EOI Form Fee = Rs. 2360/-
(Rs. 2000/- + 18% GST)
(Non -Refundable)

भारतीय सूचना प्रौद्योगिकी संस्थान नागपुर

INDIAN INSTITUTE OF INFORMATION TECHNOLOGY, NAGPUR - 441108

EXPRESSION OF INTEREST (EOI) FOR

Installation of Mobile / Telecom Tower,

at

Open Location of IIIT Nagpur Campus

Located at Survey No. 140, 141/1, Behind Br. Sheshrao Wankhade Shetkari Sahakari Soot Girni, Village: Waranga, PO: Dongargaon (Butibori), District: Nagpur (Maharashtra) -441108

EOI NO.: IIITN/ADMIN/EoI-MT/Service/2025-26/02

DATE OF ISSUE OF EOI	**24-09-2025**
LAST DATE OF SUBMISSION OF EOI	**15-10-2025**

TOTAL PAGES – 24

भारतीय सूचना प्रौद्योगिकी संस्थान नागपुर

INDIAN INSTITUTE OF INFORMATION TECHNOLOGY, NAGPUR - 441108

EOI NO.: IIITN/ADMIN/EoI-MT/Service/2025-26/02

Bids in Sealed Envelope are invited for **Installation of Mobile / Telecom Tower, at Open Location of IIIT Nagpur Campus located at Survey No. 140,141/1 behind Br. Sheshrao Wankhade Shetkari Sahakari Soot Girni, Village - Waranga, PO – Dongargaon (Butibori) District - Nagpur (Maharashtra) – 441108.**

The Bidders can download the EOI Documents / Forms containing Detailed Specification, Terms and Conditions, etc. **from 24-09-2025 to 15-10-2025 up to 03:00 PM from the Institute website viz. www.iiitn.ac.in as well as from the Central Public Procurement Portal (CPPP) Website viz. https://eprocure.gov.in.**

They have to submit the bids by mentioning EOI Notice No. and invariably submit a separate Bank Draft of **Rs. 2,360/- (Rs. Two Thousand Three Hundred and Sixty Only)** drawn in favor of The Director, IIIT, Nagpur OR Online Payment Receipt as Non-Refundable cost of EOI Form / EOI Processing Fees to Administrative Section, IIIT Nagpur in the sealed envelope during submission of the EOI.

The Bids are to be submitted in hard copies only and IIIT Nagpur will not be responsible for postal delay / non-receipt of EOI Form / DD sent through the post. EOI Forms duly filled in all respects only in the prescribed format, duly super-scribed, should reach the office of the **Registrar, Indian Institute of Information Technology, Nagpur, Survey No. 140,141/1 behind Br. Sheshrao Wankhade Shetkari Sahakari Soot Girni, Village - Waranga, PO - Dongargaon (Butibori) District - Nagpur (Maharashtra) - 441108** on or before **15-10-2025 up to 3.00 PM**. The EOI Forms are likely to be opened at **3.30 PM** on the same day. **EOIs received after the stipulated date and time will not be accepted.**

The Director, IIIT Nagpur reserves the right to accept or reject any or all of the submitted bids without assigning any reasons thereof.

For complete details visit our website: www.iiitn.ac.in

For inquiries, contact: Administration Section, IIIT Nagpur Telephone: **9405215010,** Time - 10.30 am to 4.30 pm (During Working Hours Only).

Note: - The Bidders are requested to serially number the submitted documents and put page numbers in the Check List.

REGISTRAR

A. PREAMBLE

INDIAN INSTITUTE OF INFORMATION TECHNOLOGY, NAGPUR (hereinafter referred to as the 'Institute') established by the Ministry of Education, Government of India, is an Institute of National Importance declared as such under the IIIT PPP Act, 2017. The Institute is engaged in imparting education and research of highest standards in the area of Technology and Science.

To provide better and unfaltering mobile telecom network to the Institute community, the Institute intends to allow the installation of a few mobile/telecom towers on the open land of the Institute. Accordingly, sealed Expressions of Interest (herein after referred to as the EOI) are invited on behalf of INDIAN INSTITUTE OF INFORMATION TECHNOLOGY, NAGPUR from the interested parties for installing such mobile/telecom towers on the Institute campus.

B. PAYMENT OF EOI FEES

All the Bidders shall be required to submit EOI Form / EOI Processing Fees in the form of a Bank Draft of **Rs. 2,360/- (Rs. Two Thousand Three Hundred and Sixty Only)** drawn in favour of The Director, IIIT, Nagpur and payable at Nagpur. **Vendors registered with NSIC, MSEs (Only Micro & Small Enterprises) etc. are exempted from the payment of the EoI Processing Fee subject to submission of documentary evidence.**

Alternatively, the EOI Fees / EOI Processing Charges may be paid Online by NEFT / RTGS in the following Bank Account:

Account Name	Indian Institute of Information Technology, Nagpur, GENERAL
Account Number	41759739179
Name of the Bank	State Bank of India, VRCE Branch, South Ambazari Road, VNIT, Nagpur
Bank Code	06702
IFSC Code	SBIN0006702
MICR Code	440002005

The Bidder is required to write name of the Company on back side of the Demand Draft or NEFT / RTGS Receipt. A copy of the receipt is to be attached with the hard copy of the submitted Bid.

The EOI Form / EOI Processing Fee is non-refundable.

C. EARNEST MONEY DEPOSIT (EMD):

The bidder shall invariably attach the documentary evidence for the EMD **of Rs. 2,50,000/-** payable in the form of a Bank Draft drawn in favour of The Director, IIIT, Nagpur and payable at Nagpur.

Alternatively, the EMD charges may be paid Online by NEFT / RTGS in the Institute Bank Account.

Vendors registered with NSIC, MSEs (Only Micro & Small Enterprises) etc. are exempted from the payment of the EoI Processing Fee subject to submission of documentary evidence.

Bid(s) without E.M.D. will be summarily rejected / unless exempted. The EMD of not eligible bidders shall be returned after completing the due process. The EMD of Successful bidder shall be returned after submission of Security Deposit.

The earnest money of the successful firm will be liable to be forfeited as liquidated damages in the event of any evasion, refusal or delay on its part in signing the agreement after the acceptance of its EOI.

D. ELIGIBILITY CRITERIA

The Bidder, fulfilling the following criteria shall be eligible to apply:

a. The bidder must possess valid **Approval / Permission / License** from the appropriate Government Authority / Statutory Body (such as DoT, TRAI, Municipal Corporation, Urban Local Body, or any other Competent Authority as applicable) for the **installation, operation, and maintenance of Mobile / Telecom Towers**.

b. Bidder / firm should have **at least Five years of experience** in the business for installation of Mobile / Telecomm Towers.

c. Bidder should have minimum average annual turnover of **Rs. 10 Crore** for the Three years i.e. 2022-23, 2023-24 & 2024-25.

d. The firm submitting the EOI must have installed at least 15 (Fifteen) towers in Maharashtra Circle.

e. They must have the following registrations:
   a. Goods and Services Tax (GST)
   b. Income Tax (PAN)
   c. Shop and Establishment Registration (Gumasta)

f. The Bidder should not have been blacklisted by any Government Department / PSU / Bank / Central Autonomous Body / Private Sector **during the last two years** as on the last date of bid submission.

E. GENERAL CONDITIONS OF EOI

1. The Institute reserves the right to reject any or all EOI(s), wholly or partly or close the EOI at any stage prior to the award of the contract without assigning any reason whatsoever.
2. The Institute reserves the right to carry out the capability assessment of the Bidders and the Director, IIITN decision shall be final in this regard.
3. The bid of any bidder who has not complied with one or more of the conditions of eligibility criteria and/or fails to submit the required documents as required / or mentioned in the EOI document is liable to be summarily rejected.
4. It shall be the responsibility on the Bidder to fully inform / acquaint / familiarize itself with local conditions and factors, which may have any effect on the execution of supply and services to be rendered under the EOI. All Bidder (s) intending to bid shall visit, if required to the IIITN Permanent Campus and make themselves thoroughly acquainted with the local site conditions.
5. Liaisoning, if required, with an outside Agency / Government Authority for undertaking & delivering any or all supply & services stipulated under this EOI, shall be the sole responsibility of the Bidder.
6. The Bidder would ensure that all the applicable rules & regulations of Central / State / Local Authority shall be strictly followed wherever applicable.
7. The EOI is for installation of the Mobile / Telecom Tower at the open location of IIIT NAGPUR for which, the area / place would be earmarked and wherein, the firm whose EOI is finally accepted, shall install and arrange for smooth and uninterrupted availability of Mobile Telephony Network. The sites are to be selected by the concerned company and its exact measurement etc, dully approved by the Institute concerned officials would be described in a separate annexure at the time of signing of the contract agreement.

8. The Mobile/Telecom Tower is proposed to be set up / installed at designated place and the firm whose EOI has been finally accepted, shall be liable to provide and arrange for round-the-clock maintenance and uninterrupted operation of the tower.
9. The parties intending to submit the EOI are advised to go through the entire document thoroughly before submitting the EOI. The detailed terms and conditions of the contract to be entered into and signed by the respective parties after acceptance of the EOI of the successful party are stipulated in this EOI document.
10. The EOI must be submitted in the duly downloaded form of document only. The EOI submitted in any other format and/or with any alteration or modification would be summarily rejected.
11. Each and every page of the EOI must be signed by the competent person duly authorized by the firm. The firm submitting the EOI shall invariably attach the said authorization/ Board resolution in case of company, in favour of the person signing the EOI on behalf of the firm.
12. The Firm whose EOI is accepted shall be liable to submit a Rs.500/- non- judicial stamp paper at its own cost to the Director for preparing the contract agreement to be signed by the both the parties.
13. Any term or condition of the EOI document may be changed by notifying the same on the Institutes website before the closing date for submission of EOIs. However, in case of any such change being affected, the date/time for submission of EOIs would be adequately enhanced to enable the interested parties taking into account the necessary changes, if deemed necessary. As such, all the parties interested in submitting the EOIs should keep watching the website in this regard.
14. The firm submitting the EOI should have no litigation, whatsoever, pending with any establishment/Govt. regarding its business. However, in case of any litigation existing as such, the details thereof must be submitted along with the EOI document.
15. It shall be the liability of the successful bidder to keep and maintain the licensed premises neat and clean at all hours.
16. Garbage and waste disposal should be done as per the Institute norms.
17. The original agreement shall remain with the Institute while a photocopy thereof may be had by the bidder, if it so wishes.

F. EVALUATION OF BIDS:

IIIT Nagpur will evaluate and compare the EOI(s) determined to be substantially responsive i.e., which:

a) Are properly signed & submitted in original; and
b) Confirm to the terms & conditions, of the EOI.

Conditional EOI and late submitted EOI will not be accepted.

G. TENTATIVE COMMENCEMENT OF CONTRACT & TERM OF ALLOTMENT:

a. The duration of the contract shall be for a period of five (05) years from the date of signing of the agreement, which may be further extended at the sole discretion of the Institute.

b. The Institute would provide piece of open land for installation of the tower, however, the same would be provided on License for which the party to whom contract is awarded, shall

be liable to pay to the Institute the License Fee as may be determined from time to time at its sole discretion by the Institute or at the higher rate offered by the party. The present monthly base rate of License Fee for installation of Mobile / Telecom tower is Rs. 35,000/- per month for 225 sq ft. in the Institute. The evaluation committee shall be considering the experience, goodwill, existing number of installed towers and every other information provided in technical bids, to decide the technical qualification of the bids.

c. However, every party is required to quote the License Fee in the given format i.e. Annexure-6 either at the present monthly base rate of license fee i.e. Rs. 35,000/- per month (Area approx. for one tower 225 sq.ft) or at any higher rate than the rate prevailing presently, for such piece of open land for installation of the tower. Such higher rate of license fee, if any, duly quoted by the technically qualified parties would be taken into consideration to decide the award of contract.

d. The party, whose EOI is finally accepted, shall be bound to sign a contract agreement within 10 days of the award of contract, failing which the Earnest Money deposited by it will be forfeited and the acceptance of its EOI may be annulled at the discretion of the Institute.

e. If the party to whom the contract is finally awarded, fails to sign the Contract Agreement and/or fails to implement the same after signing the Agreement, the Institute would be at liberty to award the contract to any other party as it may deem appropriate.

f. The engagement of Service Provider under this EOI shall not be for indefinite period and the Institute reserves the right to evacuate the Service Provider from the Institute Premises in case of breach of any of the conditions / directives enforced by the Competent Authority or the Service Provider can discontinue the services by providing advance notice of ONE MONTH from either side.

g. The Director, IIITN shall have the sole authority to reschedule the date of providing services if required. The decision of the Director, IIITN shall be final in this matter.

h. The successful bidder shall complete the work of **Installation of Mobile / Telecom Tower, at Open Location of IIIT Nagpur Campus within 60 (sixty) days from the date of issuance of the Work Order.**

H. BID SYSTEM AND INSTRUCTIONS FOR SUBMISSION OF BIDS:

"Two Bid" Systems will be followed for this EOI. **Two sealed envelopes, namely "Technical Bid" and "Financial Bid" are to be put in one sealed envelope super-scribed with name "EOI for Installation of Mobile / Telecom Tower, at Open Location of IIIT Nagpur Campus".**

<u>The Contents of "Technical Bid":</u>

The Technical / Qualification bid should be placed in a sealed cover. **This envelope should be super-scribed "EOI for Installation of Mobile / Telecom Tower, at Open Location of IIIT Nagpur Campus".**

The envelope containing the Technical / Qualifying Bid should have proper indexing along with page no. mentioned. Failing which EOI will be out rightly rejected.

1. The technical bid will include all technical and associated supporting documents, indicating the compliance of technical specifications as per the EOI.
2. It is essential to fill complete forms as per prescribed format only to qualify the technical bid. Incomplete forms should be summarily rejected. If needed separate sheet should be enclosed for furnishing complete details. Any other format will lead to disqualification.

3. The EOI received at the Institute within the prescribed date & time shall be opened preferably on the same date.
4. The opened EOIs shall be scrutinized for eligibility as per the prescribed terms and conditions of the EOI Document.
5. **The bidders may require to present before the Committee for presentation (to satisfy all material questions pertaining to their company/ firm and their modus-operandi etc.).**
6. Thereafter, the Committee shall open the Price Bids of Technically Qualified bidders.

The Contents of "Financial Bid": (To be filled in Separate Sealed Envelope)

1. Offered Licence Fee should be indicated in the prescribed format as per Annexture-6 in the financial Bid only.
2. The base rate of the monthly License fee for bidding is **Rs. 35,000/-** per month for tower (Area approx. for tower 225 sq.ft.) as on the date of submission of bid. As such, the bidders must quote their financial bid over and above the said base rate. The bid submitted below the base rate shall not be entertain and be summarily rejected.
3. Each cover should also indicate clearly the name and address of the bidder and EOI no.

SELECTION CRITERION IN CASE OF TIE IN OFFERD LICENCE FEE:

In the event of a tie in the licence fee amount offered by two or more bidders, the bidder having the highest average annual turnover during the last three financial years 2022-23, 2023-24 & 2024-25 (as per audited financial statements submitted) shall be given preference and considered for selection.

I. AWARD OF WORK:

The IIIT Nagpur will award the work to the bidder, whose EOI has been determined to be substantially responsive, and who has offered the **Highest Licence Fee for the allotted space**.

1. Notwithstanding the above, the IIIT Nagpur reserves the right to accept or reject any EOI(s) and to cancel the bidding process and reject all EOI(s) at any time prior to the award of work.
2. **The bidder shall quote the Licence Fee he / she intends to pay to IIITN (as per format attached in Price Bid). Whoever offers the highest licence fee to the Institute and fulfils all the terms and conditions of this EOI document, will be selected for award of the contract, provided that all the requisite documents are furnished and all the conditions are met as per Terms & Condition.**

J. SECURITY DEPOSIT:

1. The Selected Bidder shall be required to submit a Security Deposit within 10 Days from the date of receipt of the Work Order from the Institute for a Fixed amount of **Rs. 5,00,000/- (Five Lakhs Rupees Only)** including applicable taxes and duties.
2. Failure to deposit the Security Deposit within the stipulated time, may lead to Cancellation of the award of work.
3. IIIT Nagpur reserves the right of forfeiture of Security Deposit in addition to other claims and penalties in the event of the successful bidder's failure to fulfill any of the contractual obligations or in the event of termination of contract as per terms and conditions of contract. IIIT Nagpur reserves the right to set off the Security Deposit, against any claims of any other contracts with IIIT Nagpur.

4. If the bidder deliberately gives wrong information in this EOI, IIIT Nagpur reserves the right to reject such EOI at any stage or to cancel the contract, if awarded and forfeit the Security Deposit / any other money due.
5. The Security Deposit shall be furnished in the form of Demand Draft of any Scheduled Bank drawn in favor of the Director, IIIT Nagpur and payable at Nagpur. This Security Deposit shall remain with the Institute, interest free, as Security for the entire duration of the Contract and will be replenished from time to time in case of deductions, if any, by the Institute towards recovery from the Agency. The security would be refundable without any interest two (2) months after the expiry/determination of the contract, on written request being made by the bidder in this behalf. The same will further be subject to any deductions as may be necessitated regarding the performance of the contract.
6. In the event of the Selected Bidder is failure to provide the services as per the contract, the Institute reserves the right to hire Services, for above from other sources at the Selected Bidder's risk and cost and all such expenses and losses incurred by the Institute in this regard shall be borne by the Selected Bidder. Further, the Institute shall retain the right of forfeiture of Security Deposit and or any other action(s) as deemed fit.
7. In case of, in which under no clause(s) of this contract, the bidder shall have rendered himself liable to pay compensation amounting to the whole of his Security Deposit, the Director shall have the power to adopt the course as may be deemed by him best suited to the Institute including to rescind the contract (of which decision, notice in writing to the bidder by him through competent authority, shall be conclusive evidence) in which case, the security deposit of the bidder shall stand forfeited and be absolutely at the disposal of the Institute. Besides, for the recovery of any amount more than the security money, the Institute shall be at liberty to adopt such legal recourse, as it may deem appropriate at the time.

K. TERMINATION OF CONTRACT:

a. Either party may terminate the contract by giving 90 days' notice to the other party without assigning any reasons, whatsoever.

b. The contract may be terminated in terms of any provisions stipulated elsewhere in the contract.

c. In case the contract is terminated, or it comes to an end by efflux of time, the bidder shall handover the vacant possession of the licensed premises within 15 days of contract coming to an end. Failure to handover the vacant possession of the premises as aforesaid, would render the contract to pay the penal damages to the Institute @ 5 times the existing monthly license fee for each month of unauthorized occupation, subject to a maximum of Rs. 5,00,000/- (Rupees Five Lakhs only). Upon reaching this limit, the Institute shall be entitled to initiate legal action, including eviction proceedings, at the cost and risk of the bidder.

