



**Indian Institute of Technology
Bhubaneswar, Khordha, Odisha-752051**

EXPRESSION OF INTEREST (EoI)

FOR

**LEASING OUT OF SHOP PREMISES FOR OPERATING A
RESTAURANT IN THE CAMPUS**

**Estate Section, Room No. 301D, Admin.
Building, IIT Bhubaneswar, Khordha,
Odisha-752051**

Telephone: 06747134600 / 06747134601



**INDIAN INSTITUTE OF TECHNOLOGY
BHUBANESWAR
KHORDHA, ODISHA-752051**

**EXPRESSION OF INTEREST (EOI) FOR LEASING OUT OF SHOP
PREMISES FOR OPERATING A RESTAURANT**

Indian Institute of Technology Bhubaneswar (IIT), Khordha, Odisha invites EOI from the interested Commercial Establishment for leasing out the following Shop on a monthly rental basis on “**As is where is**” basis:

Purpose of lease	Details of Shop	Area/Size of Shop	Monthly Licence Fee/ Shop Rent
Restaurant	Shop No. 14 , PAIKA Market Complex, IIT Bhubaneswar	1152 sq. ft (Kitchen & Store rooms are complementary)	₹30/- per Sq. ft. + GST as per applicable rate

IMPORTANT DATES:

Sl. No.	Description of Activities	Date
1	Eoi Publication Date	30.10.2026
2	Eoi Submission Start Date	01.10.2026
3	Eoi submission End Date	08.10.2026
4	Eoi Opening Date	09.10.2026

Prospective bidders fulfilling the eligibility criteria may submit their Eoi **online through the CPPP/e-Procurement Portal (GePNIC) on or before 08.10.2026 by 5.30 p.m..**

<https://etenders.gov.in/e procure/app>, <https://e procure.gov.in/e procure/app>

Details are available at : <https://www.iitbbs.ac.in/index.php/home/tenders/>

N.B. Hard copy or Email submission will NOT be entertained

Place: IIT Bhubaneswar
Date: 29.09.2026

Sd/-
Assistant Registrar (Estate)

A. ABOUT IIT BHUBANESWAR:

The **Indian Institute of Technology Bhubaneswar (IIT Bhubaneswar)** is one of India's premier higher educational institutions, with around **4,000 students** enrolled in the Institute. The campus has more than **500 employees and approximately 1,200 residents**, thereby creating a vibrant academic and residential community.

To cater to the essential needs of the campus community, the Institute maintains dedicated Shopping Complexes, namely **BOITA Market Complex and PAIKA Market Complex**, where various retail outlets and service establishments operate to provide essential goods and services to students, faculty, staff, residents and other authorised persons.

In order to assess the market potential for operating a **Restaurant at Shop No. 14 of the PAIKA Market Complex**, the Institute hereby invites **Expressions of Interest (Eoi)** from eligible and experienced restaurant/canteen operators, firms, companies and other interested entities.

The objective of this Expression of Interest (Eoi) is to assess market interest, commercial viability and operational feasibility of the proposed Restaurant and to identify/shortlist potential service providers having the requisite experience, financial capacity and operational capability to operate such a facility at the IIT Bhubaneswar campus and provide quality, reliable and affordable food services (breakfast, lunch, evening snacks and dinner) to students, faculty, staff, residents and other authorised users of the Institute.

B. Process for submission of Eoi:

1. Interested participants/service providers may submit their Eoi through **CPPP/e-Procurement Portal (GePNIC)** in the prescribed format given at **Annexure-I (Bidder's Information)** and **Annexure-II (Undertaking)** on/or **before 08.10.2026 by 5.30 p.m.**
2. **Eligibility:** The participant should have an established experience of operating a restaurant/canteen business with a minimum of **two (2) years of experience** and preferably have an average annual turnover of not less than **₹20,00,000/- (Rupees Twenty Lakh only)**. The participant shall submit self-attested copies of the following documents, as applicable:
 - Proof of minimum annual turnover;
 - Existing Restaurant details;
 - Proposed concept;
 - Proposed menu;
 - Estimated investment;
 - Manpower;
 - Operating hours
 - FSSAI & GST Registration Certificate;
 - PAN/TAN Card;
 - Certificate of Incorporation/Registration;
 - Shops & Establishment Registration Certificate;
 - Board Resolution/Authority Letter authorizing participation in the Eoi process and authorizing the representative to act on behalf of the participant; and
 - Any other document(s) specified in the Eoi.

C. General Terms & Conditions towards Eol:

1. The applicant shall be required to enrol on the CPPP/e-Procurement Portal and possess a valid Digital Signature Certificate (DSC) for submission of the Eol.
2. The applicant shall upload all required documents in the prescribed format and within the prescribed size limits of the e-Procurement Portal.
3. The applicant shall ensure that all documents uploaded are legible and duly authenticated/signed wherever required.
4. The applicant shall be solely responsible for ensuring successful submission of the Eol before the stipulated closing date and time.
5. The Institute shall not be responsible for any delay arising from internet connectivity, technical problems, portal-related issues or failure of the applicant to complete the online submission process within the prescribed time.
6. The Eol shall be considered submitted only when the applicant has completed the online submission process and the Eol has been successfully submitted through the CPPP/e-Procurement Portal.
7. Applicants are advised to submit their Eol sufficiently in advance of the closing date to avoid any last-minute technical difficulties.
8. Applications that are incomplete in any respect including submission of certified copies of documents as asked for or those that are not consistent with the requirements as specified in this document or those that do not adhere to formats, wherever specified may be considered non-responsive and may be liable for rejection and no further correspondences will be entertained with such bidders.
9. On scrutiny of Eol submitted by the service provider, IIT Bhubaneswar would shortlist all eligible parties for discussions.
- 10. The participating bidders should attach necessary documentary proof with the Eol document, failing which the Eol shall be summarily rejected.**
11. The Institute reserves the right to alter or modify the terms and conditions of this Eol at any time without notice.
12. The Institute reserves the right to accept or reject any or all the offers without assigning any reasons thereof.
- 13. The Eols received shall be examined by the Institute for the purpose of assessing experience and operational capability, financial capacity, previous experience in restaurant/canteen operations, experience in similar institutional/campus environments, proposed business model and concept, proposed menu and pricing approach, proposed investment and infrastructure, statutory compliance capability; and, overall suitability and potential to operate the proposed Restaurant.**
- 14. The Institute may shortlist potential service providers based on the information furnished and such other criteria as may be considered appropriate.**
- 15. Submission of an Eol shall not confer any right upon the participant to claim allotment/licence/operation of the restaurant.**
- 16. Based on the outcome of the Eol and assessment of market viability, the Institute may, subject to the approval of the Competent Authority and applicable rules, initiate a subsequent competitive procurement/selection process for leasing/licensing and operation of the Restaurant.**
- 17. The participants shortlisted through this Eol may be considered for participation in the subsequent process, subject to fulfilment of the eligibility**

- and other conditions prescribed in the subsequent tender/selection document.
18. **Participation in or shortlisting through this EoI shall not confer any preferential right or entitlement in the subsequent procurement process.**
 19. In case of any query, you may contact the following officials : **Assistant Registrar (Estate), Indian Institute of Technology Bhubaneswar, Khordha, Odisha-752051, Ph. 0674-713-4600/4601, E-mail : office.estate@iitbbs.ac.in**
 20. All corrigenda or extension of scheduled dates or change in specifications or any other information will be uploaded for the information of the prospective bidders on CPPP portal and IIT BHUBANESWAR's Website.
 21. **Interested parties may inspect Shop No. 14 at the PAIKA Market Complex on any working day up to the last date for submission of the EoI, during office hours, i.e., from 10:00 a.m. to 5:00 pm.**
 22. The interested parties should make their own independent inquiries and satisfy themselves.
 23. The Institute reserves the right to call for any clarification/papers required for scrutiny from anyone including the party.

D. Other Terms & Conditions of the Institute (for participants/service provider's information only):

1. The Licensee shall be required to keep a non interest bearing security deposit (refundable) of **seven times** of monthly Licence fee /Shop Rent fixed (without GST). Interest-free Security deposit is refundable on satisfactory handover of vacant possession of the shop, after adjusting any dues/damages.
2. **The terms of Licence will be for a maximum period 5 years with a yearly review.** The license may be renewed on an annual basis, based on satisfactory performance and Institute's requirement.
3. The minimum monthly Licence Fee is **₹ 34,560/- per month (excluding GST).**
4. The monthly Licence Fee shall be revised annually @5% increase and the Licensee shall be required to pay such revised rent as above.
5. The licensee shall pay electricity charges strictly on the basis of actual consumption, as recorded through the installed sub-meter, at the rates prescribed by the Institute from time to time. Water charges shall be levied at a fixed rate of ₹1000 per month. The Institute reserves the right to revise the water charges, as deemed appropriate, in accordance with actual consumption and any revision in applicable water tariff rates.
6. The licensee shall have to pay the monthly license fee in advance with applicable GST on or before 7th of every month. A late payment fee of 5% of the License fee shall be levied for payments made after the 7th day of the subsequent month. If the dues remain unpaid till the end of the month, the late payment fee shall be increased to 10% with effect from the 1st day of the following month. The 10% late payment fee shall continue to be levied on a monthly basis until the outstanding dues are fully cleared, and additional penalties may be imposed by Institute Market Management Committee (IMMC) on a case-by-case basis.
7. In the event of non-payment of rent for **two (2) consecutive months**, the Licence/agreement shall be liable to be terminated/cancelled by the Institute, subject to the applicable terms and conditions.
8. The Licence can be determined/terminated by either party, after giving 3 months' advance written notice to the other party.
9. The payment of rent shall only be by electronic mode and no separate receipt shall be issued for each payment but an annual statement shall be given, if required.

10. The Licensee shall also be liable to pay the GST, as applicable from time to time on the licensee rent payable, which shall be over and above the lease rent fixed.
11. The licensee/operator shall strictly comply with all applicable **fire safety laws, rules, regulations, codes and directions** issued by the competent fire safety authorities and IIT Bhubaneswar. The licensee/operator shall ensure that **kitchen exhaust systems, chimneys, LPG/gas installations, electrical appliances, wiring and other equipment** are installed, operated and maintained in a safe manner and shall arrange for their periodic inspection, cleaning and maintenance as required.
12. Unauthorized occupants will be evicted as per the Public Premises (Evictions of UnauthorizedOccupants) Act, 1971, as amended time to time.
13. **DISPUTE REDRESSAL & APPLICABLE LAWS:** All disputes that may arise shall be referred to the Director, Indian Institute of Technology Bhubaneswar, whose decision shall be final and binding on both parties.
14. **JURISDICTION:** The courts at Bhubaneswar shall have exclusive jurisdiction to try all disputes, if ~~ay~~ arising out of this agreement between the parties.
15. The successful bidder shall be required to execute the Leave and License Agreement on standard format of IIT Bhubaneswar. All the above terms, conditions and guidelines will form part of Licence agreement. The licensee shall have to be bound by the above-mentioned terms & conditions in addition to any other conditions prescribed by the Institute.

DETAILS OF THE INTERESTED SERVICE PROVIDER/ PARTICIPANTS

No	Description	Details (as applicable)
1	Name of the Applicant (Proprietorship/ Partnership/LLP/ Company)	
2	Address:	
3	Contact Details	
	a) Name of Contact Person	
	b) Tel. No. with STD Code	
	c) Mobile No.	
	d) E-mail Id	
4	PAN No./TAN No./CIN No./GST Regn. No./Shops & Establishment Regn. No. (Enclose copy of each document)	
5	Type of Applicant A) Service Provider / Company/ Vendor Proprietorship/ Partnership/LLP/	
6	B) Proprietor Name	
7	Must possess a minimum of two (2) years of experience in the Must have valid FSSAI Certificate, GST Certificate, Must hold business registration Certificate (e.g-Trade License, MSME/Udyam Regisation, Partnership Deed, or Certificate of Incorporation, etc.,).	
8	Details of restaurant/canteen establishments presently or previously operated	
9	Experience in operating restaurants/canteens in educational institutions, Government organizations, corporate establishments, residential campuses or similar locations, if any	
10	Annual turnover for the last two financial years	
11	Proposed concept/business model for the Restaurant	

12	Proposed cuisine and indicative menu	
13	Indicative price range of major food items;	
14	Proposed operating hours	
15	Proposed manpower/staffing pattern	
16	Proposed investment in kitchen equipment, furniture, fixtures and other infrastructure	
17	Details of proposed kitchen equipment and facilities	
18	Proposed hygiene, food-safety and waste-management arrangements	
19	Proposed mechanism for procurement and storage of raw materials	
20	Details of any previous experience in operating food outlets within educational/research institutions	
21	Suggestions regarding the proposed licence/lease terms and conditions	
22	Any other information considered relevant for assessing the commercial viability of the proposed Restaurant.	
23	Monthly Licence Fee offered : (shall not be less than ₹34,560 per month) without GST	₹ _____per month

Place: _____

Date: _____

**Signature of authorized Person Full
Name and Designation with
Company's Seal**

UNDERTAKING-CUM-DECLARATION BY THE PARTICIPANT

I/We, _____, having its/his/her registered office/principal place of business at _____, through its/his/her authorised representative _____, hereby solemnly affirm and declare that:

1. I/We have carefully read and understood all the terms, conditions, requirements and instructions contained in the EoI document issued by Indian Institute of Technology Bhubaneswar (IIT Bhubaneswar).
2. The information and documents furnished by me/us in the EoI and the accompanying documents are true, complete and correct to the best of my/our knowledge and belief. No material information has been concealed or withheld.
3. I/We possess the requisite experience, financial capacity, statutory registrations and operational capability as stated in the EoI and have furnished documentary evidence in support thereof.
4. I/We understand that the present EoI is being invited solely for assessing market interest, commercial viability and operational feasibility and for identification/shortlisting of potential service providers for the proposed Restaurant.
5. I/We understand and acknowledge that submission of this EoI or shortlisting pursuant thereto shall not confer any right, claim or entitlement upon me/us for allotment, leasing, licensing or operation of the Restaurant.
6. I/We further understand that the Institute may, based on the outcome of the EoI and subject to the approval of the Competent Authority and applicable rules, initiate a separate competitive procurement/selection process for leasing/licensing and operation of the Restaurant.
7. I/We understand that, in the event of a subsequent tender/selection process, I/we shall have to fulfil the eligibility criteria and comply with all the terms and conditions prescribed in the subsequent tender/selection document, irrespective of whether I/we have been shortlisted through this EoI.
8. I/We acknowledge that shortlisting through this EoI shall not confer any preferential right or entitlement in any subsequent procurement/selection process.
9. I/We understand that the Institute reserves the right to accept or reject any or all EoIs, seek additional information or clarification, modify the proposed requirements, or decide not to proceed with any subsequent procurement/selection process, without creating any liability or obligation towards me/us.
10. I/We shall comply with all applicable statutory laws, rules, regulations, licences and permissions, including those relating to food safety, GST, labour, Shops & Establishments and other applicable requirements, as may be relevant to the proposed Restaurant.
11. I/We confirm that neither I/we nor the entity represented by me/us has been blacklisted, debarred or banned by any Central Government Department, State Government Department, Central/State Government organisation, Public Sector Undertaking, autonomous body or statutory authority, as on the date of submission of this EoI.

12. I/We undertake to promptly inform IIT Bhubaneswar if any information or circumstance furnished in connection with this EoI becomes materially inaccurate or changes during the EoI process.
13. I/We understand that any false, misleading or materially incorrect information or document furnished by me/us may result in rejection of the EoI and/or such other action as may be permissible under the applicable rules.
14. I/We agree that the Institute may verify the information and documents furnished by me/us from the concerned authorities, organisations or other relevant sources, as considered necessary.
15. I/We have inspected the proposed premises, or have had the opportunity to inspect the same, and understand that the information provided in the EoI regarding the proposed Restaurant is indicative and may be modified by the Institute at the stage of any subsequent procurement/selection process.
16. I/We undertake that the submission of this EoI is made voluntarily and without any inducement, collusion or understanding with any other participant.
17. I/We agree to abide by the terms and conditions of the EoI and any clarification/addendum/corrigendum issued by IIT Bhubaneswar in connection with the EoI.

I/We hereby declare that the above statements are true and correct and that I/we understand the nature and purpose of this EoI.

Name of the Participant/Firm/Company: _____

Name of Authorised Representative: _____

Contact No.: _____

Email ID: _____

Signature: _____

Official Seal/Stamp: _____

Place: _____

Date: _____