



## **APPAREL EXPORT PROMOTION COUNCIL**

**➔ 8200 sqft**

**Space available for rent on prime location at  
D-201/ 202, Rly. Station Complex, Sanpada  
Navi Mumbai, 400705**

**➔ Site available for pre bid inspection. For  
any details kindly contact **9892110752****

**➔ Last date of submission of EOI at  
[tender@aepecindia.com](mailto:tender@aepecindia.com) by **28.08.2023****

**➔ For EOI Format and other details please  
log on to our website [www.aepecindia.com](http://www.aepecindia.com)**



EXPRESSION OF INTEREST FORMAT FOR

LEASING OUT OF SECOND FLOOR

AT

**D-201/ 202,**

**Rly. Station Complex,**

**Sanpada, Navi Mumbai**

**400705**

**Apparel Export Promotion Council**

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

**Phone No. 022-22043183,22040174,09892110752**

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

Dated: 07.08.2023



Dated: 07<sup>th</sup> August, 2023

**EXPRESSION OF INTEREST (EOI) FOR LEASING OUT AT D-201, 202, 2<sup>ND</sup> FLOOR, RLY. STATION COMPLEX, SANPADA, NAVI MUMBAI**

E-quotations are invited from the interested Companies/parties/MNCs for leasing out of unfurnished space at D-201, 202, 2nd floor, Rly. Station Complex, Sanpada, Navi Mumbai 400705

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

E-Quotation should be mailed at **tender@aepcindia.com** superscripted as **"Quotation for leasing of D-201, 202, 2<sup>ND</sup> FLOOR, RLY. STATION COMPLEX, SANPADA, NAVI MUMBAI"** latest by **28.08.2023**.

The quotations will be opened on 29<sup>th</sup> August, 2023 at 11.30 AM at **Apparel House, Sector-44, Gurgaon - 122003** in the presence of such agencies who may wish to be present.

## 1. Introduction

**Apparel Export Promotion Council (AEPC)**, (*Spd. by: Ministry of Textiles, Govt. of India*) having 8200 sq. ft. carpet area office space at **D-201, 202, 2<sup>nd</sup> floor, Rly. station complex, Sanpada, Navi Mumbai**

## 2. Key Features of Premises

The Raheja Chambers Building is in a prime location on Sanpada Railway Station Complex and suitable for MNCs, Corporate, Institutions, Companies etc. having the following key features:

- ❖ Distance from Inorbit Mall(Vashi) 2 km
- ❖ Distance from Sanpada Bus Stand 5 Minutes' walk
- ❖ Distance from Railway Station (Sanpada) 2 Minutes walk
- ❖ Distance from Chhatrapati Shivaji International Airport - Andheri 40 Km
- ❖ Distance from New Navi Mumbai Airport (under construction) 20 Km

## 3. Proposed Area to be rented out

- 8200 Sq. Ft. unfurnished area at Second Floor (premises would be available for lease from 3<sup>rd</sup> week of October, 2023)

#### **4. Available Provisions in the premises**

- ✓ Parking for vehicles available with CIDCO as per requirement
- ✓ Round the clock Security, Safety and Maintenance of the premises
- ✓ Round the clock Water Supply
- ✓ Peaceful and calm area
- ✓ Building surrounded with lush green trees
- ✓ Easily approachable from Mumbai Satara Highway

#### **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. The premises would be available for lease from 3<sup>rd</sup> Week of October, 2023

#### **7. Common Maintenance Charges**

Common Area Charges of Rs. 2/- per sq. ft. per month (monthly Rs. 19876/- + ST) Shall be paid by **Lessor** on actual as charged by CIDCO (Rs. 267992/- yearly)

#### **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**

The **lessee** shall be liable to pay Water Charges to concerned authority

#### **10. Property Tax**

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

#### **11. Minimum Lease Rent**

The minimum lease rent rate should be Rs. 50/- per sq. ft. per month + GST for 8200 sq. ft. area

## **12. Right of First Refusal**

AEPC reserves the right to provide the existing tenant, the provision to the right of first refusal in case any bidder quoted the rate over & above the rates quoted by the existing tenant. i.e the existing tenant may be allowed to continue the tenancy if they are willing to match (or quote above) the highest quoted rates.

## **13. EOI Format**

The Interested Companies/MNCs/Firms/Institutions may submit their EOI at [tender@aepecindia.com](mailto: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 | <b>D-201/ 202, Rly. Station Complex, Sanpada, Navi Mumbai, 400705</b>   |
| 2.     | Area to be taken on Lease                         | 8200 Sq. ft. (unfurnished)  |
| 3.     | Lease Tenure (to be specify)                      | .....Years (between three to five years)  |
| 4.     | Lock-in-period                                    | .....Years  |
| 5.     | Lease Rate  | Rs. ....../- per sq.ft per month + GST. (minimum rate of Rs. 50/- 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)



