In addition, the bidder shall also be liable to pay interest @ 18% per annum on all dues/arrears towards license fee and penal damages until settlement.

The penal damages as stated above shall be final, binding, and not open to dispute.

d. The Institute shall further be within its absolute rights to enter the premises and assume absolute possession of the premises licensed under this contract from the bidder and the same shall not be subject to challenge. All the goods belonging to the bidder in such circumstances shall be deemed forfeited there-from and may be sold or put to auction at the discretion of the Institute. The Institute may, if it so desires, proceed against the

bidder in terms of provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971 since the entire premises is governed by the provisions of the said Act, in case of non-handing over its possession to the Institute, as aforesaid.

e. The bidder shall be entitled to remove its goods, fittings, fixture etc., at its own cost and had over the space to the Institute after restoring it in the same condition in which it existed at the time of commencement of the agreement. In case of failure in this regard, the Institute shall have absolute right to dispose of the remains at its disposal, the way it deems appropriate and the cost incurred thereof would be recovered through such disposal or any other lawful manner.

f. The contract will be terminated immediately, if the Licensee is found to be associated with any misdeeds, anti-social, anti-national or undesirable activity inside & nearby the allotted site.

g. Any notice to be served on the licensee shall be deemed to be sufficiently served if delivered at or sent by the registered post addressed to the licensee at its last known place.

L. PAYMENT TERMS & CONDITIONS:

The Licensee shall pay the monthly License Fee & Electricity Charges for each month as per the terms & condition within 7 Days from the date of receipt of the intimation from the Institution.

The bidder shall be absolutely liable for payment of GST to the Institute on the License Fee and any other charges as may be applicable from time to time.

The bidder shall also be liable to pay all other taxes, levies and other legal payables that may be applied by the Government, local authorities and other competent forums from time to time.

M. PENALTY:

1. In case of failure to pay the License fee within the stipulated time as aforesaid, the bidder shall be liable to pay a sum of up to Rs. 7500/- p.m. over and above the License Fee on cumulative basis towards delay charges.
2. If the dues of electricity consumption remain unpaid for up to three months, the electricity connection shall be disconnected without giving any notice, in this behalf. The connection would be restored on payment of Rs. 7500/- after the standing dues have been duly paid in full.
3. In case of failure to maintain proper cleaning of the licensed premises, as observed and recorded by the Institute's authorized official(s), a penalty of Rs. 2,000/- (Rupees Two Thousand only) per instance shall be imposed on the bidder.
4. Any deviation from the above terms and conditions even after initial warnings will attract an appropriate monetary penalty as deemed fit by the Institute authorities.
5. Non-payment of License fee & the electricity charges within time shall be deemed to be a serious breach of the contract and may lead to termination of the contract at the discretion of the Institute and which shall not be subject to challenge by the licensee under any circumstances, whatsoever.
6. Licensee will be liable for damages up to Rs.10,000/- per default on the following;
   i. Any staff of licensee found in drunken condition / indulging in bad conduct.
   ii. Any staff of the licensee found creating nuisance on duty.

N. FORCE MAJEURE:

1. In the event of either party being rendered unable by force majeure to perform any obligation required to be performed by them under this agreement, the relative obligation of the affected party by such force majeure shall be suspended for the period during which such cause lasts. The term "force majeure" as employed herein shall mean, acts of god, war, revolt, riot, fire, flood and acts and regulation of the Government of India or any of its authorized agencies.
2. Upon the occurrence of such cause and upon its termination, the party alleging that it has been rendered unable as aforesaid thereby shall notify the other party in writing within 7 (seven) day of the alleged beginning and ending thereof giving full particulars and satisfactory proof.
3. The time for performance of relative obligations suspended by the force majeure shall be extended by the period for which the cause lasts or condoned by the Institute without any penalty.
4. If the work is suspended by force majeure conditions lasting for more than 1 (one) month, the Institute shall have the option of cancelling the Agreement in whole or in part thereof at its sole discretion. Any situation of force majeure shall not be payable by the Institute under any circumstances. For the period of force majeure, no amount shall be payable to the Licensor excepting the license fee and the electricity dues.

O. DISPUTE/ARBITRATION:

1. Except as otherwise provided anywhere in this Agreement, if any dispute, difference, question of disagreement or matter, whatsoever, before or after completion or abandonment of work, hereafter arises between the parties, as to the meaning, operation or effect of the Agreement or out of or relating to the Agreement or breach thereof, the same shall be referred to a Sole Arbitrator to be appointed by the Director of the Institute at the time of dispute.
2. If the arbitrator, to whom the matter is originally referred, dies or refuses to act or resigns for any reason from the position of arbitration, it shall be lawful for the Director of the Institute to appoint another person to act as arbitrator in the manner aforesaid. Such person shall be entitled to proceed with reference from the stage at which it was left by its predecessor, provided both the parties consent to this effect, failing which, the arbitrator shall be entitled to proceed de-novo.
3. It is a term of the contract that the party invoking the arbitration shall specify all disputes to be referred to arbitration at the time of invocation of arbitration under the clause.
4. It is a term of the Agreement that the cost of arbitration shall be borne by the parties themselves.
5. The venue of the arbitration shall be at Nagpur.
6. Subject to as aforesaid, the provisions of the Arbitration and Conciliation Act. 1996 and any statutory modifications or re-enactment thereof and rules made there-under and for the time being in force, shall apply to the arbitration proceedings under this clause.

P. SECRECY OF DATA:

The bidder shall be bound to keep the data, if any, absolutely secret and unto itself and the same shall under no circumstances, whatsoever, relay, divulge, transfer or leak to any person / party for any purpose save under written permission from the Institute. The breach of this term would be deemed to be a serious breach of the contract rendering the contract liable for outright termination without giving any time. The total security deposit would also be liable to forfeiture and no explanation shall be entertained that the breach has been caused because of lapse on the part of the bidder's employee (s) / system.

Q. SINGLE BID BY INDIVIDUAL BIDDER:

Each Bidder shall submit only one bid.

R. VALIDITY OF EOI

EOI shall remain valid for a period of not less than 180 days after the deadline date specified for submission.

S. PRE-BID MEETING

The Institute shall arrange a Pre-Bid Meeting for the interested Bidders as under:

Sr. No.	Particulars	Details
1.	**Date & Time of Pre-Bid Meeting**	**6th October 2025; 12.00 AM Onwards**
2.	**Venue for Pre-Bid Meeting**	**Administration Building, IIIT, Nagpur**

The objective of the Pre-Bid Meeting shall be to clarify issues and to answer questions on any matter related to this EoI that may be raised at any stage. Corrigendum / Amendment in EoI Document, if required, after the Pre-Bid Meeting shall be uploaded on the Institute Website viz. www.iiitn.ac.in only. The Bidders are requested to keep visiting the Institute Website regularly.

No queries / objections shall be entertained after Pre-Bid Meeting.

The interested Bidders may attend the Pre-Bid Meeting with prior intimation through email on registrar@iiitn.ac.in. Maximum one representative shall be allowed during Pre-Bid Meeting.

However, the Institute reserves its right to postpone/re-schedule or even cancel the Pre-Bid Meeting due to any unforeseen circumstances. In such an event, the Bidders who have expressed their interest for attending the Pre-Bid Meeting through email shall only be communicated accordingly.

All Communication is to be addressed to –

The Registrar,
Indian Institute of Information Technology, Nagpur
Survey No. 140, 141/1,
Behind Br. Sheshrao Wankhade Shetkari Sahakari Soot Girni,
Village: Waranga, Po: Dongargaon (Butibori),
District: Nagpur (Maharashtra) -441108

REGISTRAR
IIIT, Nagpur

SCOPE OF WORK

1 License Fee, Electricity Charges & Other Provisions for Licensed premises:

a. The bidder must visit the site and gather a clear idea about the IIITN Premises before submitting the EoI. Approx. 225 Sq. Ft. of area is allotted for Installation of Mobile / Telecom Tower, at Open Location of IIIT Nagpur Campus The license fee for this space is minimum set to **Rs. 35,000/- (Rupees Thirty-Five Thousand only)** including GST.

b. There will be increase of 10% in the License Fees (or as decided by the Competent Authority) per year of the Service Period.

c. In addition to license fee, the Electricity Charges are as per actual shall be payable by the Licensee / service provider to the Institute per month and the proof of payment of charges and taxes shall be submitted to the IIITN Admin office.

d. **The quoted license fee shall be applicable for one telecom service providing company (i.e. the first telecom operator) only. The installed tower shall be a shared tower with multiple telecom operators. As such, for each of the other telecom operators whose network facilitation systems for the Institute campus would be installed besides that one of the first telecom operator, the bidder shall be bound to pay an additional license fee @ 50% of the normal/basic license fee agreed upon under this contract, duly rounded off to the multiple of next hundred.**

e. **The bidder shall be bound to invariably intimate the Institute of every Telecom company/operator other than the first one for whom the initial basic/normal license fee is to be applicable and who is provided access of Tower facility in addition to the first telecom operator and which include the Airtel, BSNL, JIO and Vodafone-Idea telecom companies besides other ones.**

f. Non-intimation of the telecom operators, as aforesaid, to the Institute shall be deemed to be a serious breach of contract leading to imposition of adequate penalty (at the sole discretion) of the Institute including termination of the contract itself.

g. **Electricity Connection and Charges:**

i. Provision of Power: The Institute shall provide a power connection (Category HT-VIII A Educational Institutes) from its substation from designated point to the bidder for the operation of the tower. A dedicated meter / sub-meter shall be installed at the substation by the Institute to record electricity consumption which shall be under the scope of bidder.

ii. In case the selected bidder is required to pay the electricity charges under different category requiring separate meter, the same shall be done by the selected bidder at its own cost.

iii. Scope of Work for Electrical Installation: The bidder shall bear the entire cost of procuring cables, laying them, and carrying out all related works required to establish the connection. The route for cable laying from the institute substation must be approved by the Institute and executed strictly in accordance with the Institute's guidelines.

iv. All the approvals required if for obtaining the electrical supply upto tower be obtained by the selected bidder from the concerned authorities at its own cost.

v. Payment of Charges: The bidder shall be responsible for payment of electricity charges for the licensed premises based on actual consumption, at the prevailing commercial rates or the applicable tariff as per government norms, whichever is applicable time to time, along with the monthly License Fee. Any revision or change in electricity charges by the Government or the Institute shall be applicable to the bidder at the then prevailing rates.

vi. Billing and Payment: The Institute may raise electricity bills or otherwise inform the bidder regarding the payable dues, which shall be promptly settled by the bidder in accordance with the terms above.

h. The bidder shall use the premises ONLY for which it has been given by the Institute under the contract. The use of the premises for other purposes will lead to the suspension/termination of the contract.

i. The bidder shall in writing, intimate the Institute the name, designation and address besides the contact no. of the competent person to whom, routine correspondence would be addressed by the Institute.

j. Description, boundaries and total area in square meter of the land area / premises hereby granted for installation of Mobile tower shall be communicated to the bidder in due course and the communication regarding this measurement of the land area shall also be deemed to be an integral part of this agreement.

k. The bidder shall not use the premises for residential purposes or for any other purposes (including vending of any item other than those for which permission has been given) without prior written permission of the Institute. The bidder shall always use the premises in a prudent and careful manner as if it were his own.

l. All expenditure towards installation of tower and other expenses carried out by the concerned bidder.

2 Assignment & Subletting:

a. The bidder shall not assign the contract or any part thereof or any benefit or interest thereon or there- under without written consent of the Institute. The whole of the charge included in the contract shall be executed by the Bidder or his authorized competent representative(s). The bidder shall be responsible for the acts, defaults and neglects of its workmen, fully being deemed as those of the bidder itself.

b. The Institute shall not permit the said allotted location or any part thereof being used for any other purpose except for installation of telecom tower to provide telephone service network and in default thereof, shall be liable for cancellation/termination of allotment. Sharing of infrastructure with second and more telecom operators without prior permission of the Institute will be considered as a breach of contract. If found so, the Institute shall at its discretion, have the right to cancel the allotment of site and all amounts against the site will be forfeited or otherwise impose penalty up to an equal amount of the Security Deposit.

c. The entire business of the licensed premises shall be carried out in the name and at the behest of the bidder

d. The bidder or his authorized/competent representative, whose intimation would be provided in writing in advance to the Licensor, shall always be available whenever it is so necessitated.

3 General Terms relating to Installation of Towers:

a. The selected agency shall install the Mobile Tower in such a way that the radiation caused by the Mobile Tower is minimal and is not detrimental to the health of people in the surroundings.

b. The mobile tower company shall be liable to follow all the standard rules and regulations regarding radiation from mobile tower as specified by the Govt. of India, Dept of Telecommunication from time to time & shall produce all the necessary documents, as required by laws. The party/bidder shall invariably comply with the provisions of the policy of Jurisdictional Municipal Corporation or any other local/state/Central Govt. authority related to the installation of mobile tower.

c. The Institute will only provide the space on "As is where is basis" while the entire construction/erection work comprising civil, electrical, broadband connection etc. shall have to be arranged by the bidder as per its own and at its own cost. However, should any NOC be required from the Institute, the same will be provided protecting the interests of the Institute.

d. No alteration, modification or structural changes in the area/demised premises shall be undertaken by the bidder without written prior permission of the Institute. However, the bidder may undertake whitewash / color wash / floor painting and install their furniture, fixtures etc. at its own cost. The bidder shall also not tamper with the fittings or electrical installations therein, nor make any unauthorized constructions or extension to the electricity without the specific written permission of the Licensor in this behalf.

e. For the purpose of this contract, unless a contrary intention appears from the subject or context, the term installation of Mobile / Telecom Tower will consist of ground accommodation only. The Institute reserves the right to alter the location and measurement of the said sites, if necessary, without assigning any reason and no compensation will be granted to the licensee on this account.

f. The Towers would be shared towers and regarding the deliverables, the bidder shall install its GBM, BTS, PIU and other equipment's etc., electrical or otherwise, as also optical fiber cable, as may be necessary, to enable cover all communications falling under the categories of 4G, 5G or any higher capacity networks to enable seamless voice and data, both.

g. The bidder shall be bound to adhere to and comply with all regulations in force from time to time of any/all competent authorities particularly regarding the following:

   - EMF radiation norms. For payment of all penalties for non-compliance of such norms shall entirely be the responsibly of the bidder only.
   - The required self-certification or other like compliances and submission thereof to the authorities concerned shall be the responsibility of the bidder.
   - Prompt communication of any changes in the Government norms. The bidder shall immediately communicate the same to the Institute in writing and implement the changes within the stipulated time frame.

h. The Institute will review the functioning/performance of the Bidder periodically and may intimate the bidder based on non-performance and non-fulfilment/breach of obligations contained in the contract after providing a fair opportunity to be heard. In case, the Institute is not satisfied with the reply of the bidder and/or the bidder does not rectify any breach within the time given by the Institute, the Institute may terminate the contract.

i. In the case of dispute regarding unsatisfactory services by the bidder, decision of the Institute will be final and binding.

j. The licensee shall arrange/obtain all necessary clearances/formalities form all other statutory authorities concerned to establish and operate the mobile/Telecom tower.

k. All the civil & electrical work etc. will be done by the licensee. The plan of the structure shall also be subject to the approval of the competent officer of the Institute and no construction shall be started without such approval in writing. Any building or structure erected by the licensee shall be treated as temporary structure.

l. The Institute also reserves the right to determinate the contract forthwith in the event of unsatisfactory performance of the licensee.

m. The licensee shall be governed by the rules, regulation and installation of Mobile/Telecom tower policy and instructions of the Institute which are in force or which may hereafter come in force governing the use of the said land.

n. The bidder will have to submit a structural stability certificate of all the buildings work from any NIT / IIT or CPWD before starting the cast work/installation of Mobile/Telecom Tower at the allotted location. Work order will be issued accordingly only thereafter.

4 IIITN will not provide any equipment. The bidder will have to accept the premises allotted for the purpose only.

5 The bidder and his staff will make their own residential arrangement outside the premises of the IIITN. No one will be granted permission to stay in the tower premises during night or during non-functional hours.

6 If in the opinion of the IIITN authorities, the performance of any of the persons deployed is not satisfactory or he/she is not amenable to discipline or their behaviour is not conducive to retain them for the work, he/she should be replaced immediately.

7 Jurisdiction: This Agreement including all matter connected with this Agreement, shall be governed by the laws of India (both substantive and procedural) for the time being in force and shall be subject to executive jurisdiction of the Indian Courts at Nagpur.

8 The Director, IIIT Nagpur and its officers / employees will not be responsible to any liabilities, entitlement or claims in the context of any statutory dues, charges; demands labour charges etc for undertaking the said Contract by the Licensee.

9 It is understood that a number of enactments and laws would apply to the bidder, which are supposed to be complied by the bidder in letter and spirit and in particular to the laws relating to minimum wages to workers, employee’s compensation and Goods and Service Tax etc.

10 The bidder shall be liable to ensure compliance of all enactments, rules, regulations and of other authorities besides the instructions of the Institute that may be in force from time to time including all the labour laws, employees' compensation and the minimum wages.

11 The Bidder shall be liable to make good the losses in financial terms that it may be subjected from time to time on account of any lapse on its part or arising out of statutory liabilities including the dues towards the workers in regard to wages, court awards, compensation which are caused to be paid/borne by the Institute due to the bidder's failure, as well as the Institute's license fee, electricity charges and other dues etc. The bidder shall pay all such dues to the Institute within fifteen days from the receipt of letter issued by the Institute in this behalf failing which; the same would be recovered/realized from the bidder's security deposit.

12 The Institute shall be absolutely immune and deemed indemnified in all matters, claims, liabilities and legal consequences which relates to compliance of statutory provisions, rules and regulations, orders and directions of Govt. authorities / municipal corporation / courts / forum etc. as well as the provisions of this contract agreement. In case, the Institute is put to bear any liability for lapses on the part of the bidder or for its illegal actions, the Institute would have the right to realize from the bidder all dues if those are in financial terms, and on other matters, in appropriate manner as it deems appropriate including adopting legal recourse.

13 The bidder would comply with all guidelines / instructions issued by the Institute Orders / instructions of security authorities concerning the security/safety issues and Institute discipline.

