SOFTWARE TECHNOLOGY PARKS OF INDIA (STPI)

Ministry of Electronics & Information Technology (MeitY),Govt of India

STPI–Bengaluru Jurisdiction, State of Karnataka

EXPRESSION OF INTEREST

Selection of Academic & R&D Institutions for Establishment and Operation of "STPI–Academia Innovation Hubs"

Expanding the IT, GCC and Start-up ecosystem into Tier-II / Tier-III innovation clusters through collaboration between STPI and the Research & Development wings of academia.

EoI Reference No.	STPI/BLR/TECH/INCB/IPAC/2026-2027/1
Date of Issue	[30/10/2026]
Mode of Submission	Sealed Physical Submission
Issuing Authority	The Director, STPI–Bengaluru

Software Technology Parks of India, an Autonomous Society under the Ministry of Electronics & Information Technology, Government of India.

STPI–Bengaluru office address
Software Technology Parks of India, Bengaluru
3rd Floor, No. 76, 77 Part 78, Electronic City Phase - 1, Bengaluru,
Karnataka - 560 100, INDIA

Website: www.bengaluru.stpi.in

Disclaimer

This Expression of Interest (hereinafter referred to as the "EoI") is issued by Software Technology Parks of India (hereinafter "STPI") solely for the purpose of inviting expressions of interest from eligible academic and Research & Development (R&D) institutions for selection. This document is neither an agreement nor an offer by STPI to the prospective Applicants or any other person.

The purpose of this EoI is to provide interested parties with information that may be useful to them in formulating and submitting their proposals pursuant to this EoI. This document does not purport to contain all the information each Applicant may require. It is not possible for STPI, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses this document.

The assumptions, assessments, statements and information contained in this EoI may not be complete, accurate, adequate or correct. Each Applicant should therefore conduct its own investigations and analysis and check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this EoI, and obtain independent advice from appropriate sources.

Information provided in this EoI is on a wide range of matters, some of which may depend upon interpretation of law. STPI accepts no responsibility for the accuracy or otherwise of any interpretation or opinion on law expressed herein. STPI, its employees and advisers make no representation or warranty and shall incur no liability under any law as to the accuracy, reliability or completeness of the EoI.

STPI reserves the right to reject any or all of the expressions of interest received in response to this EoI at any stage without assigning any reason whatsoever and without any liability. STPI further reserves the right to modify, amend, add to, or withdraw any of the terms and conditions of this EoI at any time by issuing corrigenda / addenda, which shall be binding on all Applicants.

The issue of this EoI does not imply that STPI is bound to select any Applicant, and STPI reserves the right to reject all or any of the submissions without assigning any reason whatsoever.

By downloading, accessing, or responding to this EoI, the Applicant unconditionally accepts the terms, conditions and disclaimers set out herein in their entirety.

Notice Inviting Expression of Interest and Selection of Academic & R&D Institutions to operate as STPI–Academia Innovation Hubs"

Software Technology Parks of India (STPI), an Autonomous Society under the Ministry of Electronics & Information Technology (MeitY), Government of India, invites Expressions of Interest from eligible academic institutions, universities, deemed universities and their Research & Development (R&D) wings, and recognised research institutions (hereinafter individually the "Applicant" and collectively the "Applicants"), for the establishment and operation of incubation centres and IT workspaces to be branded and operated as "STPI–(Institution Name) Innovation Hubs" within the identified pilot locations in the State of Karnataka.

The initiative seeks to bridge the gap between academia and industry, enhance the utilisation of existing institutional infrastructure, and expand the start-up, Global Capability Centre (GCC) and Information Technology (IT) ecosystem beyond metropolitan cities into technology and innovation clusters located in Tier-II and Tier-III regions of Karnataka, in furtherance of the Government of India's vision of "Viksit Bharat @ 2047" and State Startup Policy.

Interested and eligible institutions are requested to submit their Expression of Interest, complete in all respects and in the prescribed format set out in the Annexures to this document, on or before the last date and time notified in the Schedule of EoI (Clause 2). Expressions of Interest received after the notified deadline, or that are incomplete or not in the prescribed format, are liable to be summarily rejected.

This EoI document may be downloaded free of charge from STPI's official website (www.stpi.in), (www.bengaluru.stpi.in) and the Central Public Procurement (CPP) Portal (www.eprocure.gov.in). Any corrigendum, addendum or clarification shall be published only on the aforesaid portals, and Applicants are advised to monitor the said portals regularly.

