



**U.P. Expressways Industrial Development Authority**  
Setup by GoUP Under UP Industrial Area Development Act 1976

**EXPRESSION OF INTEREST (EOI)**  
**FOR**  
**PROVIDING 5-6 BED ROOM GUEST HOUSE IN**  
**LUCKNOW TO UPEIDA ON RENT**

**Chief Executive Officer,**  
**Uttar Pradesh Expressways Industrial Development Authority (UPEIDA),**  
**2<sup>nd</sup> Floor, Paryatan Bhawan, C-13, Vipin Khand,**  
**Gomti Nagar, Lucknow-226010**

**September 2019**

## **DISCLAIMER**

Information provided in this EOI to the Applicant(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

Further, the information related to Project is being provided only as a preliminary reference by way of assistance to the Applicants who are expected to carry out their own surveys, investigations and other detailed examination of the Project before submitting their EOI. Nothing contained in this document shall be binding on the Authority nor confer any right on the Applicants, and the Authority shall have no liability whatsoever in relation to or arising out of any or all contents of this EOI document.

UPEIDA makes no representation or warranty of allotment of doing business with the applicant and shall incur no liability under any law or completeness of the EOI Application.

Though adequate care has been taken in preparation of this Expression of Interest Document (EOI Document), the Applicant should satisfy himself that the Document is complete in all respects.

Neither UPEIDA nor their employees or consultants will have any liability to any prospective Applicant or any other person under the law of contract, for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI document.

Any expenses incurred in preparation of / in connection with EOI, shall be borne by the applicant and UPEIDA shall in no way responsible for any liability to the applicants.

**NOTICE INVITING EXPRESSION OF INTEREST**

1. Uttar Pradesh Expressways Industrial Development Authority (UPEIDA) invites Expression of Interest (EOI) for ‘Providing 5-6 Bed Room Guest House in Lucknow to UPEIDA on rent’. The EOI document can be downloaded from the UPEIDA website viz. [www.upeida.in](http://www.upeida.in).
2. The EOI shall be submitted in the Office of UPEIDA by 23.09.2019 upto 13:00 hrs and the same shall be opened on 23.09.2019 at 15.30 hrs.
3. Other details can be seen in the EOI document. Any further update shall be made available at UPEIDA website viz. [www.upeida.in](http://www.upeida.in) only.
4. Important dates and Information about the EOI:-

Sl. No.	Item	Details
1.	Project Name	Expression of Interest (EOI) for <b>‘Providing 5-6 Bed Room Guest House in Lucknow to UPEIDA on rent’</b> .
2.	EOI Issue Date	D
3.	Website to download EOI and for updates	<a href="http://www.upeida.in">www.upeida.in</a> .
4.	EOI Fee	Nil
5.	Last date of Submission of EOI	Complete EOI with relevant details and supporting documents in a sealed envelope must be submitted at Administrative Office of UPEIDA by 23.09.2019 upto 13:00 Hrs.
6.	Opening of EOI	The Authority will open all EOIs in the presence of Applicant’s representatives who choose to attend at UPEIDA’s office on 23.09.2019 at 15:30 Hrs.

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C-13, Vipin Khand, Gomti Nagar,  
Lucknow- 226 016 (U.P)

## 1. Introduction and Background

Uttar Pradesh Expressways Industrial Development Authority, (UPEIDA) has been set up as an Authority by GoUP under the U.P. Industrial Areas Development Act, 1976. It has already successfully implemented the 'Agra Lucknow 6 Lane Access Controlled Expressway'. It is presently implementing the 'Purvanchal Expressway', which is a Six Lane Access Controlled Greenfield Expressway. Further, it has also been entrusted by GoUP to set up another 3 Access Controlled Green field Expressways viz. 'Bundelkhand Expressway', 'Gorakhpur Link Expressway' and 'Ganga Expressway'. Being nominated as Nodal Agency by GoUP, UPEIDA is also developing Defence Industrial Corridors in Uttar Pradesh.

In order to provide suitable accommodations for the Defence Corridor implementing unit/Guests/Professionals, UPEIDA intends to invite Expression of Interest (EOI) for '**Providing 5-6 Bed Room Guest House in Lucknow to UPEIDA on rent**'.

The objective of floating the EOI is essentially to gauge the interest of individuals/Firms for offering their premises as Guest House on rent to UPEIDA and likely Terms & Conditions thereof. The submission of EOIs will not provide any right to the applicants for staking any claim for taking up their premises as Guest House on rent by UPEIDA.

## 2. Essential requirements of UPEIDA for proposed Guest House:-

i.	The premises should be Independent with separate entrance and parking.
ii.	Within a radius of 4 kms from the Office of UPEIDA at Paryatan Bhawan, Vipin Khand, Gomti Nagar
iii.	5-6 Bed Rooms, with attached bath rooms with geysers, Living Room (12*18 ft), Kitchen, parking area
iv.	Double Beds, Sofa, Study Table, AC, TV, Fridge, RO System, Guest House Attendant, Cook for Tea, breakfast and food arrangements, Security Guard
v.	Regular cleaning of toilets and removal of garbage facilities.
vi.	Regular change of bed linens, pillow covers etc.
vii.	Almirahs/Wardrobes in every room
viii.	For 11 months on monthly rental basis
ix.	24*7 power back up, Water Supply and Parking Area.
x.	Other facilities required for running of the Guest House

## 3. Documents to be submitted with EOI

- a) Covering letter on the applicant's letter head showing Expression of Interest for offering their premises as Guest House to UPEIDA.

- b) Contact information of the applicant with Email Address, Phone Number, Address of communication with name of the representative/owner.
- c) Address of the premises with nearby land mark and its approximate distance from UPEIDA office.
- d) Details of the premises being offered as Guest House to UPEIDA with all supporting documents such as:-
  - i. Map duly approved by the Competent Authority
  - ii. Width of the Road facing the premises
  - iii. Copy of Ownership deed.
  - iv. Plot Area and Covered Area
  - v. Available Parking Area
  - vi. No. of Rooms with sizes
  - vii. Room wise details of Furniture and Fixtures
  - viii. Photographs of the premises
  - ix. Any other relevant information about the premises.
- e) Suggestions regarding payment of Electricity Bill, House Tax, Water Tax, Maintenance charges or any other expenses related to the premises.
- f) Security Deposit/Advance Rent proposed to be paid by UPEIDA.
- g) An undertaking in respect of the premises to be free of all encumbrances and that no litigation is pending against it, shall have to be given.

#### **4. EOI Submission:-**

- a) The EOI, with covering letter addressed to CEO, UPEIDA. shall be submitted alongwith all information required as above with supporting documents duly signed by the Owner/Authorised signatory in the Administrative office of UPEIDA, in **sealed envelope**, on or before the EOI submission end date.
- b) Only complete EOI response with all necessary information/documents as listed above, received on or before the Due date and time shall be considered.
- c) The EOI shall be opened by the Designated Committee in the presence of the representatives of applicant who choose to be present during opening of the EOIs, as per scheduled date and time.

#### **5. Other Terms and Conditions:-**

- a) Submission of EOI with the Authority does not confer any right or preference to the agencies to be invited for participating in further stage of bidding or selection.
- b) The Authority reserves the right to call bids/select/engage any agency or take any decision as may be deemed fit by it for hiring of the Guest House.

- c) The Authority reserves the right to reject any or all EOIs received without assigning any reason.
- d) The Authority reserves the right to waive-off any shortfalls, accept the whole, accept part of or reject any or all responses to this EOI.
- e) The applicant shall have to bear all the cost/expenses (fixed or recurring) related to the essential requirements of UPEIDA for proposed Guest House as indicated in para 2 of this document. UPEIDA shall pay only the Monthly Rent alongwith electricity charges on the basis of actual consumption.
- f) The proposed premises shall be free of all encumbrances and should not have any litigation pending against it.
- g) The premises should be compliant of all the Bye Laws.