14 The bidder shall not tamper with the trees, plants, shrubs hedges, lawns and flowers standing or maintained on or around the License premises.

15 The licensee shall allow the Institute officials free access at all time, to the said land and shall whenever so requested by the Institute, forthwith pull down or replace any structure which the Institute considers to be improperly situated.

16 The Licensee must provide its own security, and the Institute shall not be liable for any loss or damage, whatsoever, caused to the property belonging to the licensee stacked on the land here by licensed.

17 It will be obligation on the part of the licensee to keep adequate firefighting arrangements such as fire buckets filled, with water or fire sand in the site etc. at its own expense.

18 The bidder shall be responsible to deploy any number of workmen as may be deemed appropriate for carrying out its business smoothly and meet the onus in all respects regarding them under any law / enactment / rules / statutes etc. as may be applicable from time to time. The Institute shall be wholly immune in this regard.

19 The workers, if any, shall invariably carry their ID Cards (to be provided by the bidder at its own costs) and shall be produced to the security personnel and other Institutes authorities, whenever asked for.

20 The bidder shall have absolute authority regarding the engagement, disengagement, suspension, termination, retrenchment, dismissal and discharge etc. of its workmen and for all disciplinary actions against them. The bidder shall be responsible of master and servant relationship with its workmen and the Institute shall have no concern, whatsoever, with all the above-mentioned matters.

21 The bidder shall be absolutely liable in regard to any dispute or other matters concerning its workmen which are initiated in any forum or court of law and shall further be liable to meet and discharge all the liabilities that may arise on account of its relationship with its worker from the decisions of any court including all liabilities as are thrust upon by virtue of the provisions of any labor law being in force at the time besides other statutory liabilities.

22 The Institute has estimated the space required for the installation of the mobile tower and related works to be approximately 225 sq. ft. However, if the actual space required for the installation exceeds this estimated area, the License Fee may be revised at the sole discretion of the Director, IIIT Nagpur.

REGISTRAR
IIIT, Nagpur

The Bidder should clearly specify Yes / No in the following format towards compliance of the Technical Bid Conditions:

Sr. No.	Particulars	Criteria / Documents to be submitted	YES / NO	Page No.
1	Submission of EOI Form Charges **(Rs. 2360/-)** **Rupees Two Thousand Three Hundred Sixty Only.**	To be submitted in the form of Demand Draft of a Scheduled Bank in favor of the Director, IIIT Nagpur payable at Nagpur OR through Online Payment Mode. Bidder should write Name of firm and address on the reverse side of DD /Online Payment Receipt.	Yes/No	
2	Submission of EMD Charges **(Rs. 2,50,000/-)** **Rupees Two Lakhs Fifty Thousand Only.**	To be submitted in the form of Demand Draft of a Scheduled Bank in favor of the Director, IIIT Nagpur payable at Nagpur OR through Online Payment Mode. Bidder should write Name of firm and address on the reverse side of DD /Online Payment Receipt.		
3	Details of the Bidder	The Bidder should submit the information sheet in the prescribed **Annexure -1**	Yes/No	
4	The bidder must possess valid Approval / Permission / License from the appropriate Government Authority / Statutory Body (such as DoT, TRAI, Municipal Corporation, Urban Local Body, or any other Competent Authority as applicable) for the installation, operation, and maintenance of Mobile / Telecom Towers.	Attache the valid Approval / Permission / License from the appropriate Government Authority / Statutory Body (such as DoT, TRAI, Municipal Corporation, Urban Local Body, or any other Competent Authority as applicable) for the installation, operation, and maintenance of Mobile / Telecom Towers.	Yes/No	
5	Bidder / firm should have at least Five years of experience in the business for installation of Mobile / Telecomm Towers.	The details of the experience to be provided in **Annexure-2** along with copies of the Work Order / Experience Certificate.	Yes/No	
6	Bidder should have minimum average annual turnover of Rs. 10 Crore for the Three years i.e. 2022-23, 2023-24 & 2024-25.	Certificate from Chartered Accountant certifying the Average Annual Turnover for Year 2021-22, 2022-23 & 2023-24 to be attached. **The Bidder must have minimum Avg. annual Turnover of Rs. 10 Crore for three years (2021-22, 2022-23 & 2023-24)**	Yes/No	
7	The firm submitting the EOI must have installed at least 15 (Fifteen) towers in Maharashtra Circle.	The details of the experience to be provided in **Annexure-2** along with copies of the Work Order / Completion Certificate.	Yes/No	

8	They must have the following registrations: **a.** Goods and Services Tax (GST) **b.** Income Tax (PAN) **c.** Shop and Establishment Registration (Gumasta)	Copy of GST Registration certificate shall be submitted. Copy of Company PAN shall be submitted. Copy of the Shop and Establishment Registration (Gumasta) shall be submitted.	Yes/No	
9	The Bidder should not have been debarred and / or blacklisted by any Government Department / PSU / Bank / Central Autonomous Body / Private Sector in last Two Years i.e. 2022-23 and 2023-24.	Affidavit on Rs.100/- Stamp Paper in prescribed **Annexure – 3** to the effect that the Bidder is not debarred and / or blacklisted by any Government Department / PSU / Bank / Central Autonomous Body / Private Sector in last Two Years i.e. 2022-23 and 2023-24. **Undertaking on Letterhead shall not be accepted.**	Yes/No	
10	Submission of Letter of Transmittal	The Bidder should submit the Letter in the prescribed **Annexure– 4**.	Yes/No	
11	Submission of Proposal	The Bidder should submit the Proposal in the prescribed **Annexure– 5**.	Yes/No	
12	Submission of Price Bid	The Bidder should submit the Price Bid in a separate sealed cover in the prescribed **Annexure– 6**.	Yes/No	

BIDS OF AGENCIES NOT MEETING THE ABOVE ELIGIBILITY CONDITIONS WILL SUMMARILY BE REJECTED.

DETAILS OF BIDDER
(To be filled by the Bidder)

1	Name & Address of the Agency / Firm / Company **(Attach the proof of Details)**	
2	Name & Address of the Authorized Person. **(Attach the Adhar Cars for Details)**	
3	Phone No. / Mobile No.	
4	Email-ID	
5	Year of Establishment: **(Attach the proof of Details)**	
6	Registered Office Address	
7	Nature of the firm a) A Proprietary Firm b) A Partnership Firm c) A Limited Company **(Attach the proof of Details)**	Copy of Partnership Deed besides the Power of Attorney (in case of a Partnership firm) or copy of memorandum and articles of association along with the resolution of the Board (in case of a Company).
8	Registration No of Firm **(Attach the Copy)**	
9	GST Registration No. **(Attach the copy of GST Certificate)**	
10	PAN No. **(Attach the copy of PAN Card)**	
11	Existing No. of Mobile Towers in Maharashtra State Circle / Total	Proof of completion certificate of already installed towers from the user letterhead.
12	Bidders Bank Details **(Attached the proof of Details)**	Account Holder Name: _____ _____ Account Number: _____ IFSC Code: _____ Bank Name: _____ Branch: _____

Signature of the bidder or his authorized signatory
With Seal of the Agency

Dated:

Annexure -2

Year-wise List of Similar Type of Major Contracts completed

List of Work Orders of **Installation of Mobile / Telecom Tower**. Attach a copy of JOB COMPLETION CERTIFICATE in support of every claim.

Sr. No.	Name of the Project / Client & Location	Duration of contract		Completion Certificate (Yes / No)
		From	To	

Place & Date:

Annexure -3

Format for Affidavit on Rs. 100/- Stamp Paper

I / We ..... age ..... residence of ..... hereby declare that ..... (Name of the Agency) has not been black listed by any Government Department / Public Sector Undertaking / Bank / Central Autonomous Body or any other Government Authority as on the last date of submission of this EOI.

(Name, Designation and Address of the Executants)
(Seal)

DEPONENT

Date: -
Place: -

VERIFICATION

I, the above-named deponent(s) do hereby verify that the facts stated in the above Affidavit are true to the best of my knowledge. No part of the same is false and no material has been concealed there from.

Verified at .....on this the .../.../.....

(Name, Designation and Address of the Executants)
(Seal)

DEPONENT

Solemnly affirmed and signed before me by the deponent on this..... of..... 2025 at my office. (Judicial Magistrate First-Class / Notary Public/ Oath Commissioner)

Annexure -4

LETTER OF TRANSMITTAL

From:
[Full address of the Agency]
……
……
……

To,
The Director
Indian Institute of Information Technology, Nagpur
Nagpur-441108.

Sub: Submission of EOI for Installation of Mobile / Telecom Tower, at Open Location of IIIT Nagpur Campus located at Survey No. 140,141/1, Behind Br. Sheshrao Wankhade Shetkari Sahkari Soot Girni, Village - Waranga, PO - Dongargaon (Butibori), Dist. Nagpur (MH) 441108.

Dear Sir,

Having examined the details given in the invitation for the Technical / Price Bid published on Institute Website and the technical bid document for the above work, we hereby submit the application with complete details.

1. We certify that all the statements made and information supplied in the enclosed forms and accompanying statements are true and correct.

2. We have furnished all information and details necessary for pre-qualifications and have no further pertinent information to supply

3. We authorize the Director, IIIT Nagpur to approach individual(s), employer(s), Firm(s), Bank(s), and corporation(s) to verify our competence and general reputation.

Signature of the bidder or
his authorized signatory with
Seal of the Agency

Dated:

Annexure -5

PROPOSAL SUBMISSION FORM

To

The Director

IIIT Nagpur

Dear Sir,

We, the undersigned, offer to provide our services for the work for **Installation of Mobile / Telecom Tower, at Open Location of IIIT Nagpur Campus**, located at Survey No. 140, 141/1, Behind Br. Sheshrao Wankhade Shetkari Sahkari Soot Girni, Village - Waranga, PO - Dongargaon (Butibori) Dist. Nagpur (MH) 441108 in accordance with your EOI Notice.

We are hereby submitting our proposal, which includes this Technical Proposal and Financial Proposal duly sealed in a single envelope.

We hereby declare that all the information and statements made in this proposal are true and we accept that any misinterpretation contained in it may lead to our disqualification.

We undertake, if our proposal is accepted, to initiate the work f**or Installation of Mobile / Telecom Tower, at Open Location of IIIT Nagpur Campus** not later than the date indicated in the Work Order.

We understand that you are not bound to accept any proposal you receive.

Yours sincerely,

Authorized Signature [In full and initials]: _____

Name and Title of Signatory: _____

Name of Agency: _____

Address: _____

Annexure -6

FINANCIAL / PRICE BID

EOI NO.: IIITN/ADMIN/EoI-MT/Service/2025-26/02

EoI for
Installation of Mobile / Telecom Tower, at Open Location of IIIT Nagpur Campus

(To be submitted along with the Bid in Sealed Envelope)

DESCRIPTION OF THE ITEM	LICENCE FEE AMOUNT OFFER (Rs) Base Price is Rs. 35,000/- Including GST
I/We herein submit my/our EOI to offers to pay the Monthly License Fee for the premises, as detailed in the EOI document for Mobile / Telecom Tower. **I/We have read the EOI document and agree to all the terms and conditions of contract mentioned in the EOI document. The rent I/We offer to pay to the IIIT Nagpur for the premises allotted to us is**	**Rs. _____** **(In words: Rs** **.....** **.....** **.....)** **Including GST**

1. The bidder shall quote the license fee he / she intends to pay to IIITN in this format.
2. Whoever offers the highest licence fee (rent) to the Institute and fulfils all the terms and conditions of this EOI document, will be selected for award of the contract, provided that all the requisite documents are furnished and all the conditions are met as per Terms & Condition.
3. I also agree that the Licensor shall be entitled to enhancement @ 10% per annum in the total License fee duly rounded off as aforesaid every year.
4. I also agree to abide by all the terms and conditions stipulated in the entire EOI document.
5. The Bid shall be rejected for the Rent Amount offer below Rs. 35,000/- (including 18% GST).
6. SELECTION CRITERION IN CASE OF TIE IN OFFERD LICENCE FEE:

   In the event of a tie in the licence fee amount offered by two or more bidders, the bidder having the highest average annual turnover during the last three financial years 2022-23, 2023-24 & 2024-25 (as per audited financial statements submitted) shall be given preference and considered for selection.

Yours faithfully,

Name and signature of the Bidder:
Stamp:
Address:
Contact No.:
Email ID: