



***Expression of Interest for (EOI) for***

**Renting of Office Space at GIFT City, Gandhinagar**

**Tender No. GMDC/Power/22/23-24**

March 2024

**Gujarat Mineral Development Corporation Limited**

(A Government of Gujarat Enterprise)

CIN No. : L14100GJ1963SGC001206

Khanij Bhavan, 132 ft. Ring Road, Nr Gujarat University Ground, Vastrapur,  
Ahmedabad- 380052 India



**Gujarat Mineral Development Corporation (GMDC)  
(A Government of Gujarat Enterprise)**

Khanij Bhavan, 132 ft. Ring Road, Near Gujarat University Ground,  
Vastrapur, Ahmedabad- 380052 India

**Expression of Interest (Eoi) for Renting of Office Space at GIFT City, Gandhinagar**

GMDC requires office space admeasuring carpet area (net) of approx. 3500-4000 Sq ft at GIFT City, Gandhnagar for its power division. EOI is hereby invited from parties willing to let premises on rent to GMDC. Committee will examine all proposals and select the one meeting its requirements the best. Interested parties can download the EOI document from GMDC website (<http://www.gmdcltd.com>) and submit their proposals on E-procurement website <https://gmdctender.nprocure.com>

**General Manager (Power & Purchase)  
GMDC**

## DISCLAIMER

This EOI Document is issued by Gujarat Mineral Development Corporation Ltd (GMDC) (hereunder called "Authority"/ "GMDC") for inviting proposals from prospective parties interested in providing properties on rental basis at GIFT city.

This EOI is not an agreement and its purpose is to provide the prospective parties with information to assist in the formulation of their proposals. While this document has been prepared in good faith with due care and caution, GMDC does not accept any liability or responsibility for the accuracy, reasonableness or completeness of the information, or for any errors, omissions or misstatements, negligent or otherwise, relating to this Document or any other reference document mentioned, implied or referred herein. This EOI Document may not be appropriate for all persons. It is not possible for GMDC to consider the objectives, financial situation and particular needs of each Proposer who reads or uses this EOI Document. Each Proposer should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this EOI and where necessary obtain independent advice from appropriate sources.

Proposers should carefully examine and analyze the EOI Document and bring to the notice of GMDC any error, omission or inaccuracies therein that are apparent and to carry out its own investigation with respect to all matters related to the captioned subject, seek professional advice on technical, financial, legal, regulatory and taxation matters and satisfy himself of consequences of entering into any agreement and / or arrangement relating to the captioned subject resulting from the EOI process. GMDC and its employees make no representation or warranty, express or implied, and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the information contained in the EOI Document or in any material on which this EOI is based or with respect to any written or verbal information made available to any Proposer or its representative(s).

GMDC may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this EOI Document as per its requirements. GMDC reserves the right not to proceed with the EOI process, to alter the timetable reflected in this document or to change the process or procedure to be applied. It also reserves the right to decline to discuss the EOI process further with any party submitting a Proposal. No reimbursement of cost of any type will be paid to persons, entities submitting a Proposal/Proposal.

The Proposer shall bear all costs associated with or relating to the preparation and submission of its Proposal including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by GMDC or any other costs incurred in connection with or relating to its Proposal, regardless of the conduct or outcome of the proposal process.

**Expression of Interest (Eoi) for Renting of Office Space at GIFT City, Gandhinagar**

No.	Particular	Description
1	Introduction	<p>Gujarat Mineral Development Corporation Ltd (GMDC) is the leading Public Sector Mining and Minerals Company of the Government of Gujarat with operational experience spanning over 50 years. GMDC’s product portfolio spans across mining, value added products and power. Its power portfolio includes clean energy sources such as solar and wind besides thermal power.</p> <p>GMDC is currently undergoing a transformation journey. It aims to enhance the size, productivity and efficiency of its current lignite mining operations and is undertaking a number new projects in the area of coal, power, metals etc.</p> <p>The power division of GMDC is currently operating lignite based 2 X 125 MW (250 MW) Akrimota Thermal Power Station (ATPS) at village Nani Chher (Lakhapat Taluka) in Kutch, Gujarat. Further it has also established solar and wind power projects.</p> <p>Currently the GMDC power division is operating from GMDC Corporate office at Khanjij Bhavan, Ahmedabad. There is a need to shift this division to a separate premises due to space constrains at the head office. Also as part of corporate transformation strategy, power sector is being strengthened and could be significantly expanded. Finally there is need to create a separate identify for power division for strategic reasons.</p> <p>GMDC is hence planning to establish a small office at Gandhingar in GIFT city due to high quality of office infrastructure and corporate branding opportunities. For this purpose it requires Furnished/unfurnished office space admeasuring carpet area (net) of approx. 3500-4000 Sq ft in GIFT City outside the SEZ area.</p> <p>EOI is hereby invited from parties willing to let premises on rent to GMDC may respond to this Eoi. Committee will examine all proposals and select the one meeting its requirements the best</p> <p>The received Proposals will be evaluated against the requirements of GMDC against criteria mentioned by evaluation committee. The EOI representing the property which meets GMDC’s requirements’ best will be accepted.</p>

2	Required Property Details	<ol style="list-style-type: none"> <li>1. GIFT City, Gandhinagar outside SEZ</li> <li>2. Furnished/unfurnished office space admeasuring carpet area (net) of approx. 3500-4000 Sq ft in GIFT City outside the SEZ area in good condition.</li> <li>3. Property must have its own unshared wash area facility, electricity connection, door and access.</li> <li>4. Building should have fire mitigation, lift and other facilities.</li> <li>5. Property should be free from any litigation and there should not be any history of illegal activities at the premises.</li> <li>6. Any taxes such as property tax and building maintenance charges should not be outstanding.</li> <li>7. The space should have adequate natural lighting, aesthetic appearance, and ideally regular shape.</li> <li>8. The entire office space/premises offered to be located on a single floor</li> <li>9. Dedicated car parking as available</li> </ol>
3	Tender Fee	<p>Rs. 5,000/- (Rupees Five Thousand Only) plus GST @ 18% aggregating to <b>Rs. 5,900/-</b> payable by Demand Draft/digital mode payment drawn in favor of "GMDC Ltd." payable at Ahmedabad. Please note if payment is made through digital mode, kindly submit the receipt of the same in the attached documents. RTGS details for payment (Annexure C):  ICICI Bank, Ahmedabad Branch,  Account Number: 002405019379  IFSC: ICIC 0000024</p> <p>Relaxation in terms of submission of tender processing fee shall be given to the bidder who is holding valid certificate issued under the MSME Act, 2006 on the date of submission of tender.</p>
4	Period of Rent and Rent escalation	<p>GMDC shall take the premises on rent for a period of Three Years and period can further extended for another three years on sole discretion of GMDC</p>
5	Instructions on how to submit EOI Proposal	<p><b>Technical Proposal:</b> In the form of sealed envelope with supporting documents clearly marking the same as "<b>Technical Proposal</b>" and in hard copy on or before Dt: 06/04/2024 till 14:00 hrs to following address.</p> <p>General Manager (Power Divison),  Gujarat Mineral Development Corporation,  Khanij Bhavan, 132 ft. Ring Road,  Nr Gujarat University Ground, Vastrapur,  Ahmedabad- 380052 India</p>

		<p><b>Price Proposal</b> shall be submitted online only by 06/04/2024 till 14:00 hrs</p> <p><b>Price Proposal:</b> In the form of only online submission of Price Proposals (on <a href="https://www.gmdctender.nprocure.com">https://www.gmdctender.nprocure.com</a>) quoting the Monthly rent for providing Premises on Rent. Price Proposals made offline shall lead to rejection of the proposal. A proposal format (only for guidance) is placed at Annexure 3.</p>
6	Pre – proposal Queries	Any queries relating to the EOI can be sent by e mail to 26/03/2024 by 5 pm on assharma@gmdcltd.co.in. GMDC shall endeavour to answer all queries received and put them up in the GMDC website and the E-procurement website (nProcure).
7	Pre -Qualifications Criteria	As per Annexure I
8	EOI Validity Period	180 days from the submission date
9	Right of Authority to accept or reject any EOI	The Authority reserves rights to accept or reject any or part of any EOI/ entire EOI or all the EOIs without assigning any reason thereof and / or not to proceed ahead in the EOI process at any stage without assigning any reason thereof.
10	Evaluation of Offers	The process of Evaluation of Proposals will be as per method described in Annexure 2.
11	Technical Proposal Documents to be submitted	<ul style="list-style-type: none"> <li>(i) Details of Proposer in terms of Name of the Owner and PoA holder, if any, Contact details, PAN Card,</li> <li>(ii) Registration details of the premises</li> <li>(iii) Description of the premises in terms of Address of the premises, Net Carpet Area, Name of the owner, Since how long current owner owns it</li> <li>(iv) Essential property documents</li> <li>(v) Documentary proof that the offered premises comes under the scope of Commercial activity.</li> <li>(vi) Any other document/information which enhance credentials</li> <li>(vii) Copy of this EOI signed on all pages.</li> <li>(viii) Demand Drafts for EOI Fee and EMD</li> <li>(ix) The premises shall be preferably freehold. If it is leasehold, details regarding lease period, copy of lease agreement, initial premium and subsequent rent shall be furnished and permissibility of sub-leasing shall be established (Self certified copies of such documents to be enclosed along with the Technical Bid)</li> </ul> <p>Authority retains right to call for any clarification or missing documents from any proposer. All documents should be signed by the Authorised signatory.</p> <p>More than one property can be proposed by the Proposer and information on all such properties can be given.</p>

12	Rental Price Considerations and Payment Terms	<ol style="list-style-type: none"> <li>1. Rent will remain unchanged for a period of 3 years if renewed and after 3 years it will be increased by 15% at the end of completion period of every 3 years.</li> <li>2. Total Monthly Rent quoted should be inclusive of all society outgoings /common maintenance charges, property tax, or any other charges of whatsoever nature which is / becomes applicable on the property.</li> <li>3. The rent to be quoted shall be exclusive of GST applicable on the rent. GMDC would pay GST (at the applicable rates) over the rent amount. No other amount would be payable by GMDC. Further it may be noted that while making payment of rent to the owners, GMDC would deduct TDS (as applicable).</li> <li>4. The rental for premises shall be paid at the end of every month through bank transfer with any applicable taxes.</li> <li>5. GMDC shall pay only two months rent as refundable deposit.</li> <li>6. More than one property can be proposed by the Proposer</li> </ol>
13	Misc conditions	<p>The office premises that meet any of the descriptions below will not be considered:</p> <ol style="list-style-type: none"> <li>(i) Non-Commercial Building</li> <li>(ii) Without approval from the local statutory authority regarding building plan and construction therein</li> <li>(iii) Under construction premises</li> <li>(iv) Properties in any dispute and/or litigations</li> <li>(v) Office space on upper floor having no lift facility or a lift facility without power backup.</li> <li>(vi) Unsafe/unclean/unhygienic premises</li> </ol>
14	Evaluation Process	<p>The preliminary shortlisted bidders will be informed by GMDC for arranging site inspection of the offered premises. The inspection team will ascertain the suitability of the premises offered in accordance with GMDC's requirement, viz., locality of the proposed site, area of the premises offered, condition and orientation, amenities &amp; other facilities provided (like lift, power back-up etc) and other essential requirements.</p>
15	Terms	<ol style="list-style-type: none"> <li>a. Proposers other than owner or its POA holder will not be allowed to bid and its proposal will not be considered</li> <li>b. Properties not meeting requirements of GMDC may not be taken into consideration</li> <li>c. Price should be provided only at <a href="https://gmdctender.nprocure.com">https://gmdctender.nprocure.com</a>. <b>Prices should not be given in physical forms along with Technical Bid in physical form.</b></li> </ol>

## Annexure 1: Evaluation of the EOI

### 1. Evaluation of Technical and Price Proposals

- GMDC shall only examine and evaluate only those Technical Proposals which are received in time and accompanied by stipulated documents. Technical Proposals need to have been received in time physically at the stipulated address.
- The Technical Proposals shall be evaluated to assess whether the Proposer has submitted all required documents. Only Proposals meeting broad requirements will be taken to the next stage of technical Proposal evaluation for determining the Technical Score.
- GMDC shall examine and assign a Technical Score (TS) to each pre-qualified Technical Proposal as per Technical Marking System provided in next section.
- The Proposals of the Proposer determined to be responsive, meeting Pre-Qualification criteria and securing minimum score of 60 in **Technical Score** shall be declared Technically Qualified Proposals (the “Qualified Proposals”/ “Qualified Proposer”).
- The Price Proposals of only Qualified Proposals shall be opened. Evaluation of Price Proposals of only Qualified Proposals shall be carried out and a Price Score shall be assignment as per formula provided below.

$$\text{Price Score (PS)} = 100 \times L1/Ln$$

Where;

L1 is the Monthly rental fee quoted by the Lowest Proposer

Ln is the Monthly rental fee quoted by Proposer being evaluated.

Thus, L1 shall get 100 Price Score and others shall get proportionate price score. For instance, the Proposer quoting double the L1’s price shall get Price Score of  $100 \times 1/2 = 50$  and so on.

- The Technical Score and Financial Score obtained by the Proposer shall be combined as per the formula provided below in 70:30 ratio of Technical to Price Score. The Proposer achieving “Highest Composite Score” shall be generally declared as Preferred Proposer (the “Preferred Proposer”) and considered for award after following the due process.

$$\text{Composite Score (CS)} = [\text{Technical Score (TS)} \times 70\%] + [\text{Price Score (PS)} \times 30\%]$$

### 2. Technical Score Criteria

The Technical Score of the Proposer shall be evaluated by giving appropriate weight to the following factors:

- a. Location and access
- b. Size, shape and orientation
- c. Property condition and amenities
- d. Opportunities for energy saving
- e. How closely it meets GMDC’s corporate objectives of branding

**Annexure 3: Format of Online Price Proposal**

**(To be submitted online only at nProcure.gmdc.com)**

Date:

To

General Manager (Power)

Gujarat Mineral Development Corporation

**Ahmedabad**

**Sub: EOI for Renting of Office Space at GIFT City, Gandhinagar**

Dear Sir,

We have examined the EOI conditions. Our Rental fees for our Property is follows:

**Address of the Premises:**

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**Rental for the Property**

Sr. No.	Property Address in short	Super built Area of Premises (Sq Feet)	Net Carpet Area of Premises (Sq Feet)	Total Monthly Rental of the Property (Rs)

**Notes:**

- The above Rental is exclusive of GST. The applicable GST shall be paid over and above this amount at the prevailing GST rates.
- Brokers are not allowed to participate.

Assuring best of our services,

Yours Sincerely,

**Sign of Authorised signatory**