

Expressing of Interest invited from Govt. Deptt./PSUs for office space on rent at Noida.

Proposal:Inland Waterways Authority of India (IWAI) is an autonomous body in the Ministry of Shipping, Govt. of India entrusted with the development and promotion of national waterways for shipping and navigation. IWAI is having its head office at A-13, Sector-1, Noida on an institutional plot of 4261.15 sq. m. presently 3738 sq. m. are constructed in the basement, ground and first floors and is under the use by the Authority. IWAI has started construction of about 3892 sq. m. covered area in two tower blocks from 2nd to 6th floors in the same building. The estimated cost of the construction is Rs. 12.00 Cr. and the construction is expected to be completed by December 2012. The spare space of about 1557 sq. m. covered area (in 2 floors) of the new construction is proposed to be given on rent to interested Government Department/Public Sector Undertakings for their office use. IWAI proposes to take rent in advance and utilize this fund for construction. Since the estimated cost for construction of one floor is Rs. 3.00 Cr., it Rs. 3.00 Cr. for each floor may have to be given as advance by tenant.

Scope: The scope includes financing of construction of the office space by the interested Govt. Department/PSU. The space would be handed over after completion of construction and issue of completion certificate from NOIDA Authority. Interiors and furnishing shall be done by the lessee at his cost. The total covered area of one floor is 8378.60 sq. feet (6591.72 sq. feet for actual office space and 1786.88 sq. feet for utilities like toilets, pantry, lift, elevator lobby, electric and AHU room etc.) The proposed rent is Rs. 100/- per sq. feet per month to be charged for the only office space area i.e. 6591.72 sq. feet. The rate of rent is based on the present rent of Govt./PSU offices in nearby building of this Sector - 1, Noida. IWAI will provide 8378.60 sq. feet covered area and will take rent only on 6591.72 sq. feet area @ Rs. 100/- per sq. feet per month. [If IWAI will take rent on entire covered area the rate of rent comes out to Rs. 78.67 per sq. feet.] The maintenance charges for common facilities such as lifts, stairs, parking, fire-fighting system, drinking water, common area lighting, security, etc. shall be payable on proportionate area basis. Use of electricity shall be on actual basis. The financing of construction can be recovered by the lessee only from the actual rent payable to IWAI.

Period of Right to use:The lease agreement will be made for a fixed escalation free monthly rent as mentioned above for a period of 6 years during which adjustment of interest free advance against rent receivable would be made. In case, interest is adjusted as per prevalent Bank rates against the advance paid, the period of escalation free monthly rent would be proportionately reduced from the present 6 years. Thereafter tenant will have the option to further extend the lease on mutually agreed terms.

How to apply: Expression of Interest from Government department/Public Sector Undertakings is invited for taking the above mentioned office area for their office use. Site may be visited and details may be seen in person on any working days from Monday to Friday between 11:00 AM to 4:00 PM. The Expression of Interest shall be submitted by giving name of the organization, its constitution, exact purpose for space requirement, name, designation and telephone details of the contact person, etc.

Selection of the organization shall be made based on the details submitted in the EOI. Selected organization will be required to submit the detailed financial offer and terms and conditions.

Expression of Interest shall reach the office of Secretary, IWAI, A-13, Sector-1, Noida-201301 latest by 10th April 2012. The sealed envelope shall be super scribed with "EOI for office space"

(Secretary)