

**The Following Advertisement Published in the Times of
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**MAHARASHTRA NATIONAL LAW UNIVERSITY MUMBAI
NOTICE INVITING EXPRESSION OF INTEREST (EOI) FOR
HIRING OF BUILDING / HOSTEL SERVICE FOR HOSTEL
ACCOMMODATION OF STUDENTS**

MNLU Mumbai invites Expression of Interest (EOI) from eligible and competent building owners and/or hostel service providers for providing suitable premises for student hostel accommodation (Boys and Girls) on a monthly rental basis, subject to the terms and conditions specified at Website **www.mnlumumbai.edu.in**. The building or hostel facility offered must be situated within a **radius of 7.5 kilometres** from the present campus of MNLU Mumbai at Powai, Mumbai, and must be located in a safe, accessible, and well-connected area with adequate transportation and civic infrastructure. The Annual Rate Contract period is 1 year, further renewable by up to two years.

Duly filled-in EOI documents, complete in all respects should be emailed to **eoimnlumumbai.edu.in** and a hard copy should reach the office of **The Registrar, Maharashtra National Law University Mumbai, Address: 2nd Floor, CETTM MTNL Building, Technology St, Hiranandani Gardens, Powai, Mumbai 400076, Maharashtra, India**. Only by post, and no hand delivery. The last date for submission of tender (EOI) is **10th June 2026, till 17:00**.

EOI Opening Date: 19th May 2026

EOI Closing date: 10th June 2026

Application Fee: Rs. 5000/- (Non-refundable)

REGISTRAR

Maharashtra National Law University Mumbai

DGIPR/2026-2027/ 860



MAHARASHTRA NATIONAL LAW UNIVERSITY MUMBAI
2nd Floor, CETTM MTNL, Hiranandani Gardens, Technology Street, Powai, Mumbai –
400 076.

NOTICE INVITING EXPRESSION OF INTEREST (EOI)
For Hiring of Building / Hostel Services for Student Accommodation
Maharashtra National Law University Mumbai

1. INTRODUCTION

1.1 Maharashtra National Law University Mumbai (hereinafter referred to as “MNLU Mumbai”), established under the Maharashtra National Law University Mumbai Act (VI of 2014), is a premier institution of national importance engaged in legal education and research.

1.2 MNLU Mumbai hereby invites Expression of Interest (EOI) from eligible and competent building owners and/or hostel service providers for providing suitable premises for student hostel accommodation on a monthly rental basis, subject to the terms and conditions specified herein. Such agency must have Head office /sub office located in Mumbai/Navi Mumbai/Thane.

1.3 The building or hostel facility offered must be situated within a radius of **7.5 kilometres** from the present campus of MNLU Mumbai at Powai, Mumbai, and must be located in a safe, accessible, and well-connected area with adequate transportation and civic infrastructure.

Duly filled-in EOI documents, complete in all respects should be emailed to eoimnlumumbai.edu.in and a hard copy should reach the office of The Registrar, Maharashtra National Law University Mumbai, Address: 2nd Floor, CETTM MTNL Building, Technology St, Hiranandani Gardens, Powai, Mumbai 400076, Maharashtra, India. Only by post, and no hand delivery. The last date for submission of tender (EOI) is 10th June 2026, till 17:00.

-EOI Opening Date: 19th May 2026

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-Application Fee: Rs. 5000/- (Non-refundable)

2. CAPACITY AND USAGE REQUIREMENTS

2.1 The premises offered shall have the capacity to accommodate approximately **Six Hundred (600) Students** and shall be made available exclusively for use by students and staff of MNLU

Mumbai. Such no. of students should be accommodated in **maximum 02 buildings** which are at proximity of each other. There should be a possibility to increase 50 no. of beds to accommodate more students depending upon the admission.

2.2 Each room shall preferably accommodate **two to three students**, depending upon the size and layout of the room.

3. INFRASTRUCTURE AND BASIC FACILITIES

3.1 The service provider shall ensure that all rooms are well-ventilated, adequately illuminated, and maintained in a hygienic and habitable condition at all times.

3.2 Each room shall be equipped with sufficient lighting fixtures, fans, and functional electrical fittings including charging points.

3.3 The premises shall provide uninterrupted twenty-four (24) hour electricity supply and continuous access to potable water for drinking, bathing, and sanitation purposes.

3.4 All sanitation facilities, including toilets, bathrooms, and washbasins, shall be maintained in a clean and hygienic condition and shall be provided in a minimum ratio of one (1) unit for every three (3) students.

3.5 The building shall be equipped with an adequate power backup system to ensure uninterrupted supply of electricity in the event of outages.

3.6 All electrical systems and installations shall conform to applicable safety standards and regulations. All equipment's should be of a branded company like - Phillips, Anchor, Bajaj, Crompton, Usha, Atomberg, Racold etc. and bear ISI mark.

3.7 Each student should be given an independent table, chair and cupboard with lock and key. One separate key must be provided to each student. There should be reasonable space left in the room for normal use. One spare key must be available with University Hostel Management. In case the key is lost, the service provider must facilitate making of space key at a reasonable cost.

3.8 The service provider shall ensure the availability of continuous Wi-Fi internet connectivity for all residents on a twenty-four (24) hour basis. The internet speed should be at least 2 Gbps with 99% uptime.

3.9 The service provider shall ensure continuous availability of hot water for bathing purposes at all times. The geysers and fittings should be of good quality and must bear an ISI mark.

3.10 The premises shall be equipped with a sufficient number of fully automatic washing machines of a branded company with 5 star energy rating (1 machine for 25 students) accessible to students on a continuous basis without any additional charges.

3.11 The building shall include **adequate space and infrastructure for dining or food services** capable of catering to 250-300 students in one sitting. The area should be ventilated with fans/coolers with adequate lighting, washroom, serving space, area for washing hands etc. A **kitchen space** must also be there so that in house cooking of 500-600 students can be done. **Mess Caterer/ Agency would be decided by the University.**

3.12 A dedicated **library or reading room** shall be provided with a seating capacity of not less than one-third of the total student strength.

3.13 Adequate **parking facilities** shall be made available for university buses, staff, and student vehicles.

3.14 In the case of multi-storey buildings, functional lifts shall be provided and maintained in good working condition at all times, and in buildings exceeding ten (10) floors, a lift operator shall be deployed on a twenty-four (24) hour basis. There should be a minimum of two (02) lifts in a building of more than 04 floors. The service provider must have all the licenses and AMC to operate the lift. Turn Around Time (TAT) for lift repairs should be less than 6 hours. Enough no. of commercial lifts should be there so that student movement can be smooth.

3.15 The Service Provider shall provide and maintain adequate number of commercial-grade RO (Reverse Osmosis) water purifiers/water treatment systems of reputed make for supply of safe and potable drinking water to all students on a 24x7 basis. The RO systems shall be regularly serviced, cleaned, and maintained, including timely replacement of filters, membranes, and allied components, at the sole cost of the Service Provider. In case of unavailability of RO drinking water, the service provider shall provide *Bisleri* water cans till the drinking water is made available. Water quality testing reports, wherever required by the University, shall be furnished on a monthly basis. Wherever there is a need, water dispensers must be kept on each floor.

5. AIR CONDITIONING STANDARDS AND MAINTENANCE

5.1 Where air conditioners are provided, the service provider shall ensure that all designated rooms and common areas are equipped with branded, energy-efficient air conditioning units having a minimum three-star rating, with inverter technology, under the Bureau of Energy Efficiency (BEE) and must have ISI mark.

5.2 The air conditioning systems shall maintain a consistent temperature range between 22°C to 26°C and shall operate without excessive noise, leakage, or electrical hazard.

5.3 The service provider shall carry out routine servicing of all air conditioning units at least once every three (3) months and shall conduct technical inspections, including gas refilling where necessary, at least once every six (6) months. The service schedule must be given by the service provider to the Hostel Management in advance. Reports of all such inspections should be submitted to the University.

5.4 In the event of malfunction, minor faults shall be rectified within twenty-four (24) hours and major faults shall be rectified or the unit replaced within forty-eight (48) hours.

5.5 In the event that an air conditioning unit remains non-functional beyond twenty-four (24) hours, the service provider shall be liable to pay a fine of ₹500 per bed per day, to be deposited with the University, without prejudice to any additional penalties to be imposed by MNLU Mumbai. Under all circumstances, the AC functioning must be restored within 07 days, failing this the University shall impose a fine of Rs. 10000/- per day, to be deductible from the payable rent.

6. HOUSEKEEPING, SANITATION AND PEST CONTROL

6.1 The service provider shall implement a structured and documented housekeeping system to ensure cleanliness and hygiene across the premises. Daily reports of the Housekeeping activity must be shared with the University Hostel Management.

6.2 Cleaning of rooms (where permitted), corridors, staircases, and sanitation facilities shall be carried out on a daily basis, and garbage collection shall be undertaken at least twice daily.

6.3 Deep cleaning and disinfection of rooms and common areas shall be conducted on a weekly basis, and comprehensive sanitation of the entire premises shall be carried out every 15 days.

6.4 The service provider shall deploy adequate housekeeping personnel 24x7 and maintain attendance and duty records, which shall be submitted to the University Hostel Management and subject to inspection by MNLU Mumbai. Housekeeping staff deployed should not be less 30 staff per day. Their shift timings will be decided in consultation with the University. They should also be available at night, on holidays and Sundays.

6.5 The service provider shall undertake pest control measures at least once every month through licensed agencies and shall carry out mosquito fogging on twice a week basis or as directed. Reports should be submitted to the University.

6.6 All the housekeeping or pest control complaints shall be addressed within 12 to 24 hours respectively. Any complaint that is not resolved within the prescribed timelines shall attract penalties of Rs. 500/- per bed per day.

7. MAINTENANCE AND REPAIR OBLIGATIONS

7.1 The service provider shall maintain the premises, including all fittings, fixtures, and infrastructure, in a safe and functional condition at all times.

7.2 Minor electrical and plumbing issues shall be resolved within twelve (12) to twenty-four (24) hours, while repairs to furniture and appliances shall be completed within forty-eight (48) hours.

7.3 Major repairs involving structural or critical equipment shall be completed within three (3) to five (5) days, and any issue posing a safety risk shall be addressed immediately and in any case within six (6) hours.

7.4 The service provider shall maintain a complaint tracking system, and failure to adhere to prescribed timelines shall result in penalties to be decided by the University.

7.4 There shall be adequate no. of 24x7 maintenance personnel (Electrician and Plumber) available on site.

8. SAFETY, SECURITY AND STATUTORY COMPLIANCE

8.1 The building shall comply with all applicable safety regulations and shall possess valid **fire safety certification, electrical safety audit reports, structural stability certification, and approved building plans**. Adequate no. of fire extinguishers should be placed on each floor and common areas. Fire fighting equipment must be functional at all times.

8.2 The premises shall be free from encumbrances, disputes, or legal defects, and documentary proof of ownership or lawful authority shall be submitted. The landlord must possess a valid Occupancy Certificate before leasing the premises.

8.3 The service provider shall ensure round-the-clock security services and install CCTV surveillance systems in common areas, Lifts, entry exit gate, stair cases, parking area with unfettered monitoring access/ remote access provided to MNLU Mumbai.

8.4 Security Personnel must be taken from a reputed security service provider in consultation with the university, having all the valid licenses. They should be performing their duties 24x7 and their shift timings shall be decided in consultation with the University. No. of guards and their deployment would be mutually agreed, but should not be less than 01 guard per 20 students. At any point the reduction of the security personnel shall not be made without permission of the university.

8.4 Entry and exit of residents and visitors shall be regulated through an appropriate monitoring system.

9. UTILITIES, TAXES AND OPERATIONAL RESPONSIBILITIES

9.1 The service provider shall bear all expenses relating to electricity, water, housekeeping, security, Wi-Fi, maintenance, appliances, and all other operational services. In case due to non-payment to any utility service provider, it causes stoppage of services or reduction of service, the University shall reserve the unilateral right to deduct the amount from the rent payable and shall pay the same to the utility service provider to restore the services. Further, in such instance of non-payment, it shall attract a penalty of Rs. 1,00,000/- to be recovered by the University from the rent payable. **In case of repeated non-payment, the University reserves the right to hire these services directly and deduct the expenses from the payable rent.**

9.2 All electricity and water connections shall be obtained and maintained by the hostel service provider at its own cost.

9.3 MNLU Mumbai shall not be liable to pay parking charges or any holding tax, property tax, or any other statutory dues or fines imposed by the relevant government authorities, in respect of the premises. Such compliance should be reported to the University.

10. FIRE, DAMAGE, INSURANCE AND RISK LIABILITY

10.1 The service provider shall maintain valid fire insurance and any other mandatory insurance throughout the duration of the contract and shall submit proof annually.

10.2 In the event of fire caused due to negligence, faulty infrastructure, or non-compliance with safety norms, the service provider shall bear full responsibility for damage, restoration, relocation of students, and compensation for loss of life or personal injury and loss of property of occupants or visitors of University as the case may be. The same shall be payable to the University.

10.3 In all such cases, the service provider shall arrange alternate accommodation within twenty-four (24) hours at its own cost.

10.4 MNLU Mumbai shall not be liable for any structural or operational failures of the building.

11. STUDENT COMPENSATION MECHANISM

11.1 In the event of disruption of essential services beyond prescribed timelines, the service provider shall compensate affected students. Joint assessment shall be done in this regard.

11.2 Compensation shall be calculated at ₹500 per day per student for failure of air conditioning services and ₹300 per day per student for disruption of water or electricity supply.

11.3 In cases where accommodation is rendered uninhabitable, full rent waiver shall apply for the affected period.

11.4 Such compensation shall be independent of penalties imposed by MNLU Mumbai.

12. AGREEMENT, PAYMENT AND TERMINATION

12.1 The agreement shall be executed for an initial period of one (1) year and thereafter may be extended for up to two (02) more years based on satisfactory performance and mutual consent.

12.2 Payment shall be made on a monthly basis, after completion of the month, after first week of the succeeding month, upon submission of valid invoices, and no payment shall be made for normal wear and tear. Any deduction related to damage shall only be made after a joint inspection.

12.3 Either party may terminate the agreement by providing three (3) months' written notice, and in cases of safety violations or material breach, MNLU Mumbai may terminate the agreement immediately.

13. INSPECTION, PENALTY AND ENFORCEMENT

13.1 MNLU Mumbai reserves the right to inspect the premises at any time through its authorized representatives or expert committees.

13.2 Any deficiency in services shall attract penalties as determined by MNLU Mumbai, and such decisions shall be final and binding.

14. EVALUATION CRITERIA

14.1 The selection of the service provider shall be based on a combined evaluation of technical and financial proposals. Refer to **Annexure-5** for details.

14.2 The applicant/service provider must make a request to the **Search Committee** for the inspection of the site and assess the basic requirements between 19th May to 5th June 2026 as per **Annexure 4. Such inspection request should be sent to hsc@mnlumumbai.edu.in at least seven days in advance of the proposed date of visit.** The committee would visit the premises as per the scheduled date and time and issue **Primary Visit Report** to the applicant. Such report is an essential part of the eligibility criteria and of the EOI document. **Without this document, the bid would not qualify for assessment.** The University reserves the right to make an additional visit if such need arises.

14.3 The technical evaluation shall include assessment of location, infrastructure quality, compliance with specifications, safety certifications, past experience, and additional facilities offered.

14.4 The financial evaluation shall be based on the quoted rental and associated costs as given in the prescribed form.

14.5 Only those bidders who meet the minimum technical qualification criteria as determined by MNLU Mumbai shall be considered for financial evaluation.

15. INDEMNITY

15.1 The service provider shall indemnify, defend, and hold harmless MNLU Mumbai, its officers, employees, and students from and against any and all claims, losses, damages, liabilities, or expenses arising out of or in connection with the use of the premises, including but not limited to injury, loss of life, property damage, or statutory violations attributable to the service provider.

16. FORCE MAJEURE

16.1 Neither party shall be liable for failure or delay in performance of obligations due to events beyond reasonable control, including but not limited to natural disasters, war, riots, or similar actions.

16.2 The affected party shall promptly notify the other party and take reasonable steps to mitigate the impact.

17. BREACH, BLACKLISTING AND DEBARMENT

17.1 Any failure by the Service Provider to comply with the terms and conditions of the Agreement, including non-performance, repeated service deficiencies, interruption of essential services, non-compliance with statutory requirements, compromise of safety and security, submission of false information, or abandonment of services, shall constitute a breach of contract. Upon such breach, the University may impose penalties, recover losses, forfeit the Security Deposit, and/or terminate the Agreement after giving due notice. Details would be decided at the time of signing of the contract.

17.2 In the event of submission of false information, breach of contract, service deficiencies, or involvement in fraudulent practices, the service provider may be blacklisted or debarred from future engagements with MNLU Mumbai for a period as deemed appropriate.

18. JURISDICTION

18.1 All disputes arising out of or in connection with this EOI and subsequent agreement shall be as far as practicable be decided by a Sole Arbitrator appointed by mutual consent of the parties. Any litigation in this regard shall fall within the exclusive jurisdiction of courts at Mumbai.

19. EARNEST MONEY DEPOSITED AND SECURITY DEPOSIT

19.1 Earnest Money Deposit (EMD) of Rs. 21,60,000/- (Rupees Twenty-One Lakh Sixty Thousand Only) in the form of Demand Draft in favour of “Maharashtra National Law University Mumbai”, payable at Mumbai, shall be submitted along with the Technical Bid, failing which the bid shall be rejected. Firms registered with NSIC/MSME shall be exempted from payment of EMD on submission of valid registration documents.

19.2 The EMD of unsuccessful agencies shall be refunded by the University after award of contract to the successful bidder, and within fifteen days from the application by the unsuccessful bidder, without any interest thereon. The EMD of the successful bidder shall be refunded/adjusted upon submission of Security Deposit equivalent to 10% of the agreement value.

19.3 The selected bidder shall furnish a Security Deposit equivalent to 10% of the annual agreement value in the form of Demand Draft/Bank Guarantee in favour of “Maharashtra National Law University Mumbai” within the stipulated period.

19.4 The University shall refund the Security Deposit to the vendor within 60 days from the completion/expiry of the contract period, subject to satisfactory performance and fulfilment of all contractual obligations, without any interest thereon.

19.65 If the successful bidder fails to fulfill obligations under the present Rate Contract/Agreement, including non-adherence to terms and conditions, safety and maintenance obligations, or supply/use of fake or counterfeit items/materials, the University may, after due notice, blacklist the agency. In such event, the contract shall stand terminated and the EMD/Performance Security of the bidder shall be forfeited.

20. SUBMISSION OF EOI

20.1 Interested parties shall submit their proposals in sealed envelopes by post only to the office of the Registrar, MNLU Mumbai.

20.2 All documents must be complete, legible, and duly signed by an authorized signatory.

20.3 The service provider shall submit all required technical details, declarations, financial information, and supporting documents as prescribed.

20.4 The service provider shall attach clear and legible photographs, location maps, layout plans, floor plans, blueprints, and any other relevant supporting documents of the proposed premises, sufficient to enable the University to accurately assess the facilities, infrastructure, and amenities being offered under the EOI.

20.4 The application should be accompanied by the **Technical Bid (Annexure -1)** and **Financial Bid (Annexure-2)** with all the relevant documents mentioned in the checklist attached at **Annexure - 1. Application Fee of Rs. 5000/- (non-refundable)** in the form of a Demand Draft must be submitted in the favour of The Registrar, Maharashtra National Law University Mumbai, payable in Mumbai. **Financial Bid must be submitted in a separate sealed envelope superscribed as “Financial Bid”.**

21. GENERAL CONDITIONS

21.1 MNLU Mumbai reserves the right to accept or reject any proposal without assigning any reason, and its decision shall be final and binding.

21.2 MNLU Mumbai may relax any of the conditions specified herein in the interest of the institution.

21.3 The service provider may submit details of additional amenities and facilities as annexures to the proposal.

21.4 The hiring of hostel services and the award of contract is subject to approval of the University authorities, Government of Maharashtra and other relevant authorities. A separate written agreement would be required to be executed in this regard.

ANNEXURE-I

APPLICATION FORM

**Hiring of Building / Hostel service for Hostel Accommodation for students at
Maharashtra National Law University Mumbai**

Sl.No.	Requisite Information	Firms Response
1	Name of the building owner(s)/ services provider	
2	Full Address of the service Building Owner/ Services provider	
	Telephone/ Mobile no.	
	Email ID	
3	PAN No. details	
4	Details location & Address of Building offered to be Hostel Premises	
5	Total Area offered for rent: 1. Total carpet area(in Sq. ft) 2. Total covered area (in sq.ft) 3. Total plinth area (in Sq.ft)	
6	Distance of offered hostel premises from Maharashtra National Law University Mumbai premises with layout and drawings of hostel premises.	
7	Road Width (In Feet)/ Landmark Where the accommodation is situated.	
8	Have valid electric supply connection in offered building?	
9	Have alternate provision of electric supply in the offered building?	
10	Attach the following documents: 1. Building approved drawings 2. Structure certificate 3. Fire safety clearance certificate if any 4. No of fire extinguishers installed Sanctioned load from respective authorities	

11	Agreed to provide all amenities as per tender documents	
12	Agreed to sign for a period of ONE year which may be extended for a further period?	
13	Name of contact person & Mobile no.	
14	Details of bank:	Name of bank: Account no: Account holder: IFSC code: MICR Code:
15	Payment terms agreed as specified in tender documents	
16	Number of beds available being offered to university	
17	Other amenities being offered (refer to annexure- 5) Attach separate document.	

This is to certify that all the information stated above is true and correct to the best of my/our knowledge. I/we understand and accept the terms and conditions and further accept that if there is any suppression, fabrication and misstatement of facts in any form, will at once result in cancellation of my application/ contact and the Maharashtra National Law University Mumbai reserves its rights to take such action as it may deem fit in such an eventuality.

Name of Applicant/Firm: _____

Authorized Signatory: _____

Signature & Seal: _____

Date: _____ **Place:** _____

LIST OF DOCUMENTS TO BE SUBMITTED ALONG WITH THE EOI APPLICATION

The applicant shall submit self-attested and stamped copies of the following documents. Non-submission of any mandatory document may result in rejection of the application.

Sr. No.	Document Description	Mandatory (Yes/No)	Submitted (✓/X)
1	Duly filled and signed Application Form (Annexure-I)	Yes	
2	Financial Bid (Annexure-II) duly signed and sealed	Yes	
3	Earnest Money Deposit (EMD) or MSME/NSIC Exemption Certificate, wherever applicable	Yes	
4	Primary Visit Report issued by the Search Committee of MNLU Mumbai	Yes	
5	PAN Card of the Applicant/Firm/Company	Yes	
6	GST Registration Certificate	Yes	
7	Certificate of Incorporation/Registration of Firm/Company/LLP/Partnership/Proprietorship	Yes	
8	Authorization Letter/Board Resolution/Power of Attorney of Authorized Signatory (where applicable)	Yes	
9	Audited Balance Sheets and profit and loss account for the last three (03) financial years, duly certified by a Chartered Accountant	Yes	
10	Annual Turnover Certificate for the last three (03) financial years, duly certified by a Chartered Accountant	Yes	
11	Ownership Documents of the Premises (Sale Deed/Conveyance Deed/Property Card/Mutation Records, etc.)	Yes	
12	Valid Lease/Development/Management Agreement or Authorization from Owner, if the applicant is not the owner of the premises	Yes	
13	Approved Building Plans, Layout Plans and Floor Plans	Yes	
14	Occupancy Certificate/Completion Certificate, wherever applicable	Yes	
15	Structural Stability Certificate issued by a Licensed Structural Engineer	Yes	
16	Fire Safety NOC/Fire Safety Compliance Certificate from the Competent Authority	Yes	
17	Latest Electrical Safety Audit Report	Yes	
18	Latest Property Tax Paid Receipt(s)	Yes	
19	Details of Electricity Connection and Power Backup Facilities (Generator/DG Set/Inverter etc.)	Yes	
20	Details of Water Supply Arrangement and Commercial RO Water Purification System	Preferred	
21	Details of Air Conditioning Facilities and Maintenance Arrangements	Preferred	

22	Details of Wi-Fi/Internet Infrastructure	Preferred	
23	Details of CCTV Surveillance System and Coverage Plan	Yes	
24	Details of Security Arrangements and Personnel Deployment	Preferred	
25	Details of Housekeeping, Maintenance, Pest Control and Sanitization Arrangements	Preferred	
26	Details of Laundry/Washing Machine Facilities	Preferred	
27	Details of Dining/Mess Area and Kitchen Infrastructure, wherever applicable	Yes	
28	Details of Reading Room, Recreational Facilities and Common Areas	Preferred	
29	Location Map showing distance from Maharashtra National Law University Mumbai	Yes	
30	Photographs of Building Exterior, Interior, Rooms, Washrooms, Dining Area, Common Areas, Recreational Areas and Other Amenities	Yes	
31	Insurance Policy Documents relating to Building, Fire and Public Liability, if available	Preferred	
32	Undertaking regarding compliance with all terms and conditions of the EOI	Yes	
33	Any additional brochures, certifications, approvals or supporting documents relevant to the bid	Optional	

Declaration by Applicant/ Service Provider

I/We certify that all the above documents have been submitted and that the information furnished in the EOI is true and correct to the best of my/our knowledge and belief.

Name of Applicant/Firm: _____

Authorized Signatory: _____

Signature & Seal: _____

Date: _____

Place: _____

ANNEXURE - 2

FINANCIAL BID

(TO BE SUBMITTED SEPARATELY IN A SEALED ENVELOPE)

**For Providing Hostel Accommodation and Allied Facilities for Students of Maharashtra
National Law University Mumbai**

Name of the Bidder/ Service Provider/Building Owner:
Address: _____
Contact Number: _____
Email ID: _____

Sr. No.	Description	Unit	Amount (₹) (without GST)	Amount (₹) (with GST)
1	Monthly Rent/Charges for providing fully furnished hostel accommodation including all amenities and services as specified in the EOI for 600 students (without room wise electricity charges)	Per Month	₹ _____	₹ _____
2	Monthly Rent/Charges for providing fully furnished hostel accommodation including all amenities and services as specified in the EOI for 600 students (inclusive of room wise electricity charges)	Per Month	₹ _____	₹ _____
3	Any additional services (with description of the services) with rates	Per Month	₹ _____	₹ _____
4	Total Annual Contract Value (12 Months) all inclusive	Per Year	₹ _____	₹ _____

Declaration

1. I/We hereby certify that the above quoted rates are inclusive of all costs, expenses, statutory dues, taxes, duties, maintenance charges, housekeeping, security, Wi-Fi, electricity, water charges, pest control, CCTV maintenance, air-conditioning

maintenance, and all other obligations specified in the EOI, unless otherwise specifically provided.

2. I/We further certify that no additional charges shall be claimed from Maharashtra National Law University Mumbai during the currency of the contract except as expressly permitted under the Agreement.
3. I/We have carefully examined the EOI documents and agree to abide by all terms and conditions contained therein.

Amount in Words

Monthly Charges (Inclusive of Taxes):

Rupees _____ Only.

Annual Contract Value:

Rupees _____ Only.

Date: _____

Place: _____

Signature of Authorized Signatory: _____

Name of Authorized Signatory: _____

Designation: _____

Name of Service Provider/Building Owner/Agency:

Official Seal of the Bidder (Affix Seal)

ANNEURE-3

LIST OF AMENITIES TO BE PROVIDED BY THE SERVICE PROVIDER

- i. Indoor games area
- ii. Table Tennis table
- iii. Carrom boards
- iv. Chess boards
- v. Television/Recreation room with cable connection/ any other connection
- vi. Gymnasium/Fitness room with proper equipments and air conditioning
- vii. Outdoor sports/play area
- viii. Badminton court/play area
- ix. Common lounge/common interaction area
- x. Reading and leisure area
- xi. Cultural/activity room
- xii. Music/Recreation facilities (if available)
- xiii. Indoor seating and relaxation area
- xiv. Green/open recreational space within premises (if available)

(SHARE A DOCUMENT IN THIS REGARD)

ANNEXURE – 4

APPLICATION FOR CONDUCT OF PRELIMINARY SITE VISIT

(To be submitted by the Applicant for issuance of Primary Visit Report via email to hsc@mnlumumbai.edu.in as per para 14.2 of the tender document)

To,
The Registrar,
Maharashtra National Law University Mumbai
2nd Floor, CETTM-MTNL Building,
Hiranandani Gardens, Powai, Mumbai – 400076

Subject: Request for Preliminary Site Inspection and Issuance of Primary Visit Report

Sir/Madam,

I/We hereby request Maharashtra National Law University Mumbai to conduct a preliminary inspection of the premises proposed to be offered for hostel accommodation under the EOI for hiring of building/hostel services for students of Maharashtra National Law University Mumbai and issue a Primary Visit Report.

The details of the proposed premises are as under:

1. Applicant Details

Particulars	Details
Name of Applicant/Firm/Company	
Name of Authorized Representative	
Designation	
Registered Address	
Contact Number	
Email ID	
GST Number	
PAN Number	

2. Details of Proposed Hostel Premises

Particulars	Details
Name of Building/Hostel	
Full Address of Premises	
Distance from MNLU Mumbai (in Km)	
Total Built-up Area (Sq. Ft.)	
Number of Floors	
Total Student Capacity	
Number of Rooms	
Number of Bathrooms/Toilets	
Availability of Lift(s)	Yes / No
Availability of Air Conditioning	Yes / No
Availability of Power Backup	Yes / No
Availability of Wi-Fi Infrastructure	Yes / No
Availability of CCTV System	Yes / No
Availability of RO Drinking Water Facility	Yes / No
Availability of Dining/Mess Area	Yes / No
Availability of Reading Room/Recreation Area	Yes / No

3. Preferred Date for Inspection

Preferred Date(s) for Site Visit (between 19th May to 5th June 2026):

1. _____
2. _____
3. _____

4. Documents Enclosed

The following documents are enclosed for facilitating the preliminary inspection:

Sr. No.	Document	Enclosed (✓/✗)
1	Ownership/Authorization Documents	
2	Building Layout Plan/Floor Plan	
3	Photographs of Premises	
4	Structural Stability Certificate (if available)	
5	Fire Safety Certificate (if available)	
6	Electrical Safety Audit Report (if available)	
7	Any Other Supporting Documents	

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 understand that issuance of a Primary Visit Report shall not confer any right of selection and that the final evaluation shall be undertaken strictly in accordance with the EOI conditions.

I/We further undertake to provide full access to the premises and relevant documents to the Search Committee during the inspection.

Date: _____

Place: _____

Signature of Applicant/Authorized Signatory: _____

Name: _____

Designation: _____

Name of Firm/Company: _____

Official Seal (if applicable)

PRIMARY VISIT REPORT ISSUED AFTER PREMISES INSPECTION

(Required for participation in EOI for Hiring of Building/Hostel Services for Student Accommodation)

1. GENERAL DETAILS

Sr. No.	Particulars	Details
1	Name of Applicant/Agency/Building Owner	
2	Name of Hostel/Building Offered	
3	Address of Premises	
4	Contact Person	
5	Designation	
6	Mobile Number	
7	Email ID	

8	Date of Request for Inspection	
9	Date of Inspection	

3. BASIC REQUIREMENTS ASSESSED

Sr. No.	Requirement	Yes/No	Remarks
1	Building within prescribed distance from University		
2	Capacity to accommodate required number of students		
3	Proper ventilation and lighting		
4	Availability of attached/common washrooms		
5	Electricity and water supply available		
6	Power backup facility available		
7	Wi-Fi infrastructure available		
8	CCTV system available/proposed		
9	Security arrangements available		
10	Lift facility available and operational		
11	Adequate space for dining/mess facility		
12	Housekeeping and maintenance arrangements available		
13	Fire safety systems available		
14	RO drinking water facility available/proposed		
15	Air Conditioning facility available/proposed		
16	Pest control and sanitation feasibility		
17	Structural condition of building satisfactory		
18	Parking facilities available		
19	Common recreational facilities available		
20	Any legal or operational concerns observed		

6. IMPORTANT NOTE

This Primary Visit Report is issued only for the purpose of eligibility assessment under the EOI process and shall not be construed as final selection or allotment of contract by Maharashtra National Law University Mumbai.

The University reserves the right to conduct additional inspections/visits and seek further clarification/documents at any stage.

Date: _____

Place: _____

ACKNOWLEDGMENT BY MNLU MUMBAI ADMINISTRATION

Name	Designation	Signature	SEAL

ACKNOWLEDGEMENT BY APPLICANT

I/We acknowledge that the inspection was conducted by the Search Committee on _____ date and at _____ time.

Signature of Applicant/Authorized Signatory: _____

Name: _____

Seal of Agency/Owner: _____

ANNEXURE –5

**TECHNICAL EVALUATION CRITERIA FOR HOSTEL EOI
(Technical Evaluation : 100 Marks)**

Sr. No.	Criteria	Maximum Marks
1	Location and Accessibility of Hostel Premises	15 Marks
2	Accommodation Capacity, Room Quality, Ventilation, Hygiene, and Furnishing, Housekeeping, Pest Control, Maintenance, Complaint Resolution System, and Overall Facility Management	20 Marks
3	Safety and Security Standards including Fire Safety, Electrical Safety, CCTV, Access Control, and Structural Safety	15 Marks
4	Quality of Amenities including Air Conditioning, Wi-Fi, RO Drinking Water, Hot Water, Laundry, Lifts, and Power Backup	20 Marks
5	Recreational, Dining, Reading, Parking, and Common Area Facilities	10 Marks
6	Experience, Experience in providing student accommodation, Past Performance, and Institutional Capability of the Service Provider	20 Marks
	Total Technical Evaluation Marks	100 Marks

ANNEXURE – 6

FINE AND PENALTY CHART

Sr. No.	Event / Deficiency	Timeline for Compliance	Fine / Penalty	Additional Consequence
1	Air Conditioning unit remains non-functional	Beyond 24 hours	₹500 per bed per day	Without prejudice to additional penalties by MNLU Mumbai
2	Failure to restore AC functioning	Beyond 07 days	₹10,000 per day	University may take corrective measures at vendor's risk and cost
3	Housekeeping complaints unresolved	Beyond 12 hours	₹500 per bed per day	Repeated default may attract additional penalties
4	Pest control complaints unresolved	Beyond 24 hours	₹500 per bed per day	Repeated default may attract additional penalties
5	Minor electrical issues unresolved	Beyond 12–24 hours	Penalty as decided by University	Recoverable from payable rent/security deposit
6	Minor plumbing issues unresolved	Beyond 12–24 hours	Penalty as decided by University	Recoverable from payable rent/security deposit
7	Furniture/appliance repairs not completed	Beyond 48 hours	Penalty as decided by University	Additional compensation may be imposed
8	Major structural/critical equipment repairs delayed	Beyond 3–5 days	Penalty as decided by University	University may arrange repairs at vendor's cost
9	Safety risk issues not addressed immediately	Beyond 6 hours	Penalty as decided by University	May constitute material breach of agreement
10	Failure to maintain complaint tracking system or adhere to timelines	Continuous default	Penalty as decided by University	Repeated violations may lead to termination
11	Non-payment of electricity/water/Wi-Fi/security/housekeeping dues leading to stoppage or reduction of services	Immediate upon occurrence	₹1,00,000 per instance	University may directly pay utility provider and deduct amount from rent

12	Repeated non-payment of utility/service dues	Repeated occurrence	Additional penalties as decided by University	University may directly hire services and deduct expenses from rent
13	Fire caused due to negligence, faulty infrastructure, or non-compliance with safety norms	Immediate liability	Full cost of damage, restoration, relocation, and compensation	Recoverable from service provider
14	Failure to provide alternate accommodation after fire/safety incident	Beyond 24 hours	Penalty as decided by University	University may arrange accommodation at vendor's cost
15	Disruption of Air Conditioning services	Beyond prescribed timelines	Compensation of ₹500 per bed per day	Independent of penalties imposed by MNLU Mumbai
16	Disruption of water supply	Beyond prescribed timelines	Compensation of ₹300 per bed per day	Independent of penalties imposed by MNLU Mumbai
17	Disruption of electricity supply	Beyond prescribed timelines	Compensation of ₹300 per bed per day	Independent of penalties imposed by MNLU Mumbai
18	Accommodation rendered uninhabitable	For affected period	Full rent waiver for affected period	Additional penalties may also apply
19	Any other deficiency in services	As determined by University	Penalty as determined by MNLU Mumbai	Decision of University shall be final and binding

** subject to revision at the time of signing of the contract.*