Sd/–
The Director
STPI–Bengaluru
For and on behalf of Software Technology Parks of India

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1. Definitions & Abbreviations

In this EoI, unless the context otherwise requires, the following words and expressions shall have the meanings assigned to them:

"STPI"	Software Technology Parks of India, an Autonomous Society registered under the Societies Registration Act, 1860, under the aegis of MeitY, Government of India.
"Applicant" / "Institution"	An academic institution, university, deemed university or recognised research institution, or the R&D wing thereof, submitting an Expression of Interest in response to this EoI.
"CoE"	Centre of Entrepreneurship / Excellence established and operated by STPI in emerging-technology domains.
"Innovation Hubs"	The incubation facility and IT workspace to be established and operated by the selected Institution under the co-branding "STPI–(Institution Name) Innovation Hubs".
"Selected Institution"	The Applicant(s) finally selected by STPI pursuant to the evaluation process set out in this EoI, with whom STPI shall enter into a Memorandum of Understanding / Agreement.
"MoU / Agreement"	The definitive Memorandum of Understanding and/or Agreement to be executed between STPI and the Selected Institution governing the establishment and operation of the Innovation Hubs
"Revenue"	The gross revenue realised by the Selected Institution from the operation of the Innovation Hubs, as more particularly defined in Clause 9.
Abbreviations	MeitY – Ministry of Electronics & Information Technology; GCC – Global Capability Centre; NGIS – Next Generation Incubation Scheme; ESDM – Electronics System Design & Manufacturing; O&M – Operation & Maintenance; NAAC/NBA/NIRF – accreditation & ranking frameworks; CPP – Central Public Procurement.

2. Schedule of EoI — Important Dates

All timings are in Indian Standard Time (IST). Dates marked below are indicative and shall be confirmed / superseded by the dates published on the CPP Portal.

S. No.	Event / Milestone	Date & Time
1	Date of publication / issue of EoI	30.10.2026
2	Last date for submission of written queries / clarifications	05.11.2026, 1700 hrs
3	Pre-application (pre-bid) meeting	06.11.2026, 1130 hrs
4	Issue of response to queries / corrigendum (if any)	11.11.2026
5	**Last date & time for submission of EoI**	19.11.2026, 1500 hrs
6	Opening of EoI submissions	20.11.2026, 1600 hrs
7	Presentation / due-diligence by shortlisted Applicants	To be intimated
8	Declaration of selected institution(s)	To be intimated

Addressee for Submission & Communication

Designated Officer	The Director, STPI–Bengaluru
Address for submission	Software Technology Parks of India, Bengaluru No.76, 77 Part 78, 3rd Floor, Electronics City, Hosur Road, Bengaluru - 560100, Karnataka, India Landmark: Near Cyber Park Building.
Email for queries	blr.cog@stpi.in
Telephone	+91 80 -24411721

3. Introduction & Background

3.1 The Indian Information Technology (IT) sector has emerged as one of the country's most valuable and strategically important sectors over the last four decades, contributing approximately 8% to India's Gross Domestic Product. India's IT industry is presently valued at approximately USD 250 billion and, as per various industry reports, is expected to reach approximately USD 300 billion by 2030.

3.2 STPI for more than three decades has played a critical role in promoting software development and exports through the Software Technology Park (STP) and Electronics Hardware Technology Park (EHTP) schemes. STPI-registered units continue to account for more than 55% of the country's total software exports. In addition to IT Industry Promotion, STPI, since its inception, supported start-ups through incubation programmes across the country.

3.3 To strengthen the IT industry value chain, promote "Make in India" and position India as a global software-product nation, STPI has established twenty-six (26) domain-specific Centres of Entrepreneurship (CoEs). These CoEs promote innovation, R&D, patent creation and product development in emerging technologies such as IoT, blockchain, cloud computing, cybersecurity and AI/ML, and cater to domains including MedTech, FinTech, Automotive / Mobility Tech and AgriTech. The CoEs are integrated with flagship start-up initiatives such as NGIS, LEAP AHEAD and the SAYUJ start-up community platform. To date, STPI has supported more than 1,945 start-ups through its incubation facilities, CoEs and such initiatives.

3.4 DPIIT-recognised start-ups in India have grown from approximately 500 in 2016 to 2.23 lakh as on 31.03.2026, spread across 669 districts and generating 23.36 lakh direct jobs, with around 50% of such start-ups are originating from Tier-II / Tier-III cities.

3.5 Karnataka ranks second nationally with 21,163 DPIIT-recognised start-ups, accounting for approximately 10.2% of the national base. While over 70% of Karnataka's start-ups are concentrated in Bengaluru, only approximately 24–30% are located in Tier-II / Tier-III cities. Further, various studies have identified the limited availability of plug-and-play co-working spaces and industry-grade commercial IT infrastructure as a key constraint affecting the growth of emerging technology clusters across the State.

3.6 STPI–Bengaluru Directorate presently operates five Sub-Centres in Karnataka, located at Mysuru, Mangaluru, Manipal, Hubballi and Davanagere. These centres provide state-of-the-art incubation infrastructure and enable a range of support initiatives for regional ecosystem development. Through these facilities, STPI has supported approximately 410 start-ups across the State.

However, several emerging districts of Karnataka, which are envisaged as future industrial and economic growth clusters, currently do not have a dedicated STPI presence. These regions also have limited access to incubation facilities, industry-grade workspace and other enabling infrastructure required to foster entrepreneurship, innovation and technology-led economic growth.

3.7 It has been observed that most leading districts of Karnataka have well-established higher education institutions and universities, supported by substantial academic infrastructure and existing incubation / start-up centres. However, such institutions often have limited linkages with the IT industry and the wider start-up ecosystem, and their incubation programmes consequently tend to function primarily as academic incubators rather than industry-driven Innovation Hubs.

3.8 In this context, STPI proposes to establish STPI–Academia- Innovation Hubs in selected districts of Karnataka by leveraging the existing Plug-and-Play infrastructure of academic institutions. The initiative seeks to bridge the academia–industry gap, strengthen regional innovation and entrepreneurship and extend the start-up and IT ecosystem beyond metropolitan cities, in furtherance of STPI's objectives.

3.9 Accordingly, STPI proposes to collaborate with the R&D wings of academic institutions to establish and operate incubation centres and IT workspaces, leveraging STPI's expertise in incubation, start-up support and industry linkage, particularly in the emerging Tier-2 and Tier-3 cities of Karnataka.

4. Objectives of the Initiative

The objectives of the present initiative are, inter alia, to:

1. strengthen industry–academia collaboration and transform academic incubators into industry-driven innovation hubs;
2. promote start-ups and innovation in emerging technologies;
3. optimise the utilisation of existing academic infrastructure;
4. generate employment and entrepreneurship opportunities in the identified Tier-2 / Tier-3 towns and emerging clusters of Karnataka;
5. support the Government of India's vision of "Viksit Bharat @ 2047"

5. Programme Framework & Scope of Collaboration

5.1 The Selected Institution shall establish and operate an incubation facility and IT workspace within its premises under the co-branding nomenclature "STPI–(Institution Name) Innovation Hub", in accordance with the standardised guidelines prescribed by STPI and the terms and conditions stipulated in the MoU/Agreement.

STPI shall provide the requisite standardised guidelines, branding framework and operational framework for the establishment, management and functioning of the incubation facility and IT workspace, including the applicable standards and protocols to be followed by the Selected Institution.

5.2 The Selected Institution shall:

- provide dedicated incubation and IT workspace, including plug-and-play office infrastructure, as required, with facilities designed to support 24×7 operations;
- develop, maintain and operate the incubation infrastructure at its own cost;
- select and support start-ups and promote innovation and student entrepreneurship;
- host IT / ITeS companies and Global Capability Centres (GCCs) and facilitate industry–academia collaboration;
- participate in STPI start-up programmes and provide internship and R&D collaboration opportunities to students;
- bear the entire Operation & Maintenance (O&M) of the facility and all associated expenditure.
- Provide mentoring support.

5.3 STPI shall provide to the Incubatees:

- Access to STPI's Centres of Entrepreneurship (CoEs) such as Infrastructure (Hardware & Software labs), Knowledge & handholding, Funding & Investment opportunities, research & development, networking etc.;
- Integration with STPI start-up programmes (NGIS, LEAP AHEAD, and others) and start-up ecosystem support;
- Industry connect and mentoring support;
- On-boarding of start-ups to SAYUJ, STPI's start-up community network;
- Linkages with the IndiaAI Mission and other MeitY initiatives;
- National-level promotion and visibility for the facility.

> **Note on branding:** The co-branding and use of STPI's name, logo and intellectual property shall be strictly governed by the MoU / Agreement, shall vest at all times in STPI, and shall terminate automatically upon expiry or termination of the agreement.

5.4 Activities to be Promoted

The STPI-Academia Innovation Hubs shall promote, without limitation, technology start-ups, IT / ITeS companies, Global Capability Centres (GCCs), product development, research & innovation, industry-sponsored R&D and student entrepreneurship, with a focus on emerging technologies including Artificial Intelligence, Cybersecurity, Semiconductor Design, IoT, Electronics, Robotics and Data Science.

6. Target Geography — Identified Pilot Locations in Karnataka

6.1 The present EoI shall be implemented on a pilot basis at nine (9) identified locations in the State of Karnataka, namely Bengaluru (excluding Electronic City and Jayanagar), Davanagere, Belagavi, Kalaburagi, Shivamogga, Tumakuru, Udupi, Raichur and Hubballi–Dharwad. These locations have been identified as emerging IT and startup clusters with demonstrated demand for plug-and-play workspaces, but with inadequate STPI presence or limited incubation infrastructure. Accordingly, locations where STPI already has adequate infrastructure and incubation facilities have been excluded.

The identified pilot locations, together with their indicative tier classification and focus domains, are set out below:

S. No.	Location	Tier	Indicative Focus Domains
1	Bengaluru (excluding Electronic City and Jayanagar)	Tier-I	Deep-tech, AI/ML, GCC, product start-ups
2	Davanagere	Tier- II /III	Agri Tech, Textile, Food Processing, Med tech, IoT
3	Hubballi–Dharwad	Tier-II	IT/ITeS, GCC, deep-tech, EdTech
4	Belagavi	Tier- II	Manufacturing tech, AgriTech, machine tools
5	Udupi	Tier- II /III	FinTech, HealthTech, logistics & port-tech
6	Tumakuru	Tier- II /III	ESDM, industrial IoT, mobility tech
7	Shivamogga	Tier- II /III	AgriTech, sustainability & clean-tech
8	Kalaburagi	Tier- II /III	IT/ITeS, ESDM, agro & allied technologies (Kalyana-Karnataka region)
9	Raichur	Tier- II /III	AgriTech, ESDM & allied technologies (Kalyana-Karnataka region)

6.2 Applicants located in Tier- II / Tier- III towns and emerging clusters of Karnataka other than the identified pilot locations at Clause 6.1 may be considered by STPI for expansion in subsequent phases, at its sole discretion. The final determination of geographic suitability and tier classification, including in respect of the pilot locations, shall rest solely with STPI.

7. Eligibility Criteria & Preferred Institutions

This EoI is open to Government Engineering Colleges, Government Universities, Private Universities, Deemed Universities, Autonomous Engineering Colleges, Indian Institutes of Technology (IITs), National Institutes of Technology (NITs) and Indian Institutes of Information Technology (IIITs) located in the State of Karnataka.

In addition, to be eligible for consideration, an Applicant must satisfy each of the following minimum conditions as on the last date of submission. Non-conformity with any condition shall render the submission liable to rejection.

Cl.	Eligibility Condition	Supporting Documentary evidence
7.1	The Applicant shall be a legally constituted academic institution, university, deemed university or recognised research institution, duly registered / established under the applicable law and recognised by UGC / AICTE / relevant statutory authority, and in existence for not less than three (3) years.	Certificate of registration / establishment; recognition orders
7.2	The Applicant shall own, or possess clear and lawful right to use for not less than five (5) years, dedicated built-up space of not less than the tier-wise minima in Clause 8.1 (10,000 sq. ft. in a Tier-1 city; 5,000 sq. ft. in a Tier- II / Tier-III city).	Title / lease / allotment; building plan
7.3	The Applicant shall be located within, or in and around one of the identified pilot locations of Karnataka as set out in Clause 6.	Address proof; location certificate

Cl.	Eligibility Condition	Supporting Documentary evidence
7.4	The Applicant shall be financially sound and shall not be under liquidation, insolvency or any proceedings that impair its ability to perform.	Audited financials for last three (3) years
7.5	The Applicant, its trustees, promoters or key personnel shall not have been blacklisted or debarred by any Central / State Government, PSU or statutory body.	Self-declaration (Annexure V)
7.6	The Applicant shall preferably possess a functional R&D wing / innovation cell, or to submit an unconditional undertaking to constitute one within six (6) months of selection.	Institutional order / undertaking
7.7	The Applicant shall have active UG / PG engineering or technology programmes, possess the necessary statutory approvals, and demonstrate a clear commitment towards innovation and entrepreneurship.	Programme & approval details
7.8	The Applicant shall undertake to bear the entire cost of infrastructure set-up and O&M, and to remit the registration fee and revenue share in Clause 9.	Undertaking (Annexure IV)

➢ Preferred Institutions

Without diluting the minimum eligibility above, preference shall be given to institutions demonstrating one or more of the following:

- NAAC A+ / A accreditation;
- NBA-accredited programmes;
- NIRF-ranked institutions;
- existing incubation centres, research parks or active industry collaborations;
- Valid AICTE / UGC recognition.

8. Infrastructure Requirements & minimum expected capacity

8.1 The built-up area to be dedicated to the STPI Academia Innovation Hubs shall depend upon the tier classification of the city / cluster in which the facility is located, in accordance with the following minima:

City / Cluster Classification	Minimum Carpet Area	Indicative Seating
Tier-I city	**10,000 sq. ft.**	100–200 seats
Tier-II / Tier-III city	**5,000 sq. ft.**	100 seats

8.2 In addition to the space stipulated in Clause 8.1, the Innovation Hubs shall, at a minimum, provide:

1. plug-and-play workstations, meeting rooms, discussion rooms and a conference facility designed to support 24×7 operations;
2. high-speed internet connectivity and 24×7 power backup;
3. access control, biometric access, CCTV surveillance and fire-safety systems;
4. common reception, housekeeping, pantry and adequate parking;
5. documented women-safety measures in compliance with applicable law;

6. commitment to complete the entire infrastructure set-up at the Institution's own cost within a period of six (6) months from the date of execution of the MoU/Agreement.

8.3 Minimum expected Capacity

The proposed facility should be capable of accommodating technology start-ups, IT / ITeS companies, GCCs, MSMEs, student start-ups and research labs, with a minimum seating capacity of 100–200 seats in Tier-I cities and 100 plug-and-play seats in Tier-II / Tier-III cities.

Participating Institutions having space / seating capacity more than the minimum area required as in clause 8.1, may provide the details of the space they are willing to consider as part of the referred EoI Proposal.

9. Financial Model & Commercial Terms

The financial arrangement between STPI and the Selected Institution shall be governed by the following terms, which shall be incorporated in the MoU / Agreement:

9.1 One-Time Registration Fee

The Selected Institution shall pay to STPI a one-time, non-refundable registration fee of **₹1,00,000/– (Rupees One Lakh only)**, payable at the time of on-boarding and prior to execution of the MoU / Agreement. The registration fee is exclusive of applicable taxes, which shall be borne by the Selected Institution.

The registration fee shall stand exempted for Applicants that are Indian Institutes of Technology (IITs), National Institutes of Technology (NITs), Indian Institutes of Information Technology (IIITs), Government Universities or other Government institutions.

9.2 Annual Revenue Sharing

In addition to the registration fee, the Selected Institution shall share with STPI, on a year-on-year basis, a sum equal to thirty per cent (30%) of the gross annual Revenue realised from the operation of the STPI Academia Innovation Hubs (including incubation / seat fees, IT-space rentals from IT / ITeS / ESDM occupants, and allied service charges). The revenue share shall be computed on the gross Revenue for each financial year (1 April – 31 March) and remitted to STPI within thirty (30) days of the close of the financial year, accompanied by a statement certified by a Chartered Accountant.

Summary of financial commitment. One-time registration fee of ₹1,00,000/– (non-refundable), where applicable, + 30% of gross annual Revenue payable annually (YoY) for the entire term of the agreement.

Particulars	Terms
Registration fee	₹1,00,000/– — one-time, non-refundable (plus applicable taxes); exempted for IITs, NITs, IIITs, Government Universities and Government institutions.
Revenue share to STPI	Payable an amount equivalent to thirty per cent (30%) of the gross annual revenue generated from the operation of the STPI-Academia Innovation Hub. 30% of gross annual Revenue, payable annually (year-on-year)
Infrastructure & O&M cost	Borne entirely by the Selected Institution

Particulars	Terms
Seat / occupancy tariff	Determined by the Institution in consultation with STPI
Payment of revenue share	Within 30 days of close of each financial year.

9.3 All payments shall be made in Indian Rupees by electronic transfer to STPI. Any delay in remittance shall attract interest at the rate notified by STPI in the MoU / Agreement. STPI reserves the right to audit the books and records of the Selected Institution pertaining to the STPI-Academia Innovation Hubs.

10. Obligations of the Parties

10.1 Obligations of the Selected Institution

- to establish, market, promote, and operate the STPI-Academia Innovation Hubs in accordance with STPI guidelines and the MoU/Agreement. ;
- to bear all capital and O&M expenditure and, at its own cost, obtain all necessary statutory approvals, licences and clearances.
- the Institution shall preferably register the STPI-Academia Innovation Hub as an incubator with the Government of Karnataka (GoK), wherever applicable, to enable the Institute Innovation Hub/start-ups associated with it to avail eligible incentives and benefits under the applicable GoK policies/schemes, subject to fulfilment of the prescribed eligibility criteria.
- to select and incubate start-ups through a structured selection process involving an STPI representative on the selection board, while supporting start-ups and facilitating internship opportunities and R&D collaborations for students .
- to remit the registration fee and revenue share in accordance with Clause 9 and maintain true, complete, and accurate books of accounts. The Institution shall maintain separate books of accounts in respect of the STPI-Academia Innovation Hub, which shall be subject to audit as prescribed by STPI.
- to comply with all applicable laws, including labour, safety, environmental and women-safety statutes.

10.2 Obligations of STPI

- to extend the co-branding, guidelines, CoE access, programme integration and industry connect described in Clause 5.3;
- To facilitate the onboarding of start-ups to the SAYUJ network and enable linkages with relevant Government schemes/incentives, programs as applicable, subject to the eligibility of the start-ups and the participating institution.
- to provide reasonable mentoring, hand-holding and advisory support, subject to availability of resources.

11. Evaluation Methodology & Selection Criteria

11.1 Submissions shall first be examined for responsiveness against the eligibility criteria (Clause 7). Only responsive submissions shall proceed to detailed evaluation by a Committee constituted by STPI, which may seek clarifications, call for presentations and conduct physical site due-diligence.

11.2 Evaluation Criteria and Methodology

11.2.1 Two-Stage Evaluation Process

The proposals received from eligible Institutions shall be evaluated by the Evaluation Committee constituted by STPI through a two-stage evaluation process, comprising Stage-I (Documentary/Technical Evaluation) and Stage-II (Physical Site Assessment), as detailed below.

11.2.2 Stage-I: Documentary/Technical Evaluation (70 Marks)

The proposals shall be evaluated based on the documents and information submitted by the applicant Institution against the prescribed evaluation parameters. The Stage-I evaluation shall carry a maximum of 70 marks.

An applicant shall be required to secure a minimum of 50 marks out of 70 in Stage-I, in addition to fulfilling all mandatory eligibility conditions prescribed under Clause 7, to qualify for Stage-II.

11.2.3 Stage-II: Physical Site Assessment (30 Marks)

Applicants Institution qualifying in Stage-I shall be subjected to a physical site visit/assessment by the STPI Evaluation Committee at the proposed location of the STPI-Academia Innovation Hub. The site assessment shall be carried out to verify the availability, adequacy, readiness and suitability of the proposed infrastructure and facilities, as well as the operational preparedness of the Institution.

The Stage-II assessment shall carry a maximum of 30 marks, and an applicant shall be required to secure a minimum of 20 marks out of 30 to qualify.

11.2.4 Aggregate Score and Technical Qualification

The final technical score shall be the aggregate of the marks obtained in Stage-I and Stage-II, out of a maximum of 100 marks. However, an applicant shall be considered technically qualified only if it secures the prescribed minimum qualifying marks in both Stage-I (50/70) and Stage-II (20/30), in addition to fulfilling all mandatory eligibility conditions. Securing the combined aggregate alone, without meeting both sectional minima, shall not render an applicant technically qualified.

11.2.5 Broad Evaluation Parameters

The broad evaluation parameters and marks allocated at each stage shall be as follows:

Evaluation Parameter	Stage-I Marks	Stage-II Marks	Total
Institutional Strength & Preparedness	10	—	10
Existing Incubation Ecosystem & Startup Track Record	14	5	19
Infrastructure & Facilities	15	10	25
Industry & Ecosystem Linkages	10	—	10
Proposed STPI-Academia Innovation Hub Operating Model	10	—	10

Evaluation Parameter	Stage-I Marks	Stage-II Marks	Total
Regional Impact & Beyond Bengaluru Potential	6	—	6
Leadership & Financial Sustainability Implementation Capability	5	5	10
Physical Readiness, Operational Preparedness; Expansion Potential (beyond the minimum requirement as in clause 8.1)	—	10	10
Total	**70**	**30**	**100**

Note: Applicants to submit documentary evidence for all of the above parameters for evaluation purpose. An Applicant Institution scoring below 70 marks shall not be considered further, irrespective of its score on any individual parameter. Further, the final selection shall be at the sole discretion of STPI.

11.3 Tie-Breaker and Clarification Mechanism

11.3.1 Where two or more Applicant Institutions attain an equal aggregate score at or above the qualifying threshold of 70 marks for the same proposed pilot location, the tie shall be resolved by preference, in descending order, as follows:

(a) Higher institutional accreditation/ranking (NAAC grade / NBA accreditation / NIRF rank);

(b) Demonstrated track record of an existing, operational incubation centre and number of startups incubated;

(c) Preference shall be given to institutions that are well connected and located within or in close proximity to the city/town business centre.

(d) Preference shall be accorded to institutions offering larger dedicated infrastructure space and demonstrating clear potential for future expansion and scalability of the STPI-Academia Innovation Hub.

(e) Preference shall be given to institutions demonstrating greater financial and institutional sustainability, higher student strength, and a stronger academic and innovation ecosystem.

11.3.2 STPI reserves the right to seek written clarifications from any Applicant Institution on any aspect of its submission. Failure to furnish the requested clarification within the timeline stipulated by STPI may render the submission liable to be treated as non-responsive.

11.3.3 STPI reserves the right, at its sole discretion, to conduct physical site visits and due-diligence with prior communication to Institute.

11.3.4 The decision of the Evaluation Committee on scoring, qualification and final selection shall be final and binding on all Applicant Institutions, and no correspondence in this regard shall be entertained thereafter.

11.3.5 The decision of the Evaluation Committee, based on the prescribed evaluation methodology and final selection shall be subject to approval of the Competent Authority of STPI.

12. Selection of STPI-Academia Innovation Hubs

The EoI process for the Selection of Academic & R&D Institutions for Establishment and Operation of STPI-Academia Innovation Hubs aims to identify and select eligible institutions with the requisite technical expertise, infrastructure, institutional capacity, and commitment to establish and operate STPI-Academia Innovation Hubs in accordance with the prescribed guidelines and the terms of the MoU/Agreement.

Based on the evaluation of the applications of the participating Institutions as per Clause 11 above, institution(s) meeting the eligibility requirements and securing the prescribed minimum qualifying score shall be shortlisted and selected for establishment and operation of the STPI-Academia Innovation Hubs. The selection of the institution(s) will be communicated by STPI through Letter of Award (LoA).

The selected institutions shall be responsible for establishing, marketing, promoting, and operating the STPI-Academia Innovation Hubs; facilitating the incubation and growth of start-ups; providing access to relevant infrastructure and technical support; enabling internships and R&D collaborations for students; collecting applicable fees from incubatees, start-ups, users, or other beneficiaries, as may be prescribed/approved; and fulfilling all applicable statutory, financial, and operational requirements.

The selected institution shall also remit a onetime registration fee of ₹1,00,000/- and an annual fee of an amount equivalent to thirty (30%) of the Annual Gross Receipts (Revenue) generated from the operation of the STPI-Academia Innovation Hub, in accordance with the terms and conditions specified in the EoI and the subsequent MoU/Agreement.

13. Submission Instructions & Format of Response

13.1 The Applicant shall submit its Expression of Interest strictly in the prescribed forms set out in Annexures I to VIII, duly filled, signed and stamped by the authorised signatory, together with all supporting documents. The submission shall comprise:

1. Annexure I – Covering Letter of Expression of Interest (on the Applicant's letterhead);
2. Annexure II – Applicant Institution Profile;
3. Annexure III – Infrastructure & Facility Details;
4. Annexure IV – Financial Capability & Undertaking;
5. Annexure V – Declaration / Self-Certification;
6. Annexure VI – Board Resolution / Power of Attorney authorising the signatory;
7. Annexure VII – Approach Methodology / Project Execution Plan;
8. Annexure VIII – Checklist of Documents.

13.2 The submission shall further enclose the following supporting documents: institutional profile; accreditation and ranking details (NAAC / NBA / NIRF); infrastructure details; campus master plan and floor layout of the proposed space; ownership / long-term possession documents of the land / building; details of any existing incubation centre; industry-collaboration details; proposed space details; and a commitment letter from the competent authority of the Institution.

13.3 The complete EoI shall be submitted in a sealed envelope superscribed "Expression of Interest – STPI–Academia Innovation Hubs, Karnataka", bearing the EoI Reference No. and the name and address of the Applicant, so as to reach the addressee specified in Clause 2 on or before the last

date and time notified, and/or published on the CPP Portal where so directed. Submissions received after the deadline shall not be entertained.

13.4 Each page of the submission shall be serially numbered and signed by the authorised signatory. Overwriting or corrections, if any, shall be duly attested. STPI may seek clarifications, which shall be furnished within the time stipulated, failing which the submission may be evaluated on an as-is basis or rejected.

14. General Terms & Conditions

14.1 No commitment: This EoI does not constitute an offer or invitation to enter into a contract and creates no binding obligation on STPI. STPI is not bound to select any Applicant and may cancel or annul the process at any stage without assigning any reason and without liability.

14.2 Cost of participation: The Applicant shall bear all costs associated with the preparation and submission of its EoI, and STPI shall in no case be responsible or liable for such costs, regardless of the conduct or outcome of the process.

14.3 Amendment of EoI: At any time prior to the deadline, STPI may modify the EoI by issuing a corrigendum / addendum, which shall be binding on all Applicants and published on the official portals.

14.4 Language: The EoI and all correspondence shall be in the English language.

14.5 Validity: Expressions of Interest shall remain valid for a period of one hundred and eighty (180) days from the last date of submission.

14.6 Execution of MoU / Agreement: Selection is subject to the Selected Institution executing an MoU / Agreement with STPI within thirty (30) days of intimation, failing which the selection may be withdrawn.

14.7 Term: The arrangement shall be for an initial duration of **five (5) years**, extendable at the discretion of STPI based on performance and mutual agreement.

14.8 Termination and Exit: Either STPI or the Selected Institution may terminate the MoU/Agreement by providing **three (3)** months' prior written notice to the other party, clearly stating the reasons for such termination.

Upon termination or exit, the Selected Institution shall ensure an orderly transition and facilitate the continued support, relocation, or transition of the start-ups, incubatees, interns, and students associated with the STPI-Academia Innovation Hub, so as to minimise disruption to their ongoing activities, programmes, internships, and R&D engagements.

15. Dispute Resolution and Arbitration

15.1 Fraud & corrupt practices: Applicants shall observe the highest standards of ethics during the selection process. Any Applicant found to have engaged in corrupt, fraudulent, coercive, collusive or undesirable practice, or to have made any material misrepresentation, shall be disqualified and may be blacklisted / debarred, without prejudice to any other right or remedy available to STPI in law.

15.2 Conflict of interest: An Applicant shall not have a conflict of interest that affects, or may reasonably be perceived to affect, the process. Any such conflict shall be disclosed, failing which the submission is liable to rejection.

15.3 Confidentiality: Information relating to the examination, clarification and evaluation of submissions shall not be disclosed to any person not officially concerned with the process. All information shared by STPI is confidential and shall not be used by the Applicant for any purpose other than responding to this EoI.

15.4 Governing Law, Jurisdiction and Arbitration:

This EoI and the process hereunder shall be construed, interpreted and enforced in accordance with the Laws of India. In case of any dispute arising out of or in connection with this EoI shall be resolved amicably within thirty (30) days through mutual consultation, failing which, dispute(s) shall be referred to a sole Arbitrator appointed by STPI and Selected Institution, as per provisions of Arbitration and Conciliation Act, 1996. The language of Arbitration shall be English, and the place of Arbitration shall be Bengaluru, India.

Subject to the Arbitration Clause, the Courts at Bengaluru shall have exclusive jurisdiction in respect of any and all matters pertaining to this EoI.

ANNEXURES

Forms for Response by the Applicant

To be reproduced by the Applicant, duly filled, signed and stamped.

Annexure I — Covering Letter of Expression of Interest

(To be submitted on the letterhead of the Applicant Institution)

To,
The Director, STPI–Bengaluru
[3rd Floor, No. 76, 77 Part 78, Electronic City Phase - 1, Bengaluru,
Karnataka - 560 100, INDIA]

Sub: Expression of Interest for establishment and operation of "STPI–(Institution Name) Innovation Hubs" at the identified pilot locations in Karnataka — EoI Ref. No. STPI/BLR/EoI/ACAD/2026–27/____.

Sir / Madam,

1. Having examined the above-referenced Expression of Interest, we, the undersigned, hereby submit our Expression of Interest and offer to establish and operate an STPI-Academia Innovation Hubs in accordance with the terms and conditions set out therein.

2. We confirm that we have read, understood and unconditionally accept the terms, conditions and disclaimers of the EoI, including the one-time registration fee of ₹1,00,000/– (where applicable, in accordance with Clause 9.1) and the annual (year-on-year) revenue share of 30% of Annual Gross Receipts (Revenue) payable to STPI.

3. We confirm that the information furnished in this submission and its Annexures is true, correct and complete to the best of our knowledge and belief, and that we are not blacklisted or debarred by any Government authority.

4. We agree that this Expression of Interest shall remain valid for one hundred and eighty (180) days from the last date of submission, and that STPI is not bound to accept any submission it may receive.

Date: _____ Place: _____ _____
Signature of Authorised Signatory (Name, Designation & Seal)

Annexure II — Applicant Institution Profile

1. Name of the Institution	
2. Legal status & year of establishment	
3. Recognition (UGC / AICTE / other) & ref. no.	
4. Accreditation & ranking (NAAC / NBA / NIRF)	
5. Registered address	
6. City / Pilot Location & Tier classification	
7. Authorised signatory — name & designation	
8. Contact — phone, mobile, email	
9. Existing R&D wing / innovation cell (Yes/No; details)	
10. Prior incubation / start-up support experience	
11. GST No. / PAN / TAN	

Annexure III — Infrastructure & Facility Details

1. Total built-up area offered (sq. ft.)	
2. Carpet area to be dedicated to STPI-Academia Innovation Hubs (sq. ft.)	
3. Number of plug-and-play seats proposed	
4. Meeting / discussion / conference facilities	
5. Power backup capacity / arrangement	
6. Internet bandwidth / connectivity	
7. CCTV / biometric access / fire safety (Yes/No)	
8. Common reception, pantry, parking & women-safety measures	
9. Expected timeline to operationalise (months)	

Annexure IV — Financial Capability & Undertaking

Financial Year*	Annual Turnover / Receipts (₹)
2023–24	
2024–25	
2025–26	

* The applicant shall provide audited financial details for the latest three financial year.

Undertaking. We hereby undertake to bear the entire cost of infrastructure set-up and the Operation & Maintenance of the facility, and to remit to STPI the one-time registration fee of ₹1,00,000/– (where applicable, in accordance with Clause 9.1) and the annual (year-on-year) revenue share of an amount equivalent to thirty per cent (30%) of the Annual Gross Receipts (Revenue) generated from the operation of the STPI-Academia Innovation Hub in accordance with Clause 9 of the EoI.

Signature, Name & Seal of Authorised Signatory

Annexure V — Declaration / Self-Certification

We, _____ (name of Institution), do hereby solemnly affirm and declare that:

1. the Institution is duly constituted and validly existing under the applicable law and holds all requisite recognitions;
2. the Institution, its trustees, promoters and key personnel have not been blacklisted or debarred by any Central / State Government, PSU or statutory body, and no such proceedings are pending;
3. all information and documents furnished in this submission are true, correct and complete, and nothing material has been concealed;
4. the Institution has no conflict of interest in relation to this EoI;
5. the Institution unconditionally accepts all the terms, conditions and disclaimers of the EoI.

We understand that any misrepresentation or suppression of facts shall render our submission liable to rejection and may attract debarment.

Date: _____ Place: _____ _____

Signature, Name & Seal

Annexure VI — Board Resolution / Power of Attorney

(To be furnished on the letterhead of the Institution / on non-judicial stamp paper as applicable)

Certified true copy of the resolution passed by the Governing Body / Council / Board / Syndicate of _____ at its meeting held on _____:

"RESOLVED THAT the Institution do submit an Expression of Interest to Software Technology Parks of India (STPI) for the establishment and operation of an 'STPI–(Institution Name) Innovation Hubs*', and that Shri/Smt. _____, _____ (designation), be and is hereby authorised to sign, submit and execute all documents, undertakings and the MoU / Agreement, and to do all acts necessary in connection therewith, for and on behalf of the Institution."*

Date: _____ Place: _____

_____
Signature of Head of Institution & Seal

Annexure VII — Approach Methodology / Project Execution Plan

Institutions shall provide the Approach Methodology / Project Execution Plan for Establishment and Operation of “STPI–Academia Innovation Hubs”.

Annexure VIII — Checklist of Documents

S. No.	Document	Enclosed (✓)	Page No.
1	Covering letter (Annexure I) on letterhead		
2	Applicant Institution Profile (Annexure II)		
3	Infrastructure & Facility Details (Annexure III)		
4	Financial Capability & Undertaking (Annexure IV)		
5	Declaration / Self-Certification (Annexure V)		
6	Board Resolution / Power of Attorney (Annexure VI)		
7	Approach Methodology / Project Execution Plan(Annexure VII)		
8	Registration / recognition certificates (UGC/AICTE etc.)		
9	Accreditation & ranking proof (NAAC / NBA / NIRF)		
10	Audited financial statements (last 3 years)		
11	Campus master plan, floor layout & proposed space details		
12	Ownership / lease documents of premises		
13	Existing incubation & industry-collaboration details		
14	Commitment letter from competent authority		
15	PAN / GST / TAN (As applicable) and Address proof		

The Applicant is advised to ensure that all documents listed above are enclosed, serially numbered and signed. Incomplete submissions are liable to be rejected.