



**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
GAUTAM BUDH NAGAR, UTTAR PRADESH**

Expression of Interest

for

Institutional Office Spaces at Tower 2 of GNIDA Campus on a License Fee model

Issued by:

Greater Noida Industrial Development Authority (GNIDA)

Plot No. 1, Knowledge Park IV,
Greater Noida, Gautam Budh Nagar,
Uttar Pradesh - 201308

DISCLAIMER

This Expression of Interest (Eoi) for “Institutional Office Spaces at Tower 2 of GNIDA Campus on a License Fee model (‘the Project’) contains brief information about the Project for the prospective Bidder. The purpose of Eoi is to provide the Bidder with information to assist the formulation of their response.

While all efforts have been made to ensure the accuracy of information contained in this Eoi document, this document does not contain all the information required by the Bidder. The Bidder are encouraged to conduct their own independent assessment, investigations and analysis and check the reliability, accuracy and completeness of the information at their end and obtain independent advice from relevant sources as required before submission of their response. Greater Noida Industrial Development Authority (GNIDA or the Authority) and any of its employees or advisors shall incur no liability under any law, statute, rules or regulations as to the accuracy or completeness of the Eoi document.

GNIDA has issued this Expression of Interest with the best intention to explore the market for eligible and interested bidders and has no compulsions to enter into definitive contractual agreements. This EOI does not guarantee conversion of this EOI into any definitive contractual agreements.

GNIDA reserves the right to change any or all conditions/ information set in this Eoi document by way of revision, deletion, updating or annulment through issuance of appropriate addendum as GNIDA may deem fit without assigning any reason thereof.

GNIDA reserves the right to accept or reject any or all applications without giving any reasons thereof. GNIDA will not entertain or be liable for any claim for costs and expenses in relation to the preparation of the applications to be submitted in terms of this Eoi Document.

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Data Sheet

1	EOI	Institutional Office Spaces at Tower 2 of GNIDA Campus on a License Fee model
2	Name of the Authority's official for addressing queries and clarifications	In charge (Asset) Greater Noida Industrial Development Authority Plot No. 1, Knowledge Park 4, Greater Noida District Gautam Budh Nagar – 201308, Uttar Pradesh Phone: +91 98103 80863 Email: ppmishra@gnida.in Website: www.greaternoidaauthority.in
3	Document upload date/ time	16.08.2023
4	Last date of receiving queries	27.08.2023
5	Pre-bid conference	28.08.2023, 1530 hrs (IST) Zoom ID: 864 2933 4208 Pass code: 1234
6	Proposal Due Date (PDD)	05.09.2023

1 Invitation for Expression of Interest

Greater Noida Industrial Development Authority (“GNIDA” or “the Authority”) invites Expression of Interest (Eoi) for “Institutional Office Spaces at Tower 2 of GNIDA Campus on a License Fee model” (“the Project’). Interested Bidders can download the document from the website www.greaternoidaauthority.in , and submit their “Expression of Interest” in the formats duly filled and signed with required enclosures, in a sealed envelope superscribed “Institutional Office Spaces at Tower 2 of GNIDA Campus on a License Fee model”

2 Key Instructions

Interested Bidders should make note of the following key points:

- This Eoi invitation document is not a Tender or Request for Proposal in any form and would not be binding on GNIDA in any manner whatsoever.
- GNIDA reserves the right to cancel the Eoi invitation as a whole or in part without assigning any reasons.
- The Bidders are encouraged to conduct their own independent assessment, investigations and analysis and check the reliability, accuracy and completeness of the information at their end and obtain independent advice from relevant sources as required before submission of their response.
- GNIDA encourages interested bidders to contact the Asset department and visit the Tower 2
- GNIDA reserves the right to update, amend and supplement the information given in this document at its sole discretion before the last date and time of submission of the responses.
- Bidders should submit their response in English language and as per formats provided in the last section of this document. Submission not conforming to the instructions or prescribed formats will be rejected.
- The key dates and information for the Project are as below:

3 Introduction

Greater Noida is a greenfield, modern, integrated city, located about 35 km from the National Capital, Delhi. The Master Plan of this city envisages a population of around 1.2 million by the year 2021. The Greater Noida Industrial Development Authority (GNIDA) is responsible for development and administration of the city.

Greater Noida Industrial Development Authority (GNIDA). Greater Noida Industrial Development Authority (GNIDA) has developed a modern state of the art green office complex on a prime 5.75 Acre site in Knowledge Park IV, Greater Noida.

The office complex has four blocks i.e. Administrative, Auditorium block, Tower 1, and Tower 2 with the following details:

#	Particular	Total no of floors	Floors available for Leasing
1.	Administrative block	G+4	None
2.	Auditorium block (450-Seater)	G+1	None
3.	Tower 1	G+21	None
4.	Tower 2 (Bare Shell)	G+17	First floor to 17 th floor with a rentable area of 10,846 sq. ft. per floor) *The 10 th and 15 th floors being service floors are unavailable

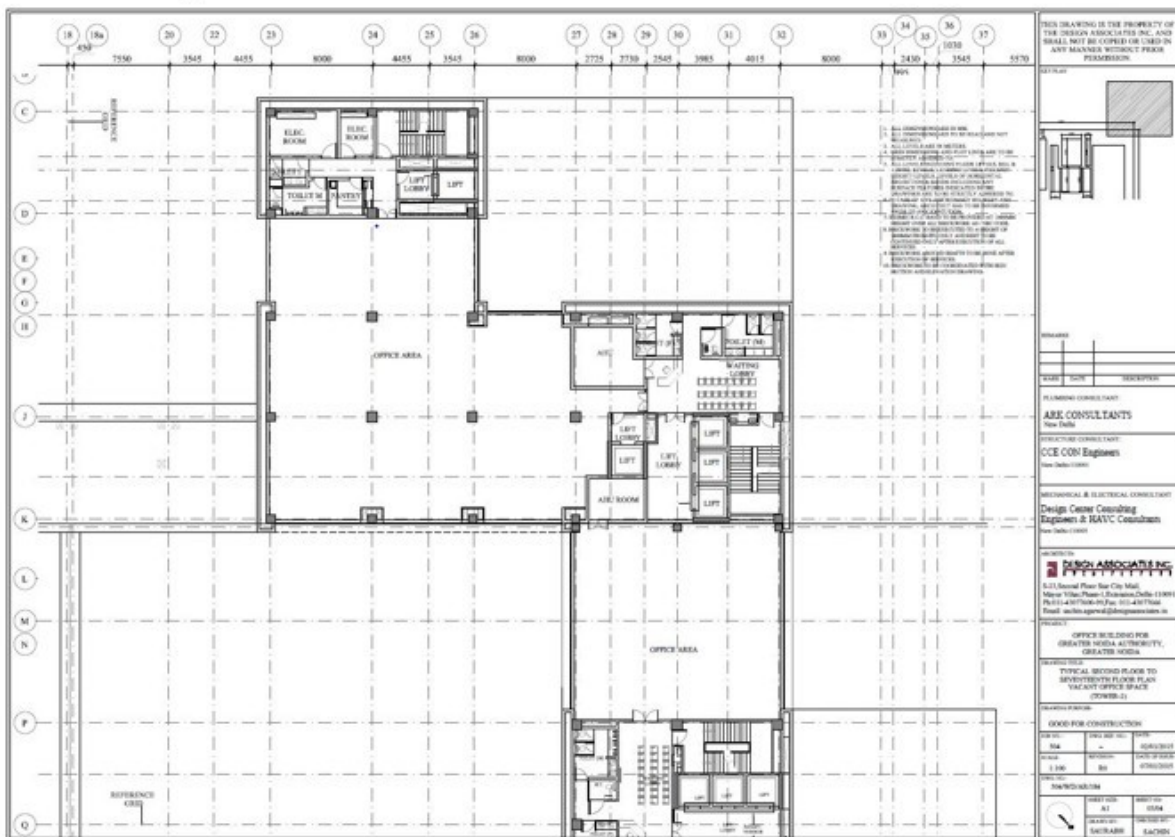
Copies of the documents which could be made available for inspection only at GNIDA office campus pertaining to the Title, NOC, Occupancy etc. (as given under) shall be available for inspection of the bidders, from the date of release of advertisement on any working day between 10.00 a.m. to 4.00 p.m. but only up to a day prior to the last date of submission of proposal.

- i. Title document
- ii. Installed and sanctioned electrical capacity on of the floor offered for rent
- iii. Backup power availability.
- iv. The installed capacity of the Air Conditioning plant
- v. Occupancy certificate
- vi. Fire safety NOC
- vii. Certificate from structural engineer for structural stability i.e. letter from GNIDA confirming the same.
- viii. Area certificate as measured by GNIDA.

4 Utility of the Building

- i. The use of the premises would be for Office use only.
- ii. The Licensee will not be permitted to use the said premises in such a way which in the opinion of Authority may cause prejudice, nuisance, annoyance or inconvenience to the Authority or for storing hazardous goods or for any purpose not permitted under the laws of land.
- iii. The property is available only for institutional purposes and no commercial activity shall be allowed such as but not limited to shops, retail, wholesale etc purposes.
- iv. The Licensee will not use or deal with the premises in a manner contrary to any conditions imposed on the premises by the law, the Government or the Local Authority and shall keep the Authority indemnified against all actions, suits and other proceedings in consequence of such uses by the Licensee.
- v. The Licensee will not be entitled to assign, sub-let, re-let, transfer or part with the possession of the said premises or any part thereof or induct third party or alternative parties in any manner whatsoever, without the specific permission/written consent of the Authority. Authority reserves the right to deny such permission.
- vi. During the period of license, any damage in whichever form if made to the property in use or the adjoining property will have to be made good by the Licensee. The decision of the Authority will be final in this regard.
- vii. The Licensee can follow their own schedule, including 24hrs shifts, as per their own operating model. The Licensee shall keep Authority informed of their proposed operating hours well in advance (Preferably 15 days' notice) to facilitate uninterrupted availability of essential utility services.
- viii. The place for display of the name of the Licensee would be indicated by the Authority. Other than this no part of the building (including terrace) except as specified by the Authority would be used for any display, advertisement, signage, posters, bills, etc. of any kind.

Tower 2 Layout



5 Terms of Licensing

- I. The License Fee/Rent quoted by the Bidder will be on per month basis and will bear all the taxes (GST etc.) and levies on top of the monthly License Fee/ Rent.
- II. This fee shall be inclusive of the fixed Annual Maintenance Charges (AMC) per square feet to be paid by the Licensee.
- III. The Licensee will pay for the electricity consumption on actual usage basis, as per NPCL Commercial rates. In case of power backup, charges equivalent to three times the prevalent NPCL Commercial rates shall be applicable.
- IV. The License Fee for the first year must be paid in advance by the successful bidder within 15 days of signing of the License Agreement. CEO GNIDA at his/ her discretion may pardon any delay in payment by imposing penal interest of 5% per month for maximum 3 months. In case the successful Licensee fails to pay the License fee within the stipulated timeline, including the extended three month period, the License agreement shall stand nullified and Security Deposit & EMD submitted by the Bidder/Licensee shall be forfeited.
- V. The License Agreement will be valid for 5 (five) years + 5 (five) year extendable post signing and registration of the License/Rent agreement.
- VI. Post expiry, the properties will have to be vacated by the Licensee within a maximum of 30 days from the expiry of registered License / Rent Agreement.
- VII. The license / rent period can be extended upon agreement between the Licensee and the Lessor, and the payment schedule will remain the same with escalation/increase based on inflation
- VIII. The Licensee shall be liable to get the License / Rent Agreement registered and pay applicable stamp duty.

6 Participation Criteria for this EOI

The EOI proposal submitted by the participants clearing the following criteria will be eligible for evaluation (only eligible participants will be called for presentation) along with duly filled Forms attached along with this EOI document:

S. No.	Criteria	Documents to be submitted
1	The Bidder should be a Company registered under the Companies Act or Partnership firm registered under the Partnership Act of 1932 or registered (converted to) under the Indian Limited Liability Partnership Act, 2008 or a Proprietorship	Registration certificate in case of a Private Limited or a Limited Liability Partnership
2	Have average net profit of minimum INR 1 crore in the previous three consecutive Financial Years	Audited Financial statements – Balance Sheets, Profit and Loss Accounts, Annual Reports, CA certificate
3	The Application should not have been barred by the Central Government, any State Government, a statutory authority or a public-sector undertaking, as the case may be, from participating in any project, and the bar subsists as on the date of the Proposal Submission.	Self-declaration
4	The Bidder should have Income tax, PAN, GST Registration, any other competency certificate (if any) proving Institutional (Offices) nature of the organization and nature of activities (Offices) to be carried out.	Respective certificates

7 Formats for Submission

7.1 EOI Submission Form

(On the letterhead of applicant)

To,
The Senior Manager,
Asset Department
GNIDA, Plot No.1, Knowledge Park IV
Greater Noida, Gautam Budh Nagar 201308

Dear Sir,

We, the undersigned, offer to submit our Expression of Interest for Institutional Office Spaces at Tower 2 of GNIDA Campus on a License Fee model. We are hereby submitting our Proposal, which includes our documents as requested.

We hereby declare that all the information and statements made in this Proposal are true and accept that any misinterpretation contained in it may lead to our disqualification.

We understand you are not bound to accept any Proposal you receive and this EOI is not liable for any award.

We remain,

Yours sincerely,

Authorized Signature [In full and initials]:

Name and Title of Signatory:

Name of Organisation:

Address: _____

Email ID: _____

Contact Number: _____

7.2 DETAILS OF BIDDER

[Please capture all relevant information]

Details of the contact person

Name:

Designation:

Telephonic Number:

Email:

Address:

Details of the firm by Bidder:

Name of the Firm:	
Date of registration of the Firm:	Country:
Address:	
GST No. <i>(Copy of Certificate)</i>	PAN No. <i>(Copy of Certificate)</i>
<i>Copy of certificate of Company registered in India under the Companies Act 1956/ 2013</i>	

We are interested in renting out _____ *floors in Tower 2

*(*kindly mention no. of floors (say 3 floors, 1 floor)/ 2nd floor (in case of preferred floor) / 2nd floor + 3rd floor + 4th floor (in case of preferred multiple floor requirement)*

On Behalf of (Name of the Bidder)

Signature of the Authorized Person

Name:

Designation

7.3 FINANCIAL INFORMATION

Please provide financial details for the last three (3) financial years along with necessary supporting documents in the following format.

Financial Year	Annual Turnover (INR)	Annual Net Profit (INR)
2018 – 2019		
2019 – 2020		
2020 – 2021		
2021 – 2022		
<i>Total</i>	<i>Average Annual Turnover</i>	<i>Average Annual Net Profit</i>

Note: Copy of the balance sheet and ITR duly certified, shall be attached as proofs.

On Behalf of (Name of the Bidder)

Signature of the Authorized Person

Name:

Designation

7.4 DECLARATION

Declaration for not being barred by the Central Government, any State Government, a statutory authority or a public sector undertaking, as the case may be, from participating in any project, and the bar subsists as on the as on the date of the Proposal Submission.

Declaration Letter for “<insert name of the RFP>”

(To be printed on Letter Head)

Sir/Madam,

This is to notify you that our Company / LLP / Partnership / Society / Proprietorship <Please delete whichever is not applicable> intends to submit a proposal in response to <insert name of the RFP>, we also declare that our Company / LLP / Partnership / Society / Proprietorship <Please delete whichever is not applicable> has not been blacklisted by any Central / State Government Department / Public Sector undertaking, as the case may be, from participating in any project, and the bar subsists as on the as on the date of the Proposal Submission.

Sincerely,

(Signature of the Authorized Person)

Name:

Designation: