under the aegis of Ministry of Education, Govt. of India.
- b) IIITL is desirous of hiring Twin/Triple seater rooms/apartments/hostel accommodation in one building or contiguous buildings (within the same compound, premises or complex) for use as hostel for Boys Students. The offered accommodation must have provision to accommodate approximately 300 Boys Students. Service providers having additional room/space available for Canteen, Gym, TV Room, etc. shall be preferred.
- c) Interested parties are requested to download the documents from www.iiitl.ac.in or <https://eprocure.gov.in/epublish/app>. Any corrigenda or amendments will be posted on the Institute's website only. Parties are advised to visit the website regularly for updates.



- d) Offers are invited from service providers directly or through brokers; however, no brokerage charges shall be paid by the Institute under any circumstances.
- e) Institute officials may visit and inspect the premises/building of only those shortlisted parties who meet the eligibility criteria.

3. Eligibility Criteria / पात्रता मानदंड

Refer to Annexure-I (Requirement and Specifications Document).

4. Terms and Conditions / नियम एवं शर्तें

4.1 General / सामान्य

- a) IIITL reserves the right to accept or reject any or all the proposals or cancel this process at any time, without assigning any reason whatsoever.
- b) The service provider/party who does not meet the eligibility criteria, or does not submit all necessary documents, or submits incomplete/invalid documents, or does not submit proposals with supporting documentation in time, shall be disqualified.

4.2 Property & Service Provider Obligations / संपत्ति एवं सेवा प्रदाता के दायित्व

- a) The empanelled party shall be the owner or competent/duly authorized person to rent the premises. No brokerage shall be paid by the Institute.
- b) The responsibility for payment of all types of taxes such as property tax, municipal tax, taxes for utilities, etc. shall vest solely with the service provider.
- c) The properties offered shall have clear title, free from all encumbrances, liabilities, disputes and litigations with respect to ownership, and shall have all required regulatory and statutory approvals/permissions from competent authorities for use as hostel accommodation.
- d) The service provider must ensure that the accommodation offered is ready to use within 30 (thirty) days from the date of issuance of the Letter of Intent.
- e) The service provider shall provide furniture viz. Bed, Table, Chair, and Almirah, along with all electrical, sanitary and other fittings/fixtures, and shall maintain the same in good, working and usable condition. Cost of any damage caused by students shall be borne by the student, limited to the price of the damaged product(s) as decided by mutual consent between IIITL and the Service Provider after applying applicable depreciation rates.
- f) Incomplete proposals, proposals received late, or proposals not conforming to specifications/instructions herein will be summarily rejected.
- g) Any form of canvassing or influencing shall attract rejection of the proposal and may lead to blacklisting of the party.
- h) Irrespective of the offers received, the final decision on choosing accommodation shall vest entirely with IIIT Lucknow.
- i) The offered premises must be located within a radius of 8 km from IIIT Lucknow (Google Maps reference: Q2XF+9J Lucknow, Uttar Pradesh).
- j) The party is expected to examine all instructions, terms and specifications in this notice. A substantially responsive proposal is one that conforms to all terms and conditions without material defects. Deviations from critical provisions (qualification criteria, maintenance, statutory approvals, explicit willingness to honour terms) shall be deemed material deviations and the proposal shall be rejected.
- k) Offers received from Government Bodies/Public Sector Undertakings/State Housing Boards/Academic Institutes, etc. shall be given preference.



- l) The premises must have all required electrical fixtures and fittings including switches, power points, fans, and lights in all rooms, provided as per standard designs.
- m) The offered space shall be in a ready-to-occupy condition with approved electricity, water and sewerage connections. Available electrical power load and specifications of power backup shall be clearly indicated.
- n) Flooring should be of standard quality. Internal and external walls and ceilings must be properly finished and painted.
- o) Generator backup is mandatory and must be connected to all common areas. In case of power failure, the generator must operate at a minimum between 07:00 PM and 12:00 midnight.
- p) If any details/documents furnished by the party are found to be false, misleading or fabricated at any stage, the proposal shall be liable for cancellation without intimation.
- q) The offer shall remain valid for six (6) months. During the validity period, the party shall not withdraw or modify the offer in terms of area, space, price or any other terms and conditions.
- r) The Institute reserves the right to reject all or any proposal and is not bound to divulge any reason to unsuccessful parties.
- s) All terms and conditions of the Institute shall be binding on the Service Provider.
- t) There is no assurance from the Institute regarding the minimum number of students to be residing in the finalized accommodation.

5. Rental Payments / किराया भुगतान

- a) The Service Provider shall submit, within **one (01) month** from the date of hostel allotment, a list of students accommodated in the hostel containing the name of each student, room number, date of allotment, period of occupancy, and the student's signature as proof of occupancy.
- b) The student occupancy list shall be duly verified and certified by the Institute's Hostel Warden. The verified occupancy list, together with the Hostel Exit Receipts, wherever applicable, shall be treated as final and shall form the sole basis for determining the period of occupancy, admissibility of hostel fee, and release of semester-wise payment by the Institute.
- c) The Service Provider shall submit semester-wise claims for payment based on the duly verified occupancy records. Payment shall be admissible only for the actual period of authorized occupancy of each student. It shall not be mandatory for a student to reside in the hostel during both semesters for the Service Provider to be eligible for payment.
- d) Whenever a student vacates the hostel, the Service Provider shall issue a **Hostel Exit Receipt** indicating the date of vacation and other relevant particulars, maintain a copy thereof, and furnish the same to the Institute whenever required. The date of vacation recorded in the duly verified Hostel Exit Receipt shall be treated as final for the purpose of payment and refund.
- e) If a student vacates the hostel within **fifteen (15) days** from the date of allotment, the Service Provider shall be entitled to retain hostel charges equivalent to **one month's hostel fee**, calculated on a pro-rata basis, wherever applicable, and shall refund the balance amount, if any, directly to the concerned student. No claim on account of such refund shall be admissible against the Institute.
- f) The Institute shall process payment only on the basis of the duly verified records. Any discrepancy or deficiency in the documents submitted by the Service Provider shall be rectified before the claim is considered. The decision of the Institute regarding verification of occupancy, date of vacation, admissibility of hostel fee, and settlement of payment shall be final and binding on the Service Provider.

6. Terms of Termination / समाप्ति की शर्तें

The Contract Agreement can be terminated before the expiry of the tenancy period by serving one (1) month prior notice in writing by either party. Furthermore, if the Service Provider fails to comply with any terms and conditions of the Tender, IIIT Lucknow may terminate the contract by giving fifteen (15) days' notice.



7. Arbitration / मध्यस्थता

All disputes shall be settled under the Arbitration and Conciliation Act, 1996. The Competent Authority of IIIT Lucknow or nominee shall be the Arbitrator from the Institute's side; the Competent Authority of the Service Provider or nominee from the other side. Alternatively, a mutually agreed senior qualified person may serve as sole arbitrator. Costs of arbitration shall be borne equally by both parties.

8. Security Deposit / प्रतिभूति जमा

IIIT Lucknow will not pay any security deposit to the service provider.

9. Jurisdiction / क्षेत्राधिकार

- A joint team of the Director, IIIT Lucknow and the service provider or nominee shall be responsible for settlement of any dispute. The jurisdiction of Court of Law shall be Lucknow.
- In the event of any dispute, the legal matter shall be subject to the jurisdiction of Lucknow only.

10. Miscellaneous / विविध

Due weight will be given to offers that have space/provision for sports, Gym, or games such as badminton, table tennis, caroms, etc. for use by students.

11. General Terms / सामान्य शर्तें

- The tender value is purely tentative and is calculated as: Rent Per Student Per Semester \times 2 \times No. of Students.
- The Institute may empanel one or more service providers for providing hostel accommodation for the students of IIIT Lucknow.
- A List of Empanelled Service Providers shall be prepared by the Institute on the basis of shortlisted proposals.
- There is no bar to empanelling only the lowest-quoted bidder, as rates depend on various factors.
- In case of non-adherence to any terms and conditions, or without assigning any reason, the Institute may terminate the empanelment at any time.
- If a student vacates the hostel during the middle of a semester, the service provider must refund the fee for the full vacated month only. No refund shall be given for the remaining days in the vacated month.
- The Hostel Fee paid by IIITL shall include all types of Maintenance Charges, Electricity, Water and other allied charges along with all facilities and amenities in the building(s) as a whole and in the rooms as specified in this notice.
- No increment in Hostel Fee shall be entertained during the period of empanelment, including any extension period.
- Hostel fee is payable on a semester basis in advance (Monthly Hostel Fee \times 6 months). Students shall be given a grace period of 15 days from the date of allocation to decide whether to stay. If a student opts out, the remaining 5 months' fee will be refunded. If a student vacates due to withdrawal of admission, the balance hostel fee shall be refunded by the Service Provider.

Assistant Registrar
Store & Purchase
IIIT Lucknow



ANNEXURE – I / अनुलग्नक – I

Requirement and Specifications of the Property

Sl. No.	Required Specifications of the Property	Yes / No	Description applicable) (if
1	Availability of Internet/Wi-Fi/Leased Line Connection in the offered premises		
2	Furniture viz. Bed, Table, Chair & Almirah to be provided by the party		
3	Accommodation offered in a single building or contiguous buildings within the same premises/complex		
4	Offered property/building exclusive to IIIT Lucknow		
5	Whether the offered property is in a residential locality		
6	Property located within approx. 8 km radius from IIIT Lucknow		
7(a)	Adequate number of rooms for single sharing		
7(b)	Adequate number of rooms for twin sharing		
7(c)	Adequate number of rooms for triple sharing		
8	Additional rooms available for Canteen / Gym / TV Room / etc.		
9	24-hour electricity supply		
10	24-hour running water supply for drinking and utility purposes		
11	Adequate privacy, security and watch-and-ward staff facility		
12	Fire protection equipment/arrangements as mandated by competent authorities		
13	Single/Double/Triple sharing rooms with attached or common washroom		
14	Individual geysers or running hot water in all bathrooms		
15	Exhaust fans in toilets		
16	Staircase well-lit and free from obstructions		
17	Permanent electrical & water supply connections from government authorities		
18	CCTV for common areas (corridors, parking, staircase, etc.)		
19	Power backup (Generator set)		
20	Fire extinguishers as per government norms		
21	Ceiling fans in all rooms		
22	Lighting in rooms, washrooms and common areas		



Sl. No.	Required Specifications of the Property	Yes / No	Description applicable) (if
23	Dining hall in Ground/Basement or on Terrace/Flat		
24	Provision for washing machines on payment basis		
25	Housekeeping on daily basis		
26	Security on round-the-clock basis		
27	Plumber, Carpenter, Electrician available on-call for repairs		
28	Provision for waste disposal and sewage disposal		
29	Security available (confirmation)		



ANNEXURE – II / अनुलग्नक – II

Property Particulars: Application Form

Sl. No.	Particulars	Details / Specifications
1	Name of the person/party holding title to the property	
2	Complete address and location of the building	
3	Distance from IIIT Lucknow (in km)	
4	Total area offered (per flat/room & no. of flats): – No. of floors in building – No. of flats/rooms per floor – Room dimensions	
5	Copy of title deed of the property (to be attached)	Attached: Yes / No
6	Undertaking from owner/party/service provider that accommodation is free from all encumbrances, liabilities, disputes and litigations and has all required approvals for use as hostel (to be attached)	Attached: Yes / No
7	Whether parking space available	
8	Whether space for sports/games available	



ANNEXURE – III / अनुलग्नक – III

Party's Particulars

Sl. No.	Particulars	Details
1	Party's Name / Organisation Name Whether Owner or Power-of-Attorney (POA) Holder If POA holder: Does POA specifically mention authorization to rent the property? Is the POA registered? Is the POA currently valid?	
2	Address for Communication	
3	Contact Details: – Name of Owner/POA Holder – Designation – Telephone No. (Office) – Mobile Number – Email ID	
4	PAN Number	
5	GST / Service Tax Registration Number	
6	Aadhaar Number	
7	Bank Particulars: – Account Name – Type of A/c (SB / CA / CC) – Account Number – IFSC Code – Name of the Bank – Branch	



ANNEXURE – IV / अनुलग्नक – IV

Price Proposal

Item No.	Description of Item	Rent Charges per Student per Semester (₹)
1	Rent for Twin Sharing basis room (inclusive of GST, Maintenance Charges, Electricity, Water and other allied charges) per student per semester, along with all facilities and amenities in the building(s) as a whole and in the rooms as specified in this notice.	₹
2	Rent for Triple Sharing basis room (inclusive of GST, Maintenance Charges, Electricity, Water and other allied charges) per room per semester, along with all facilities and amenities in the building(s) as a whole and in the rooms as specified in this notice.	₹

Declaration:

*I/We hereby declare that the information furnished above is true and correct to the best of my/our knowledge and belief.
I/We agree to abide by all the terms and conditions laid down in this Notice.*

Signature of Authorised Signatory: _____

Name: _____

Designation: _____

Organization/Firm Name: _____

Date: _____

Seal: _____