



EXPRESSION OF INTEREST FORMAT FOR

LEASING OUT OF 1705 sq ft SPACE

AT

12th Floor, 121,

Bajaj Bhavan, Nariman Point,

Mumbai, 400021

Apparel Export Promotion Council

(Sponsored by Ministry of Textiles, Govt. of India)

Phone No. 022-22043183,22040174,09892110752

Website: www.aepcindia.com



Dated: 10th April, 2024

EXPRESSION OF INTEREST (EOI) FOR LEASING OUT AT 12TH FLOOR, 121, BAJAJ BHAVAN, NARIMAN POINT, MUMBAI, 400021

E-quotations are invited from the interested Companies/parties/MNCs for leasing out of fully furnished space of 1705sqft at 12th Floor, 121, Bajaj Bhavan, Nariman Point, Mumbai, 400021

The e-quotations should be submitted in the prescribed format of Expression of Interest (EOI)/Quotation as detailed in **Annexure-1** along with company/firm profile at **tender@aepecindia.com**

E-Quotation should be mailed at **tender@aepecindia.com** superscripted as “Quotation for leasing of 1705 sqft space at 12th Floor, 121, Bajaj Bhavan, Nariman Point, Mumbai, 400021” latest **by 01.05.2024**.

The quotations will be opened on 2nd May, 2024 at 11.30 AM at **Apparel House, Sector-44, Gurgaon - 122003** in the presence of such agencies who may wish to present.

1. Introduction

Apparel Export Promotion Council (AEPC), (Spd. by: Ministry of Textiles, Govt. of India) having 1705 sq. ft. carpet area office space at **12th Floor, 121, Bajaj Bhavan, Nariman Point, Mumbai, 400021 (top Floor with Attached Terrace)**

2. Key Features of Premises

The Bajaj Bhawan Building is in a prime location at Nariman Point and suitable for MNCs, Corporate, Institutions, Companies etc. having the following key features:

- ❖ Distance from Hotel Trident 0.2 km
- ❖ Distance from CSMT station 5 Km
- ❖ Distance from Railway Station (Church gate) 2Km
- ❖ Distance from Chhatrapati Shivaji International Airport 23 Km
- ❖ Distance from upcoming metro station (under construction) 1 Km
- ❖ Vidhan Bhawan Opposite to the building
- ❖ Distance from Marine Drive 0.3 km

3. Proposed Area to be rented out

- 1705 Sq. Ft. fully furnished area with air conditioning, pantry, Director's Cabin, workstation and attached terrace at Twelfth Floor

4. Available Provisions in the premises

- ✓ Parking for 01 vehicle available within Building Society
- ✓ Round the clock Security, Safety and Maintenance of the premises
- ✓ Workstations. Pantry, separate Director Cabin, conference hall/meeting room
- ✓ Round the clock Water Supply
- ✓ Attached Terrace
- ✓ Peaceful and calm area
- ✓ Major business hub

5. Power Back-up

- Power back up to be arranged by the **lessee** as per their requirement

6. Period of Lease

The lessee may use the said premises for **Three to Five years** which may further be extended on mutual agreed terms subject to the approval of AEPC.

7. Common Maintenance Charges

Maintenance Charges as per building Society rules shall be paid by **Lessor** on actual as charged by Bajaj Bhawan Building Society

8. Electricity Charges

The **lessee** shall be liable to pay all such charges of usage of electricity from electric meter provided exclusively for the subject premises as per bill to the electricity authority. Additional electricity load requirement(if any) shall be obtained by the lessee at their own cost.

9. Water Charges

Water Charges as per building Society rules shall be paid by **Lessor** on actual as charged by Bajaj Bhawan Building Society

10. Property Tax

Municipal & other statutory charges Shall be paid by **Lessor**, if any

11. EOI Format

The Interested Companies/MNCs/Firms/Institutions may submit their EOI at tender@aepecindia.com mail id in the prescribed format in Annexure-I. Site visit for inspection only after prior appointment. Coordinate with **9892110752**

EXPRESSION OF INTEREST(EOI)/ QUOTATION ON COMPANY LETTER HEAD

Sr. No	PARTICULARS	EOI/Quotation
1.	Detailed Address of the Property to be leased out	12th Floor, 121, Bajaj Bhavan, Nariman Point, Mumbai, 400021
2.	Area to be taken on Lease	1705 Sq. ft. (fully furnished)
3.	Lease Tenure (to be specify)Years(between three to five years)
4.	Lock-in-periodYears
5.	Lease Rate	Rs./- per sq.ft per month + GST.
6.	Fit-Out/Rent-Free Period (to be specified)	
7.	Escalation in Rent (to be specified)	The Lease rent shall be subject to escalation @ _____% after every _____ Years on the last paid Lease rent
8.	Interest Free Refundable Security Deposit	Equivalent to 6 months Lease Rent as an interest-free refundable security deposit through Bank Transfer.
9	Taxes, Levies and Duties	The Lessor shall be liable to bear and pay all the Municipal Taxes and Property Tax in respect to the subject premises.
10	Maintenance Charges	The maintenance charges for the leased area would be borne by the Lessor
11	Stamp Duty and Registration charges	The Stamp Duty and Registration charges in respect of the Lease Deed shall be borne and paid by Lessee.
12	Company Profile	Please attach the Company Profile
13	EOI Negotiation / Termination / withdrawal right	AEPC has the right of negotiation / termination / cancellation /withdrawal of EOI at any stage before execution of LLA without assigning any reason
14	Conditional EOI	Conditional EOI will be not be considered and shall be summarily rejected
15	Validity of EOI	The validity of above EOI terms should be 90 days

Date:

Place:

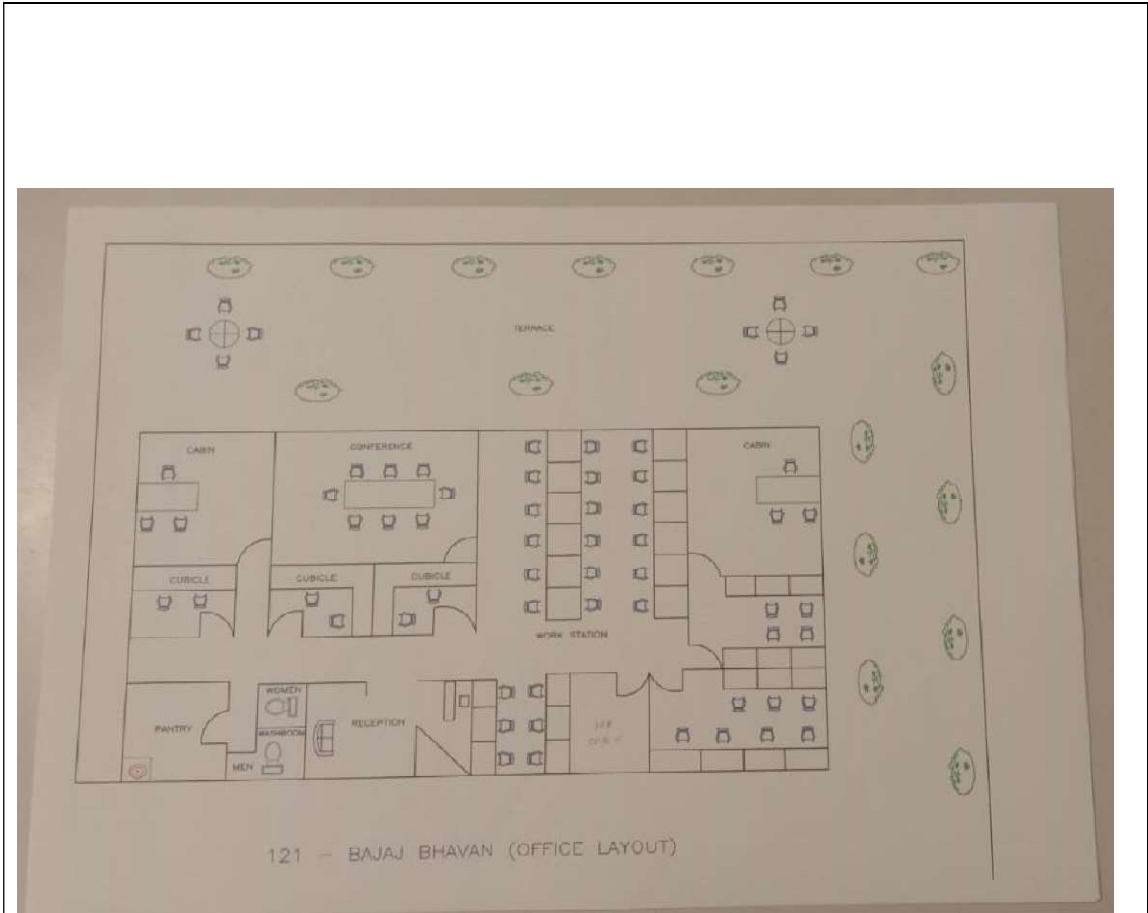
Signature
Name & Designation of Authorized Person
Name of Company / Agency with Seal

Photographs of the premises
(Existing Tenant office)

Office premises







Building Premises and Vicinity



