



# APPAREL EXPORT PROMOTION COUNCIL

## QUOTATION/LOI

### **Space Available for Rent on Prime Location at Tirupur-Avinashi Main Road**

Sealed Quotations/LOI in prescribed format are invited  
from Corporates, Buying Houses or Testing Labs  
for renting out  
20,000 sqft. well furnished space at 1<sup>st</sup> & 2<sup>nd</sup> floor.

**For further details :**

<http://www.aepcindia.com/resource-center?qt-resources=4#qt-resources>  
**0421-2232634 • 09442289222, aepctirupur@aepcindia.com**

The sealed Quotations/LOI should reach to The Director-Assets  
at Apparel House, Institutional Area, Sector-44, Gurgaon-122003 (Haryana)  
or Email : [tender@aepcindia.com](mailto:tender@aepcindia.com) on or before 03/07/2017 latest by 4:00 PM



QUOTATION FOR

LEASING OUT OF 1<sup>st</sup> & 2 FLOOR

AT

**AEPC KNITWEAR TECHNOLOGY MISSION**  
PALANKARAI VILLAGE & PANCHAYAT,  
AVINASHI TALUK, TIRUPUR – AVINASHI HIGHWAY  
TIRUPUR DISTRICT

**Apparel Export Promotion Council**

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

Phone: +91-0421-2232634 / 09442289222

Website: [www.aepcindia.com](http://www.aepcindia.com)



Dated: 15<sup>th</sup> June, 2017

## QUOTATION FOR LEASING OUT OF 1<sup>st</sup> & 2<sup>nd</sup> FLOOR AT KTM, TIRUPUR

Sealed Quotations /e-quotations are invited from the interested Companies/parties/Buying Houses for leasing out of 1<sup>st</sup> & 2<sup>nd</sup> Floor at KTM Building, Tirupur. The detailed floor plan is enclosed at **Annexure – 1**.

***The quotations should be submitted in the prescribed format of Letter of Intent (LOI)/Quotation as detailed in Annexure-2***

Quotation should be in proper sealed cover superscripted as **“Quotation for leasing of 1<sup>st</sup> & 2<sup>nd</sup> Floor at KTM Building, Tirupur”**.

The Quotations should be addressed to **Shri Rajiv Bhatnagar, Director-Assets, Apparel Export Promotion Council, Apparel House, Sector-44, Institutional Area, Gurgaon - 122003** so as to reach at any of the following AEPC offices latest by 4.00 P.M. on 03<sup>rd</sup> July, 2017 by post/by hand/mail at **“tender@aepecindia.com”**.

- 1 **Apparel Export Promotion Council,  
Apparel House, Institutional Area,  
Sector-44, Gurgaon – 122003**
  
- 2 **Apparel Export Promotion Council,  
No. 17-G, 40<sup>th</sup> main road,  
2<sup>nd</sup> Stage, Industrial Suburb,  
Yeswanthpur  
Bangalore-560022**
  
- 3 **Apparel Export Promotion Council,  
No. 3, 3<sup>rd</sup> Street,  
Indira Nagar, Off. Avinashi Road,  
Tirupur – 641603**

The quotations will be opened on 10<sup>th</sup> July, 2017 at 11.30 AM at **Apparel House, Sector-44, Gurgaon - 122003** in the presence of such agencies who may wish to be present.

## 1.1 Introduction

**Apparel Export Promotion Council (AEPC)**, (*Spd. by: Ministry of Textiles, Govt. of India*) holds 0.80 acre of prime location at Tirupur – Avinashi main Highway known as “AEPC Knitwear Technology Mission (KTM)”.

The AEPC KTM building was constructed during the year 2010 with all modern amenities and having 2 floors in addition to Basement and Ground floor covering built up area of 40000 sq. ft. apprx.

## 2.1 Key Features of Building

AEPC KTM Building is strategically located for Buying Houses, Testing Laboratories and Corporate Companies having the following key features:

- 1 Location at Tirupur – Avinashi Main Highway
  - Distance from Coimbatore Airport 40 KM
  - Distance from Tirupur 15 KM
  - Distance from Netaji Apparel Park (NAP) 06 KM
- 2 Building constructed during 2010 with all modern facilities
- 3 40000 sq. ft. built up area (apprx.) consisting 4 floors including basement
- 4 Open space apprx. 25000 sq. ft.

## 3.1 Proposed Area to be rented out

1<sup>st</sup> & 2<sup>nd</sup> Floor having 10000 sq. ft. built up area for each floor is available for rent. A detailed floor plan is attached at Annexure-1.

**Interested companies / Agencies / Buying Houses may quote their rates for both the floors OR single floor as per requirement**

## 4.1 Available Provisions in the premises

- 4.1.1 Open Car Parking area of 8000 sq. ft (apprx.) – suitable for 10 nos. of Cars for each floor
- 4.1.2 Two Lifts available from Ground Floor
- 4.1.3 Round the Clock Security at Main Gate
- 4.1.4 Fully furnished – ready to move office spaces (non AC)

## 5.1 Power Back-up

70 KVA Diesel Generator power backup available on chargeable basis

## 6.1 Period of Lease

The lessee may use the said premises for **Three to Five years**, which may further be extended on written request made by the lease holder at least three months in advance, prior to expiry of the lease period on the agreed terms, subject to the approval of AEPC.

## **7.1 Lock-In Period**

The lock-in period in respect of the agreement for 3 years should be **One Years** and agreement for 5 years should be **Two Years**.

## **8.1 Security Deposit**

The lessee shall pay an amount equivalent to **Six month's rent** as interest free Security Deposit.

## **9.1 Common Maintenance Charges**

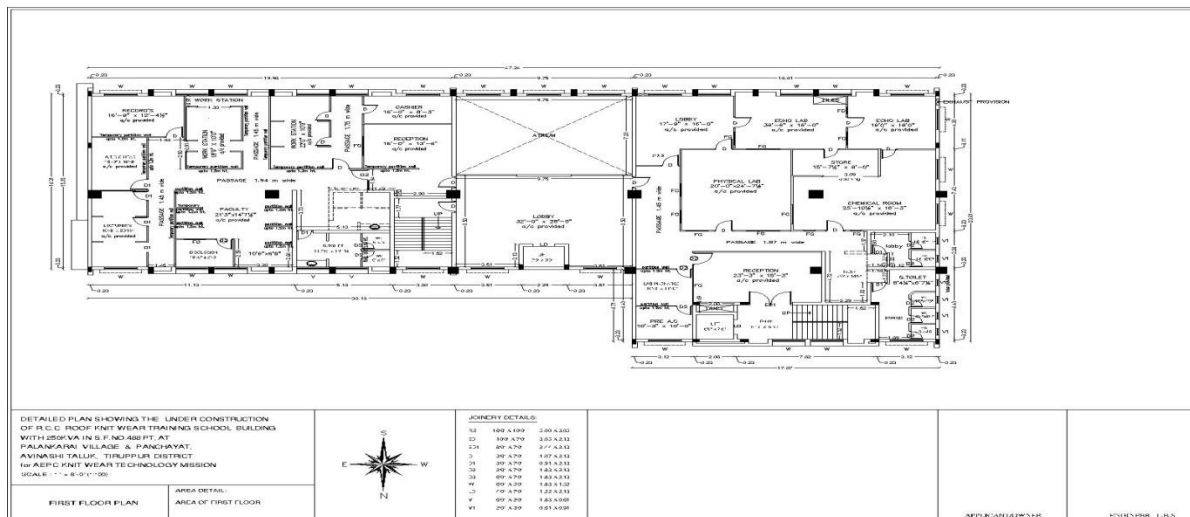
In addition to the lease rent, the lessee would be required to pay monthly Common Maintenance Charges on the leased portion for providing the round the clock security at main gate, lighting in common area, non-potable water in toilets and maintenance of lifts.

## **10.1 Electricity**

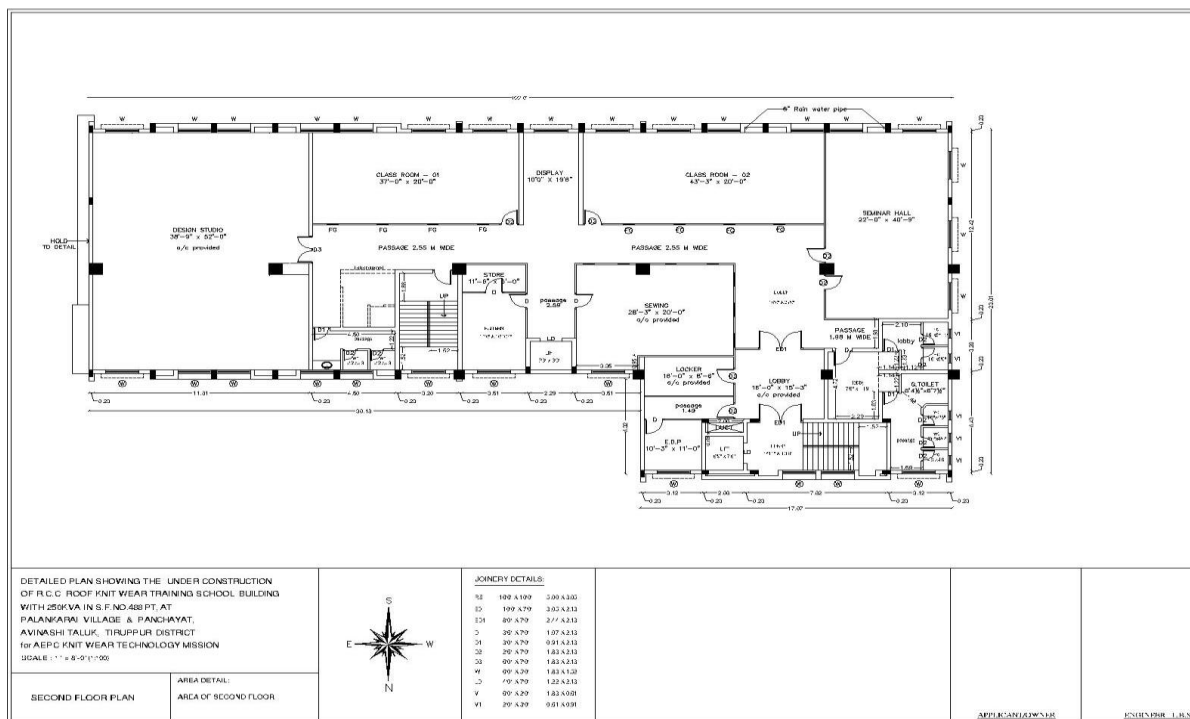
The lessee shall be liable to pay all such charges of usage to AEPC for drawal of electricity from electric meter provided exclusively for the subject premises as per bill for the electricity authority.

**FLOOR PLAN OF PROPOSED SPACE FOR RENT**

**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**LETTER OF INTENT / QUOTATION ON COMPANY LETTER HEAD**

<b>Sr. No.</b>	<b>PARTICULARS</b>	<b>LOI/Quotation</b>
1.	Detailed Address of the Property to be leased out	AEPC KNITWEAR TECHNOLOGY MISSION Palankarai Village & Panchayat, Avinashi Taluk, Tirupur – Avinashi Highway Tirupur District
2.	Area to be taken on Lease (Tick whichever is required)	<input type="checkbox"/> First floor(10,000sq. ft approx) <input type="checkbox"/> Second Floor (10,000 sq.ft approx) <input type="checkbox"/> First and Second Floor (20,000 sq.ft approx.)
3.	Lease Tenure (to be specify)	.....Years
4.	Lease Rent	Rs. ....../- per sq.ft per month. Applicable taxes would be charged extra
5.	Fit-Out/Rent-Free Period (to be specify)	
6.	Escalation in Rent	The Lease rent shall be subject to escalation @ 15% after every 3 Years on the last paid Lease rent, commencing from the rent commencement date.
7.	Interest Free Refundable Security Deposit	Equivalent to 6 months Lease Rent as an interest-free refundable security deposit in the form of Demand Draft, Pay Order & Bank Transfer.
8.	Taxes, Levies and Duties	The Intending Lessor shall alone be liable to bear and pay all the Municipal Taxes, Property Tax, Water taxes and Rates for the time being in force or as may hereafter be imposed in respect of the extant Premises
9.	Stamp Duty and Registration charges	The Stamp Duty and Registration charges in respect of the Lease Deed shall be borne and paid by Intending Lessee.
10.	Electricity & Water Charges	The electricity & water charges shall be borne by the LESSEE as per actual.
12.	Common Maintenance Charge	Monthly Common Maintenance charges should be payable as per mutual agreed rates.

Date:

Place:

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