



**Uttar Pradesh
Tenders**

eProcurement System Government of Uttar Pradesh

Tender Details

Date : 20-Sep-2022 02:53 PM

Print

Basic Details

Organisation Chain	UP Rajkiya Nirman Nigam Ltd G M - Delhi Zone Noida Unit - 3 Unit Incharge		
Tender Reference Number	1005/Unit-3/To Let Tender/RNN/22dt 20.09.22		
Tender ID	2022_UPRNN_730097_1		
Tender Type	Open Tender	Form of contract	EOI
Tender Category	Services	No. of Covers	1
General Technical Evaluation Allowed	No	ItemWise Technical Evaluation Allowed	No
Payment Mode	Offline	Is Multi Currency Allowed For BOQ	No
Is Multi Currency Allowed For Fee	No	Allow Two Stage Bidding	No

Payment Instruments

Offline	S.No	Instrument Type
	1	RTGS - RTGS Payment

Cover Details, No. Of Covers - 1

Cover No	Cover	Document Type	Description
1	Fee/PreQual/Technical/Finance	.pdf	Pre Qualification Tender

Tender Fee Details, [Total Fee in ₹ * - 3,540]

Tender Fee in ₹	3,540	Fee Payable To		Fee Payable At	
Tender Fee Exemption Allowed	No				

EMD Fee Details

EMD Amount in ₹	0.00	EMD through BG/ST or EMD Exemption Allowed	No
EMD Fee Type	fixed	EMD Percentage	NA
EMD Payable To	Nil	EMD Payable At	Nil

Click to view modification history

Work / Item(s)

Title	Available Office Spaces on 2nd floor Carpet area 4459 Sqft/ two lifts / Power Backup/parking in building at Sector 62 Noida U.P				
Work Description	Available Office Spaces on 2nd floor Carpet area 4459 Sqft/ two lifts / Power Backup/parking in building at Sector 62 Noida U.P				
Pre Qualification Details	Please refer Tender documents.				
Independent External Monitor/Remarks	NA				
Show Tender Value in Public Domain	No				
Tender Value in ₹	1	Product Category	Miscellaneous Services	Sub category	NA
Contract Type	Tender	Bid Validity(Days)	90	Period Of Work (Days)	365
Location	Sector- 62 Noida	Pincode	201301	Pre Bid Meeting Place	NA
Pre Bid Meeting Address	NA	Pre Bid Meeting Date	NA	Bid Opening Place	Noida
Should Allow NDA Tender	No	Allow Preferential Bidder	No		

Critical Dates

Publish Date	20-Sep-2022 05:00 PM	Bid Opening Date	06-Oct-2022 03:30 PM
Document Download / Sale Start Date	21-Sep-2022 11:00 AM	Document Download / Sale End Date	05-Oct-2022 03:00 PM
Clarification Start Date	NA	Clarification End Date	NA
Bid Submission Start Date	21-Sep-2022 11:00 AM	Bid Submission End Date	05-Oct-2022 03:00 PM

Tender Documents

NIT Document				
S.No	Document Name	Description	Document Size (in KB)	
1	Tendernotice_1.pdf	NIT	658.59	
Work Item Documents				
S.No	Document Type	Document Name	Description	Document Size (in KB)
1	Tender Documents	2ndfloorTender.pdf	Documents	646.14

Bid Openers List

S.No	Bid Opener Login Id	Bid Opener Name	Certificate Name
1.	kky104@gmail.com	Kamlesh Kumar Yadav	KAMLESH KUMAR YADAV
2.	harendra.upmn@gmail.com	Harendra Singh	HARENDRA SINGH
3.	skg.upmnitd@gmail.com	Sanjay Kumar Gautam	SANJAY KUMAR GAUTAM

Tender Properties

Auto Tendering Process allowed	No	Show Technical bid status	Yes
Show Finance bid status	Yes	Show Bids Details	Yes
BoQ Comparative Chart model	NIL	BoQ Compative chart decimal places	2
BoQ Comparative Chart Rank Type	NIL	Form Based BoQ	No

Tender Inviting Authority

Name	Project Manager
Address	U.P. Rajkiya Nirman Nigam Ltd, C-20/1A/7 at Sector 62, Noida, U.P

Tender Creator Details

Created By	Kamlesh Kumar Yadav
Designation	Unit Incharge
Created Date	20-Sep-2022 02:34 PM

Uttar Pradesh Rajkiya Nirman Nigam Ltd

(An ISO 9001:2008 QMS & ISO 14001:2004 EMS Certified Company)



To-Let

Available Office Space on 2nd Floor Carpet area 4459 Sqft / two lifts / Power Backup/parking in U.P. Rajkiya Nirman Nigam Ltd, C-20/1A/7 at Sector 62, Noida, U.P.

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INFORMATION AND INSTRUCTIONS FOR CONTRACTOR /FIRM FOR TO-LET

U.P. Rajkiya Nirman Nigam Ltd,

The Project Manager, Noida Unit-3, UPRNN Ltd., Noida for and on behalf of the Managing Director U.P. Rajkiya Nirman Nigam Ltd., invites online applications in the To-LET of firms/agencies For **Available Office Space on 2nd floor Carpet area 4459 Sqft / two lifts / Power Backup/parking in building at Sector 62, Noida, U.P.**

TO Let Ref No.-	1005/Unit-3/To Let Tender/RNN/2022, dt 20.09.2022
Name of the work	Available Office Spaces on 2 nd floor Carpet area 4459 Sqft/ two lifts / Power Backup/parking in building at Sector 62, Noida, U.P.
Non-refundable <i>Cost of To-LET document processing fee.</i>	Rs. 3000 + GST @ 18 %* in the shape of RTGS/NEFT in favour of M/S. UPRNN Ltd, Name : U.P. Rajkiya Nirman Nigam Ltd. Account No : 0632060000000005 Bank Name & Branch : The Nainital Bank Ltd, B-1/42, Central Market, Sector-50, Noida (U.P.) IFS Code : NTBL0NO1063
Date of Start downloading form in website.	21-09-2022 at 11:00 A.M.
Last date & time of submission	Dt. 05-10-2022 at 3:00 PM
Date & time of opening	Dt 06-10-2022 at 3:30 PM

**U.P. Rajkiya Nirman Nigam Ltd,
Noida Unit-3,
C-20/1A/7, Sector-62, Noida**

1. General Information

Office of Project Manager, Uttar Pradesh Rajkiya Nirman Nigam Limited, Noida Unit-3, Noida (A Govt. of Uttar Pradesh Construction Undertaking) intends to obtain offers from Central / State Govt Departments, Financial Institutions, Banks, Insurance Companies and such other Financial/Regulatory Agencies and also from Public Sector Undertaking or Corporations under Government of India or any State Government / Reputed MNCs / Companies / Firms as described hereunder at Sl. 3 of this EOI document for occupancy of fully built up semi-finished Office Space on registered Agreement / Rental basis in official Building (G+6 storey) at Sector 62, Noida located in Block C Institutional Area, and as described in the schedule hereinunder.

SCHEDULE OF THE FLOOR AVAILABLE FOR RENT AT SECTOR 62, NOIDA

Sl. No.	Floor	Carpet Area (Sq.Ft)	Terrace/ Balcony	Lift Lobby & common Toilets on floor
1	2 nd floor	4459	Yes	Yes

Documents complete in all respects and signed on all pages in a Sealed envelope containing the offer super-scribed "APPLICATION FOR OFFICE SPACE AT SECTOR 62, NOIDA" in the manner stated in details in the website <http://www.uprnn.co.in> & <https://etender.up.nic.in> may be submitted at UPRNN Ltd, Noida, C-20/1A/7, Sector 62, NOIDA (Uttar Pradesh), e-mail: uprnnunit3noida@gmail.com on all working days prior to the submission closing date.

UPRNN Limited reserves the right to accept / reject any of all offers at its sole discretion without assigning any reason whatsoever and the same will be binding on the Applicants.

2. Background

UPRNN Zonal Office at C-20/1A/7, Sector 62, Noida has been constructed on the total plot area of 1901.83 Sqm situated in Block C of the Institutional Area in Sec - 62 of Noida. The location is easily approachable from Delhi, Ghaziabad and other places of the NCR. The building is RCC framed structure and designed with latest codal provisions of BIS. The building has a basement, stilt plus six storeys with parking facility in the basement and stilt. The external elevation of the building is a combination of Structural glazing and ACP cladding. The building is fully equipped with all fire safety arrangements. The space which is available for lease is located on 2nd floor of the building.

There are already 3 floor of the building such as 4th to 6th floor presently rented and occupied by The Nanital Bank & Canara Bank also 5th floor Pvt company/firm.

The covered/open area at ground floor which may be available for the Car parking purpose shall be dealt separately.

The Office space proposed to be given out on rent is presently under occupation of the current tenant and is on a furnished state with interior works etc., which was carried out by the tenant himself. Presently the rental tenure is coming to an end and hence UPRNN is looking out for new tenant. However, intending applicant may negotiate with the existing tenant in case he desires to retain the furniture, fixtures and facilities developed by the existing tenant, after suitable compensating the existing tenant. It shall be the responsibility of the intending applicant to get himself acquainted with the cost of taking-over the possession of the proposed 2nd floor for rental, beforehand and no submissions for adjustment of such costs from the rental amount offered by the applicant shall be entertained. The Applicant shall submit proof of completion of such negotiations and acceptance thereof along with his application. In case the applicant wants to change the interior works as per their requirement then the applicant shall carry out the dismantling of existing interior works properly without making any damage to the furniture & fixtures at their own cost & ensure safe handover to the existing tenant. Applicant shall submit undertaking for this.

Following provisions only have been provided/ made available by UPRNN Ltd. themselves in the proposed floor for allotment:

1. Vitrified tiles flooring and gypsum board false ceiling
2. Electric points but with fittings and fixtures as per norms.
3. Separate male and female Toilet blocks for the floor with fittings and fixtures.
4. Two no. 13 passenger lifts are installed.

5. Lift lobby of approximately 356.00 Sqft for the floor.
6. Fire-fighting system.
7. 25000-liter capacity water tank on terrace to ensure 24 hr. water supply for Toilets and drinking.

UPRNN Ltd. may facilitate the construction of interior decoration, partition, furnishing etc. as per requirement of the Applicant - Organization against the fund placed by the Applicant - Organization.

3. Desired Applicant(s)

The following applicants, as outlined below, are eligible to express their interest for accommodation, provided they have the requisite Registration, License and / or Authority as required in the specific Statute as are applicable to them.

List of eligible applicants –

- Central / State Government Departments
- Central / State Public Sector undertakings
- Government Autonomous Bodies.
- Multi-National Companies / IT / BPO / NGO / Architectural / Construction entities of repute
- Financial Institutions / Financial Companies owned / controlled by State Governments
- Financial Institutions including Public Sector Banks, Foreign Banks, Private Sector Banks, Merchant Bankers, Non-Banking Financial Companies, Housing Finance Companies, Cooperative Banks
- Insurance Companies
- Asset Management Companies and Mutual Fund

- Regulatory Authorities

4. Site Visit

Intending Applicants may visit the site on any working day between 12.00 hrs. to 16.00 hrs. For any queries and clarification, the following Officers of UPRNN Ltd may be contacted:

Mr. Sandeep Goel, Junior Engineer
UPRNN Ltd, Noida Unit-3, C-20/1A/7, Sector 62
NOIDA (Uttar Pradesh)
Mob. 9810901348
Email: uprnnunit3noida@gmail.com

5. Mode of Application

- i. Applicant(s) must submit in two separate sealed packets as PACKET-A & PACKET-B which must be placed in a larger packet mentioning the name and Address of the applicant super scribing "APPLICATION FOR OFFICE SPACE AT SECTOR 62, NOIDA."
- ii. **PACKET-A** must contain Application as per Performa (**Annexure - 'A'**) along with Organization Details (**Annexure - 'B'**) and Power of Attorney (**Annexure - 'C'**) with the following documents as the technical qualification of the applicant.
 - Company Profile and Status including location of head office and other domestic/ overseas offices.
 - Registration document from appropriate / concerned authority.
 - Bank Solvency Certificate of value of 1 Crore not more than 3 months' old from the last date of submission of Application.
 - Annual Report (with audited accounts) for the last three financial years.
 - Memoranda & Articles of Association.
 - Certificate of Incorporation and Registration.
 - Provident Fund and ESIC Registration Certificate.
 - GST Registration.
- iii. **PACKET – B** will contain the Financial Offer of the Applicant in the format specified at **Annexure – 'D'**. Without fulfilling the technical qualification(s), the **PACKET – B** will not be opened. If any information furnished by the applicant is found to be incorrect/ misrepresentative, the application will be treated as rejected/cancelled. The Solvency and the average annual turnover shall be at least two times the total rental amount quoted by the Applicant for 3 years only.
- iv. Evaluation shall be done as per the profile of the Applicant.

6. Mode of Allotment

Documents will be received by the Project Manager, UPRNN Ltd, Noida Unit-3, Noida between 11:00 AM to 3:00 PM on any working day up to **05.10.2022** at UPRNN Ltd, Noida, C-20/1A/67, Sector 62, NOIDA (Uttar Pradesh). Date of opening **06.10.2022** at 3:30 P.M.

Allotment in respect of whole of the 2nd floor of the building will be made on the basis of selection from top three highest offers. UPRNN reserves the right to reject / accept any or all of the offers without assigning any reason thereof.

Agreements and modalities can be mutually finalized at the time of signing of Agreement. Conditional offers shall not be accepted.

7. General Terms and Conditions of Allotment

- i. The allotment of space would be on Agreement basis; as prevalent, on annual rent for 5 (Five) years.
- ii. Not more than thirty (30) employees will be allowed to operate out of the rented premise – **Applicant shall submit an undertaking accepting the same along with Provident Fund and ESIC registration details of employees proposed to be deployed.**
- iii. The Office space proposed to be given on rent shall be on 'as is where is' basis read along with para 4 of Sl.2 (Background) above. Interiors and furnishings shall be done by the Occupants at their own cost.
- iv. Car parking space shall be paid extra allotted on monthly payment basis Rs. 2,000.00 for Four-wheeler & Rs. 500.00 for two-wheeler as per required.
- v. Possession will be delivered on **execution of Agreement and payment of 11 months' Rent and 3 months Security Deposit** in advance upon issue of the letter intimating the successful applicant about allotment of the rental accommodation.
- vi. The Security Deposit shall be refundable subject to handing over back of the rented premise in proper condition and forfeiture in case of non fulfilment of the tenancy obligations.
- vii. The monthly rent shall become payable to the UPRNN Ltd. in advance within 15 days of the first month. In case of default of payment of such rent in advance, as stated, the allotment would stand automatically cancelled.
- viii. In addition to this rent payment, the selected occupant is also required to pay Service charges for up-keeping and maintenance of the building including maintaining the common facilities (like Air conditioning Unit, Lift, Stairs, Parking, Water, Common Area etc.) at such monthly rate as may be decided by the UPRNN Ltd. considering the area under use by a particular occupant on pro-rata basis. Such Service charges for the first quarter shall have to be paid at a time in advance before delivery of possession of the rental accommodation. Thereafter, such service charge shall become payable in advance on quarterly basis before commencement of the succeeding quarter.
- ix. **Monthly Rental Amount shall be fixed on Carpet area Rs. 48.85 per Sqft with the rate of annual minimum enhancement/increment 7% applicable for every year. Maintenance & Housekeeping, Electricity / Water charges and other running expenses, Security of the particular floor shall be borne by the applicant. Above quoted rate are for five years and further extension of UPRNN Consent.**
- x. Scanned copy of all documents is to be uploaded online.
- xi. Conditional offers shall not be accepted.
- xii. UPRNN Ltd. reserves the right to cancel the Agreement in case of any breach of Agreement terms and conditions or Failure to comply or due to any reason of force majeure namely fires, wars, riots, strikes, natural calamities, etc. w.r.t. the terms and conditions laid down nor UPRNN Ltd. shall be held responsible for any loss or consequential loss.
- xiii. **GST extra as per applicable.**

**Project Manager
UPRNNL, Noida Unit-3,
Noida**

Letter of Offer and Intent

(Letter head of the Applicant-Organization including full Postal Address, Telephone No., Fax No. and Email ID) (as applicable)

Date:

To

M/s Uttar Pradesh Rajkiya Nirman Nigam Ltd,
C-20/1A/7, Sector 62, NOIDA (Uttar Pradesh)

Subject: 'To Let' Office space in Sector 62, Noida

Ref:- 1005 /Unit-3/To Let Tender/RNN/2022, dt 20-09-2022

Sir,

1. Being duly authorized to represent and act for and on behalf of _____ (herein name the Applicant Investor Company), and having studied and fully understood all the information provided in the instant Document, I, _____, the undersigned hereby like to express interest for allotment of Office space in newly constructed building of UPRNN Ltd. at Sector 62 in Noida, on rental basis for a period of _____ years initially according to the terms and conditions of the offer made by UPRNN Ltd. Details of our organization have been furnished in '**Annexure-B**' hereto.
2. In reference to the above-mentioned Notice of the Expression of Interest for the Office space in Sector 62, Noida the undersigned express the willingness to take such office space against all declared terms and conditions.
I understand that in case the number of applicant for a particular block(s) is more than one, the allotments would be held on the basis of Lottery to be held by UPRNN Ltd.
3. UPRNN Ltd. is hereby authorized to conduct any inquiries/ investigation to verify the statements, documents and information submitted in connection with the offer.
4. UPRNN Ltd. and its authorized representatives may contact the following person(s)
Name of the Person/s:
Address:
Phone No.:
Fax No.:
5. This Intention is expressed with full understanding that:
 - a. UPRNN Ltd. reserves the right to reject or accept any offer, modify/ cancel the EOI process, and/or reject all or any of the Offers.
 - b. UPRNN Ltd. shall not be liable for any of the above actions and shall be under no obligation to inform the applicants of the same.
6. I, the undersigned do hereby declare that the statements made, and the information provided in the duly completed forms enclosed are complete, true and correct in every aspect.
7. We have read the terms and conditions of the offer detailed in the EOI Notice and are willing to abide by them unconditionally.
8. The offer made by us is valid for 90 days from the date of closure of EOI. We understand that UPRNN Ltd. may require us to extend the validity of the offer for such period as may be determined by UPRNN Ltd. at its discretion.

We hereby declare that the information stated hereinabove is complete and correct and any error or omission therein, accidental or otherwise, will be sufficient justification for UPRNN LTD to reject our offer and/or to cancel the award of lease.

Yours Faithfully,

For and on behalf of _____

Signature of the Authorised Person

Full Name:

Designation:

Name of the Company

Address:

Date:

FORMAT FOR POWER OF ATTORNEY
(On a Stamp Paper of relevant value)

POWER OF ATTORNEY

Know all men by these presents, that we _____ (Name and address of the registered office) do hereby constitute, appoint and authorize

Mr./Ms. _____ (Name and address of residence) who is presently employed with us and holding the position of as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection to our Offer for signing and submission of all documents and providing information / responses to UPRNN Ltd., representing us in all matters before UPRNN Ltd., and generally dealing with UPRNN Ltd. in all matters in connection with our offer and Intent.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

(Signature)

(I Accept the.....)

(Signature)

(Name Title and Address of the Attorney)

To

M/s Uttar Pradesh Rajkiya Nirman Nigam Ltd,
C-20/1A/67, Sector 62, NOIDA (Uttar Pradesh)

Subject: 'To Let' Office space in Sector 62, Noida

Ref:- 1005/Unit-3/To Let Tender/RNN/2022, dt 20-09-2022

In reference to the above 'To-Let' Notice for Allotment of Office space, the undersigned express the willingness to take such office space comprising of blocks at the 2nd floor of the building, against all declared terms and conditions specified in the EOI document.

1. Price Offer:

A) For Increment /Enhancement @per years for five years.

Which shall include as under -

1. Common Areas/Lifts, General Toilets on the floor
2. Security at Main Gate.
3. House tax if any shall be borne by UPRNNL
4. Two no. parking for four-wheeler & three for two-wheeler.

Following shall be borne by the occupant and shall be charged extra:

1. Running Electricity / Water / Power Back-up expenses on actual basis.
2. Running / operating / maintenance & Housekeeping Charges of Lifts, Toilets etc. in Common Area
3. Security of Rented floor.
4. Water / Electricity charges.
5. Any other charges as may be.

Signature of the Authorised Person

Full Name -

Designation

Name of the Company

Address

Date