NOTICE INVITING EXPRESSIONS OF INTEREST (EoI)

Office of the Accountant General (Audit), Nagaland invites Expressions of Interest (EoI) from owners of independent buildings in Dimapur, or their duly authorised representatives, for use as a Guest House.

1. Requirement: Independent building in Dimapur, preferably near Dimapur Airport/Railway Station; minimum 06 bedrooms (preferably with attached bathrooms); secure parking; ready for immediate occupancy.

2. Details to be furnished: (a) full address and Google Maps link; (b) ownership details and authority to lease; (c) floor area and room configuration; (d) amenities and utilities; (e) parking; (f) readiness for occupancy; (g) photographs and owner contact details.

3. Selection procedure: Stage I – technical qualification of suitable properties, including physical inspection, on criteria finalised by the DAG (Audit) cum Estate Officer. Stage II – financial offers will be invited from all technically qualified applicants under uniform terms and conditions.

Submission: Responses may be e-mailed to agaunagaland@cag.gov.in on or before **30.11.2026 by 05:30 PM**.

4. Terms & Conditions: Available at http://cag.gov.in/nagaland/en/tenders. The Department may accept or reject any or all responses without assigning reasons, and its decision shall be final.

Contact: 7085982381, Sr. Audit Officer (Administration).

TERMS AND CONDITIONS

1. **Definitions.** “Department” means the Office of the Accountant General (Audit), Nagaland. “Owner” means the selected party/landlord. “Building” means the premises offered for use as a Guest House.
2. The building offered shall be an independent building, with a minimum of 6 (Six) bedrooms, with separate access where required, Kitchen, dining and care taker room and shall be suitable for use as a Guest House for the Department.
3. The building shall be located within Dimapur City and shall be well connected by public transport. The building shall be located within **5-10 kms** from Dimapur Airport and Dimapur Railway Station, so as to facilitate easy transit for guests.
4. There shall be adequate natural lighting and ventilation in the campus/compound, rooms, corridors, staircases and bathrooms. The premises shall be free from dampness, seepage and serious structural defects.
5. The building shall have adequate fire safety and security measures as required under applicable law, including fire extinguishers, exits, alarms and fire safety clearance/NOC where required. Security arrangements such as boundary wall, gate, security lighting, watchman room/CCTV, if required, shall be provided.
6. There shall be adequate open space within the compound for parking 2 (two) to 5 (five) light vehicles at a time. The parking area shall be paved, unobstructed and usable throughout the lease period.
7. The building shall have sufficient rooms with attached bathrooms and toilets. Where required, separate toilets for visitors/staff and adequate kitchen, dining, store and office space shall also be available.
8. All internal and external walls shall be painted with good quality paint at the time of handing over the premises to the Department. All plumbing, electrical fittings, doors, windows, locks and sanitary fittings shall be in proper working condition at handover.
9. The building will be inspected by the Building Search Committee/Tender Committee, O/o the Accountant General (Audit), Nagaland. If the building does not fit the requirement based on area, number of rooms, location, safety or other prescribed criteria, the Department reserves the right to reject the proposal as per applicable rules.
10. The rent shall be assessed and fixed as per Government procedure. Rent shall be payable as per the lease agreement.
11. The selected party shall be required to sign a lease agreement containing detailed terms and conditions with the Accountant General (Audit), Nagaland. The agreement shall be executed before handing over possession, and stamp duty/registration charges shall be borne as provided in the tender/agreement.
12. The Owner shall ensure proper repairs and maintenance of the building during the lease period, including structural, civil, plumbing, electrical, seepage-related and painting work, unless otherwise specifically agreed in writing. The Department shall use the premises with reasonable care and shall report any damage without delay.
13. The building offered must be free from all encumbrances, claims, mortgages, tenancy rights, encroachments and legal disputes. Documentary proof of up-to-date electricity charge payment, water charges, holding tax/property tax clearance, title documents and any required NOC must be submitted during handing over of the premises to the Department.
14. The electricity and water supply lines/connections shall be provided by the Owner at his own cost and expense. Sufficient water and electricity must be available 24 hours a day. If regular supply is not available, the Owner shall make suitable backup arrangements to

the extent required.

15. The Department shall pay the monthly electricity and water consumption bills for the leased premises during the lease period, based on actual meter readings. Connection charges, deposits, minimum charges, arrears before handover, maintenance of supply lines and meter installation shall be borne by the Owner. The Owner shall not disconnect essential services during the lease period except in an emergency or with prior written notice.
16. The Department shall use the building only for Guest House/office guest accommodation and lawful purposes. The Department shall not sublet the premises without the Owner's written consent.
17. The Owner shall indemnify and keep the Department indemnified against all claims, damages, losses and legal proceedings arising from title defects, ownership disputes, statutory violations, previous liabilities or any act/omission of the Owner relating to the premises.
18. The Department shall have the right to inspect the premises during the lease period with prior notice. The Owner shall rectify any defect or deficiency within the time specified by the Department.
19. Either party may terminate the lease as per the lease agreement or Government rules. The Department may terminate the lease for breach of terms, unsafe building conditions, non-availability of essential services or Government exigency. On termination, the Department shall hand over vacant possession subject to normal wear and tear.
20. The Owner shall comply with all statutory requirements, including fire safety, security, labour, tax and municipal laws. Property tax, holding tax and similar statutory dues shall be paid by the Owner unless otherwise agreed in writing.
21. Any dispute arising out of or relating to the lease shall be subject to the jurisdiction of the appropriate courts in Nagaland/Dimapur, and the lease shall be governed by Indian law.
22. Submission of an offer shall be deemed to constitute acceptance of these terms and conditions. The Department reserves the right to accept or reject any or all proposals as per applicable rules without assigning reasons and without any liability for costs incurred by the offeror.