

## **EXPRESSION OF INTEREST FOR OFFICE SPACE**

KSIDC proposes to acquire office space on outright purchase basis with clear and unambiguous title deeds or on long term lease basis for a minimum period of 10 years for setting up its Corporate Office therein and seeks expressions of interest from owners and authorized agents.

The requirement is for around 25000 to 70,000 sq. ft. preferably in a standalone building either a ready for possession premise or in final stages of completion of construction. The building should project a professional and aesthetically pleasing appearance and should be earmarked and constructed for office use. There should be sufficient car parking to match the area.

The offered space must be available in a building situated within the main commercial area in Ernakulam from Palarivattom (along the Metro train route) upto Pallimukku, Sahodharan Ayyappan Road, and Palarivattom Bypass upto Vyttila.

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

1. Suitability of location of the premises
2. Premises offering better amenities
3. Premises offering additional parking space
4. Premises that can be made ready for fit out within 3 months for possession and occupation with all necessary permissions and approvals in place within 9 months.

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, copy of title deed, 4 photographs of building from all sides and location sketch etc.

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

Interested parties should write to:

The Managing Director  
Kerala State Industrial Development Corporation Ltd.(KSIDC)  
2<sup>nd</sup> Floor, Choice Towers, Manorama Jn.,  
Kochi - 682016

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 KSIDC. No brokerage will be paid by KSIDC. KSIDC has not engaged any agents for purchase of building.

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 KSIDC. Selected organization will be informed subsequently to submit the detailed technical offer and financial offer along with terms and conditions.

Notwithstanding anything contained above, KSIDC 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.

Queries, if any, may be addressed to: General Manager at [ksidcgmkochi@gmail.com](mailto:ksidcgmkochi@gmail.com)

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## EXPRESSION OF INTEREST FORM

To  
The Managing Director  
Kerala State Industrial Development Corporation Ltd.(KSIDC)  
2<sup>nd</sup> Floor, Choice Towers, Manorama Jn.,  
Kochi - 682016

Sir,

**Sub: Expression of Interest Offering Office Premises on Outright Purchase Basis or on long term lease basis for a minimum period of 10 Years at Ernakulam, Kochi.**

This offer is with reference to the advertisement released in the press/put up in the Tenders section of Kerala State Industrial Development Corporation (KSIDC) website [www.ksidc.org](http://www.ksidc.org) for taking office space on outright purchase **or on long term lease basis for a minimum period of 10 Years**, basis.

The details of the premises offered are as under:

### DETAILS OF THE PREMISES OFFERED

S.No.	Particulars	Details
<b>1</b>	<b>Details of Vendor/Firm/Builder/Owner/Representative</b>	
1.1	Name	
1.2	Address & Phone 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.	IncorporationDate: Ref: CommencementDate: Ref:
1.5	Permanent Account Number (PAN ) & TAN	
1.6	Valid GSTRegistration No.	

1.7	Name & Designation of the contact person to whom all references shall be made regarding this EOI.	
<b>2. Details of Property</b>		
2.1	Location & Address of the property	
2.2	Extent of Land on which property is situated	
<b>3 Building</b>		
3.1	Type of Building: (Commercial)	Commercial
3.2	Type of Construction: (Load Bearing/RCC/Steel framed)	Load Bearing/RCC
3.3	Floor to Floor height	
3.4	Area of premises offered per unit a) Super built up area Built-up Area Carpet area	Sq. ft. Sq. ft. Sq. ft.
<b>4. Age/Condition of the Construction/Building</b>		
4.1	Newly constructed (within 2 years)	
4.2	Old construction - mention year of completion	
4.3	Under-construction – date of handover for fit out. Date of obtaining Completion Certificate.	
<b>5. Details of Boundaries and Adjacent Building</b>		
5.1	Boundary of the property North East South West	
<b>6 CAR PARKING SPACE</b>		
6.1	Covered Open	
<b>7 Completion/Occupation Certificate (Only for ready premises)</b>		
7.1	Whether completion/occupation certificate is issued by the competent Authority.	

7.2	Designation of the authority which has issued the completion /occupation certificate	
<b>8.</b>	<b>Other Information – if the owner is in construction /real estate industry</b>	
8.1	No. of years in the construction Industry.	
8.2	Details of last 4-5 projects completed- Date of commencement Date of completion Total value	
8.3	Name and address of the Banker	
<b>9</b>	<b>OFFER</b>	
9.1	<b>If the building is offered on lease</b>	
	Rate / Sq.ft/month :	
	Separate rate if any for car park (rate / sq.ft/month) :	
9.2	<b>If the building is offered for sale</b>	
	Rate / Sq.ft :	
	Separate rate if any for car park (rate / sq.ft ) :	

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 KSIDC.

I am aware that KSIDC 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 self/authorised signatory)

Name

Designation

Date: