

## **EXPRESSION OF INTEREST FOR OFFICE SPACE IN DELHI NCR**

1. NATIONAL HIGH SPEED RAIL CORPORATION (NHSRC) having its present registered Corporate office at 2<sup>nd</sup> Floor, Asia Bhawan, Sector-9, Dwarka, Delhi-77, is a Government Company (under Ministry of Railways) incorporated under Companies Act 2013. NHSRC is a SPV created with an object to finance, construct, maintain and manage the High Speed Rail Corridor in India. NHSRC is having its Regional Offices in Mumbai, Palghar, Surat, Vadodara, Ahmedabad.
2. NHSRC proposes to acquire office space having clear and unambiguous title deeds etc., in Commercial Complexes on lease basis, for setting up its Central Corporate Office and thereby seeks expressions of interest from owners and authorized agents of the suitable premises keeping in view the criteria parameters defined in section 3 below. The building should have a convenient location and well connected to Major roads/Metro/Airport and have modern amenities along with professional landscaping and aesthetically pleasing ambience. The offered premises should have all necessary statutory approvals for office use. The premises should be available for taking over for possession within maximum 30 days from date of award.
3. The offered space should be available in a Delhi NCR region with given below requirements. Necessary documents should be attached wherever required supporting the compliances -
  - a. Approximate space requirement - 25000 to 30000 square foot carpet/usable area. Required area is tentative and can be increased or decreased at the time of finalization.
  - b. Offered premises and surroundings should be in good condition and well maintained with roads near the entry and exit points free of traffic congestion.
  - c. Nearest Metro Station – within 500 meters walking distance.
  - d. IGI Airport T3 – within 10 Km motor-able distance.
  - e. Central Delhi offices (Rail Bhawan) – Within 15 Km motor-able distance.
  - f. Age of the premises should not be more than seven years old.
  - g. Suitable parking space per car at least as per applicable ECS to NHSRCL. Minimum designated parking space required for at least 45 cars.
  - h. Premises should also offer additional parking space for visitors.
  - i. Standard Energy and environmental certification from reputed international and national certification agencies like BEE/IGBC/LEEDS/GCBI/GRIHA/Etc.
  - j. Post Covid-19, Compliance of guidelines issued by ISHARE or WHO for Air Ventilation & Air Conditioning system regarding fresh air mixing, Ultra Violet Germicidal Irradiation System, MERV Filtration etc.
  - k. Premise Security system – Extensive coverage of CCTVs for all common areas.
  - l. Software based Building Management System and visitor management system.
  - m. Ease of access to hotels/restaurants and State of the art commercial amenities like Security, Transport & Outdoor space within 500meter.
  - n. Adequate lift facility

- ii. With other things being equal, preference will be given having following additional criteria
  - a. Premises owned by PSUs/Government Bodies/other Government Institutions.
  - b. Tenets of repute including National and International

**4. Instructions:**

- i. Interested parties i.e. premise owners or their authorized agencies, possessing built-up areas as stated above, having clear legal title are invited to send their expression of interest to our registered office in the prescribed template enclosed herewith furnishing details like name of the owner and authorized agent, contact details, location of the office space, space details, amenities, etc. No brokerage will be paid by NHSRC for proposed leasing. On receipt of such Expression of Interest, the said premises will be inspected for evaluation and preliminary short-listing by NHSRCL Committee and the detailed Technical and Financial terms and conditions may be invited if deemed necessary, from the concerned parties subsequently. The Expression of Interest can be submitted by Owner or Owner's authorized representative. Representative will have to enclose the letter of authority from owner along with their EOI offer. Otherwise the offer is liable to be considered null and void at any stage as per the decision of NHSRC. **The EOI should be submitted to NHSRCL CO address given below, with in 7 days of date of advertisement publishing in Newspaper (inclusive) i.e. 30<sup>th</sup> July'2021.**
- ii. The EOI should complete in all respects and signed on all pages. The EOI should be delivered in a sealed envelope mentioning 'EOI – OFFICE SPACE ON LEASE IN DELHI NCR' having two separate sealed envelopes inside.
  - i. First envelope out of these two, shall be super scribed with "EOI for Office Space (Technical)". This envelope should contain the EOI template provided below.
  - ii. Second envelope out of these two, shall be super scribed with "EOI for Office Space (Financial)". This envelope should contain the indicative price for office space offered along with associated terms and condition if any. This second envelope containing indicative Financial terms will be opened only for the shortlisted parties only.
- iii. Suitable offers will be selected based on the details submitted in the EOI and physical inspection. Detailed general and financial terms and conditions, may be invited if deemed necessary, from the shortlisted parties subsequently.
- iv. Notwithstanding anything contained above, NHSRC reserves the right to reject any or all expressions of interest offers and may also give consideration to properties other than those offered in response to this advertisement.

Interested parties are urged to visit the Tenders section of <https://nhsrcl.in> on regular basis for any updates related to schedule or corrigendum with respect to the above EOI.

This is an expression of interest for available space / building and not an invitation to bid.

Interested parties should write to:

**General Manager (Contract),  
National High Speed Rail Corporation,  
2<sup>nd</sup> Floor, Asia Bhawan,  
New Delhi-77**

**EXPRESSION OF INTEREST FORM**

To,  
General Manager (Contract),  
National High Speed Rail Corporation,  
2<sup>nd</sup> Floor, Asia Bhawan,  
New Delhi-77,

Sir,

**Sub: Expression of Interest Offering Office Premises on lease basis at Delhi NCR Region**

This offer is with reference to the advertisement released in the press / put up in the Tenders section of National High Speed Rail Corporation (NHSRC) website <http://nhsrcl.in>, for taking office space on Lease Basis.

The details of the premises offered are as under:

**DETAILS OF THE PREMISES OFFERED**

Sr. No.	Particulars	Details
<b>1</b>	<b>DETAILS OF BUILDING OWNER / AUTHORIZED AGENCY SUBMITTING EOI</b>	
1.1	(a)Name of the Owner: (b)Name of the Authorized Agency submitting EOI:	
1.2	Address, Phone No, email of the Authorized agency submitting EOI:	
1.3	Constitution of Authorized Agency: (Whether Proprietary /Partnership/Pvt. Ltd. / Public Ltd./PSU etc.):	
1.4	In case of a Company, details of Incorporation of Company and Commencement of Business.	Incorporation Date: Ref: Commencement Date: Ref:
1.5	Permanent Account Number (PAN ) & TAN	
1.6	Valid Sales tax registration no.	
1.7	Valid Service tax registration no.	
1.8	Name & Designation of the contact person to whom all references shall be made regarding this EOI	
<b>2</b>	<b>DETAILS OF PROPERTY</b>	
2.1	Location & Address	

2.2	Usage of property (as approved by Competent Authority) a. Commercial b. Shopping Complex c. Others (Mention Category)	
2.3	Tenure of the land a. Freehold b. Leasehold c. If leasehold give residual period of lease and name of the title holder	
<b>3</b>	<b>BUILDING</b>	
3.1	Type of Building: (Commercial)	
3.2	Type of Construction: (Load Bearing/RCC/Steel framed)	
3.3	Whether the building is certified as a Green Building	
3.4	Clear floor height from floor to ceiling	
3.5	Proposed Offered Space Condition (Bare Shell/Warm Shell/ Fully furnished)	
3.6	No of Days required for Handover from award date (Maximum 30 days)	
3.7	Nearest Metro Station – Walking distance	
3.8	IGI Airport T3 – Motor-able distance.	
3.9	Central Delhi offices (Rail Bhawan) – Motor-able distance.	
3.15	Tenants available in proposed premise	
3.16	Floor on which the offered premises is Located & total number of floors (preferably same floor)	
3.17	Area of premises offered per unit a) Super built up area b) Built-up Area c) Carpet area – As per RERA	Sq. ft. Sq. ft. Sq. ft.
<b>4</b>	<b>AGE/ CONDITION OF THE CONSTRUCTION/BUILDING</b>	
4.1	Newly constructed (within last 2 years)	
4.2	Old construction – mention year of completion	
<b>5</b>	<b>DETAILS OF BOUNDARIES AND ADJACENT BUILDING</b>	
5.1	Boundary of the property a. North b. East c. South d. West	
<b>6</b>	<b>AMENITIES PROVIDED (In the premises)</b>	
6.1	Air Ventilation & Air Conditioning system available in premises Para 3(j) a. % of fresh air mixing b. Ultra Violet Germicidal Irradiation System c. Size of MERV Filtration.	
6.2	Premise Security system	
6.3	Building management system and Visitor management system	
6.4	Ease of access to Commercial amenities (Para 3m)	
6.5	Number of Passenger Lifts	
6.6	Fire Fighting arrangements	

6.7	a. Air Conditioning system details b. Telecom/Internet Connectivity c. Electrical Power Back up d. Running Water facilities e. Other additional amenities	
<b>7</b>	<b>DESIGNATED CAR PARKING SPACE (Min 45 car space)</b>	
7.1	a. Car parking spaces Covered b. Car Parking spaces Open	
<b>8</b>	<b>COMPLETION / OCCUPATION CERTIFICATE ( Only for ready premises)</b>	
8.1	Whether completion / occupation certificate is issued by the competent authority	
8.2	Designation of the authority which has issued the completion /occupation certificate	
9	Lease Terms and conditions applicable for the proposed premises should be attached as annexure	

I hereby confirm that, all the terms and conditions specified with respect to this Expression of Interest are acceptable to me. I further confirm that all the required details have been furnished and if this Expression of Interest form is incomplete in any respect on my part then the same is liable to be rejected at the discretion of NHSRC.

I am aware that NHSRC is not bound to accept the Expression of Interest and will not be required to give any reason for rejecting this Expression of Interest.

I further certify that I am an authorized signatory of my company and am, therefore, competent to submit the details towards this Expression of Interest.

Yours faithfully,

(Signature of the Authorized Signatory/Representative)

Name & Designation Seal

Date:

Business Address: