



DELHI REGIONAL OFFICE-2
CORE-I, 2nd FLOOR, SCOPE MINAR COMPLEX,
LAXMI NAGAR, DELHI-110092
TELEPHONE:-011-22047035,22454222,22454246

TENDER FOR OFFICE SPACE ON LEASE AT GURUGRAM (NEAR SECTOR-14)

TERMS AND CONDITIONS

1. Interested Parties/Builders/Landlords/Owners including Public Sector Enterprises/ Govt. Undertakings/ Govt. Depts. with clear marketable title deeds and proper Building plan approved by the competent authority with permission from local authorities to carry out commercial activities may collect tender documents (two different forms) i.e. “Technical Bid” and “Financial Bid” along with terms and conditions, from **03/12/2017 to 26/12/2017** during office hours from the above address OR DO-XIV, 4, New Colony, above SBI Gurugram OR these forms can be downloaded from tab Tenders /RFPs on Company's website <http://www.uiic.co.in>.
2. The Terms and Conditions shall form part of the tender to be submitted by the bidder.
3. The bids should be completed in all respects and no column should be left blank. All pages of tender documents are to be signed by authorised signatory of the bidder and the bids should be duly sealed separately in two envelopes superscribed “Technical bid” and “Financial bid” and both the sealed envelopes to be put in a third envelope superscribed “Tender documents for **“Divisional Office-14, Gurugram”** addressed to the Deputy General Manager/ Regional Manager, at above address and to be received on or before 03:00 pm on **26/12/2017**.
4. The Company shall **not** be responsible for tenders lost in Transit/ Postal delay. The tender documents received after the due date and time will not be entertained. No Brokerage/Commission is payable. The Technical bids will be opened on **02/01/2018 at 3:00 pm**. in presence of bidders present.
5. **Carpet area (excluding balcony, verandah, common area, pillars, walls, staircase, toilets etc.) should be the basis for quoting rent rate per sq. ft.** Rent rate per sq. ft to be inclusive of all amenities including parking space, other conveniences, municipal taxes/ surcharges wherever to be borne by the Lessee.

Average monthly outgo (except service tax wherever applicable will be extra) per sq ft of carpet area over the entire lease period offered is the basis to find out the lowest bid.
6. **Carpet area offered should be within (-)10% or upto (+)30% of area** for which offers are invited. Initial lease period to be minimum for 9/15 years and maximum rent escalation to be upto 15% after every 3 years or upto 25% after every 5 years. Security/Deposit to be upto maximum of six months' rent. Other terms and conditions will be as per Company's standard format of lease agreement a copy of which is uploaded on Company's website with tender documents.
7. Company reserves the right to accept or reject any or all the Offers without assigning any reasons whatsoever.
