

EXPRESSION OF INTEREST FOR OFFICE SPACE

RailTel Corporation Of India Limited(RailTel) having its registered office at 6th Floor,IIIrd Block,Delhi Tachnology Park, Shastri Park, Delhi-53, and Regional office Western Region at Western Railway Microwave Complex, Senapati Bapat Marg, Mahalaxmi, Mumbai-400013 is a Public sector undertaking (under Ministry Of Railways) incorporated under Companies Act 1956. Railtel is engaged in Telecom Business. Railtel is having its Regional Offices in Mumbai, Secunderabad, New Delhi and Calcutta.

RailTel proposes to acquire office space on outright purchase basis/ long term lease basis with clear and unambiguous title deeds etc. for setting up its Western Regional Office therein and seeks expressions of interest from owners and authorized agents. The requirement is for 15,000 sq. ft. to 20,000 sq. ft. Preferably on a single floor in a ready for possession premises. The building should project a professional and aesthetically pleasing appearance and should be approved for office use. The owner should offer minimum parking space for 10 cars to RailTel.

The offered space must be available in a building situated within the main commercial / institutional sector of Mumbai city limit (from Colaba upto Dadar) and / Bandra –Kurla Complex.

With other things being equal, preference will be given to:

1. Premises offered by Public Sector Undertakings/Government Departments and Other Government bodies
2. Suitability of location of the premises near to Railway Station
3. Premises offering better amenities
4. Premises offering additional parking space
5. Premises ready for possession and occupation with all necessary permissions and approvals in place.

Interested parties 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, contact details, location of the office space, size, amenities, etc.

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

Interested parties should write to

**The Executive Director ,
Railtel Corporation Corporation of India
Ltd., IInd Floor, Western Railway
Microwave Complex, Opp: Ambika
Mills, Senapati Bapat Marg, Mahalaxmi
Mumbai-400013**

The EOI should complete in all respects and signed on all pages. The EOI should be delivered in a sealed envelope and the envelope shall be super scribed with “EOI for Office Space”

The Expression of Interest may be submitted either by the owner of the building or by the owner’s authorized representative. Representative will have to enclose the letter of authority along with the expression of interest. Otherwise the offer is liable to be considered null and void at any stage as per the decision of RAILTEL. No brokerage will be paid by RAILTEL.

Selection of the organization shall be made based on the details submitted in the EOI. The offered premises will be inspected for preliminary short-listing by RAILTEL. This may include carrying out the measurements and valuation of the offered premises. Selected organization will be informed subsequently to submit the detailed technical offer and financial offer and terms and conditions.

Notwithstanding anything contained above, RAILTEL reserves the right to reject any or all expressions of interest offers and give consideration to properties other than those offered in response to this advertisement.

Interested parties are urged to visit the Tenders section of www.railtelindia.com on regular basis for any updates related to schedule or corrigendum with respect to the above EOI.

EXPRESSION OF INTEREST FORM

To,

**The Executive Director ,
RailTel Corporation of India Ltd.
IInd Floor, Western Railway Microwave Complex,
Opp: Ambika Mills, Senapati Bapat Marg,
Mahalaxmi, Mumbai- 400 013**

Sir,

Sub: Expression of Interest Offering Office Premises on Outright Purchase Basis /Long Term lease basis at Mumbai City

This offer is with reference to the advertisement released in the press / put up in the Tenders section of RailTel Corporation of India (RAILTEL) website railtelindia.com for taking office space on outright purchase basis/Long Term Lease Basis.

The details of the premises offered are as under:

DETAILS OF THE PREMISES OFFERED

Sr. No.	Particulars	Details
1	DETAILS OF VENDOR/FIRM / BUILDER/ OWNER / REPRESENTATIVE	
1.1	Name	
1.2	Address & Phone No: FAX No. & E-mail address:	
1.3	Constitution of vendor/firm. (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	
2	MARKETABILITY OF TITLE OF THE VENDOR	
2.1	Solicitor's / Advocate's name and address, Phone / Fax Nos.	
2.2	Details of encumbrances, if any	
3	DETAILS OF PROPERTY	
3.1	Location & Address of the property	

3.2	Usage of property (as approved by Competent Authority) a. Commercial b. Shopping Complex	
3.3	Tenure of the land a. Freehold b. Leasehold c. If leasehold give residual period of lease and name of the title holder	
4	BUILDING	
4.1	Type of Building: (Commercial)	
4.2	Type of Construction: (Load Bearing/RCC/Steel framed)	
4.3	Whether the building is certified as a Green Building	
4.4	Clear floor height from floor to ceiling	
4.5	Floor on which the offered premises is located	
4.6	Area of premises offered per unit a)Super built up area b)Built-up Area c)Carpet area – As per MOFA	Sq. ft. Sq. ft. Sq. ft.
5	AGE/ CONDITION OF THE CONSTRUCTION/BUILDING	
5.1	Newly constructed (within 2 years)	
5.2	Old construction – mention year of completion	
5.3	Under-construction – mention date of possession	
6	DETAILS OF BOUNDARIES AND ADJACENT BUILDING	
6.1	Boundary of the property a. North b. East c. South d. West	
7	AMENITIES PROVIDED (In the premises)	
7.1	a. Chiller, A/C ducts, AHU(s), Dampers, b. Telecom/Internet Connectivity, Lifts/ Fire Fighting arrangement and other additional amenities	
8	CAR PARKING SPACE	
8.1	a. Car parking spaces b. No of Car Parking	Reserved / Open
9	COMPLETION / OCCUPATION CERTIFICATE (Only for ready premises)	
9.1	Whether completion / occupation certificate is issued by the competent authority	
9.2	Designation of the authority which has issued the completion /occupation certificate	

10	OTHER INFORMATION	
10.1	Whether readymade office premises have been constructed and sold by the builder to any Government/ Semi-Government Institutions /Financial Institutions etc.? If so names and addresses of such clients to be given.	
10.2	No. of years in the construction line	
10.3	Details of last 5 projects completed- - Date of commencement - Date of completion - Total value	
10.4	Name and address of the banker	

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 RAILTEL.

I am aware that RAILTEL 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 Offerer)

Printed Name

Designation

Seal

Date:

Business Address: