



*(A Joint Venture of KINFRA & Rubber Board)*

**Expression of Interest**  
**EoI No. RP/ADM/EoI/01(R2)/2024**  
**PART I**

For leasing out of Built-up space in Fifth Floor of Penta Tower,  
Kaloor, Cochin – 682 017  
owned by  
**Rubber Park India (P) Ltd (RPIPL).**

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## SECTION-I

### **NOTICE INVITING EXPRESSION OF INTEREST**

The Managing Director, Rubber Park India (P) Ltd. invites Expression of Interest **EoI No. RP/ADM/EoI/01(R2)/2024 dt. 04.10.2024** in two cover (Technical and Financial) for leasing out of Built up space 171.10 sqmtr at Fifth Floor of Penta Tower, Kaloor, Cochin– 682 017 owned by Rubber Park India (P) Ltd. in the prescribed Performa, from competent, experienced, technically and financially sound Bidders, who fulfill the eligibility criteria prescribed in Clause 1.0.

#### 1.0 Eligibility Criteria

The following organizations are eligible to submit their bids:

- a) Public Organizations, which, for the purpose of renting, shall mean–
  - (i) Central/State Government offices
  - (ii) Central/State PSUs and their subsidiaries/joint ventures.
  - (iii) Autonomous bodies/ Boards/ Councils/ Commissions/ Statutory bodies/Regulatory bodies etc.
  - (iv) Constitutional bodies, Judicial & Quasi-Judicial bodies
- b) Scheduled Banks, Insurance Companies both Governments owned as well as Private..
- c) International bodies, and
- d) Reputed Private Organizations with annual turnover of not less than Rs.25 Crores

2.0 Bid form consisting of eligibility criteria, terms and conditions, and the Proforma of the EOI can be had from the office of Rubber Park India (P) Ltd, 2A, Kautileeyam, Valayanchirangara – 683 556 from 10.00 hrs to 17.00 hrs on all working days (MON – FRI) or can be downloaded from the website : [www.rubberparkindia.org](http://www.rubberparkindia.org). Bidder can submit bids by downloading the bid document from website.

3.0 Details for obtaining bid forms, receipt and opening there of shall be as follows:-

<b>SN</b>	<b>Stage</b>	<b>Date and Time</b>
A	Last date for issue of bid form	18.10.2024, 13.00 hrs
B	Date/Time/Venue of pre-bid meeting	08.10.2024 at 11.00 AM at the office the Rubber Park, 2A, Kautileeyam,Valayanchirangara
C	Last date and time for receipt of sealed bids	Upto 15.00 hrs on 18.10.2024
D	Time and date for opening of Technical Bid	At 15.30hrs on 18.10.2024

4.0 Financial bid shall be opened only of those bidders who qualify in Eligibility-cum-Technical bid.

5.0 In case of the attested copies of the documents/testimonials/certificates original copies thereof should be produced on demand.

6.0 The bid in which any of the prescribed conditions are not fulfilled is liable to be summarily rejected.

7.0 Canvassing in any form whether directly or indirectly, in connection with the bids is strictly prohibited and shall be liable to rejection.

8.0 RPIPL does not bind itself to accept the highest or any other bid, and reserves itself the right to reject any or all the bids at its discretion or without assigning any reasons.

9.0 No conditional bid including conditional rebate shall be accepted. Conditional bid will be liable to be summarily rejected.

10.0 The bid forms shall not be issued by post/courier. Further, Bids shall be received by post/courier/by hand.

11.0 For any doubts and clarifications regarding EOI document please contact the office of Rubber Park Ph # 0484- 2655538/2655548, or E mail us at : [md@rubberparkindia.org](mailto:md@rubberparkindia.org).

12.0 The site or Area means the vacant space or any area which is to be given on rent on as is where basis without any partitions, fixtures or furniture. Bidders are advised to visit the site/location of their interest before hand.

13.0 Any addition/alteration needed by Lessee will have to be done by Lessee at his own cost after getting prior approval from RPIPL and without causing any damage to the structure.

**Place : Irapuram**  
**Date : 04/10/2024**

**Managing Director**  
**Rubber Park India (P) Ltd**  
**2A, Kautileeyam**  
**Valayanchirangara –683556**

## SECTION-II

### GUIDELINES TO BIDDERS

#### 1. DEFINITIONS

- a) The **Contract** means the documents forming the EOI document and acceptance thereof and the formal agreement executed between the RPIPL and the bidder, together with the documents referred to therein including these conditions and all these documents taken together, shall be deemed to form one contract and shall be complementary to one another.
- b) The **Site or Area** shall mean the vacant space or any area which is to be given on rent.
- c) The **BIDDER** shall mean eligible organization bidding for the space to be taken on rent under the contract and shall include the legal personal representative or such individual or the persons duly authorized to represent such eligible organizations.
- d) The RPIPL shall mean Rubber Park India (P) Ltd (A joint of KINFRA & Rubber Board) having its registered office at 2A, Kautileeyam, Valayanchirangara, Ernakulam 683556 and shall include their legal representatives, authorized employees and permitted assigns.
- e) Where the context so requires, words imparting the singular only also include the plural and vice versa. Any reference to masculine gender shall whenever required include feminine gender and vice versa.

#### 2. SCOPE OF TENDER

- a) RPIPL intends to lease out the built up space in the building on rent basis to the organizations as mentioned in Para 2 of Section-I. Tentative requisite details of the vacant space are available at SECTION VI. The likely usage for which the said built up space may be put to use is for office purpose and related works, training institutes etc. However, the Bidder is required to actually visit the site and its locality to gather all the requisite information for quoting his rates.
- b) Preferably, the initial leasing period will be five years with escalation in rent after every year provided that such escalation shall be with a minimum of 5% increase in rent per annum of the last rent paid at the time of such revision. Agreement is to be made as per RPIPL and may be negotiable on mutual consent to the extent necessary subject to the approval of the Competent authority.

- c) The Bidder shall sign lease agreement for the built up space within 15 days from the acceptance of his bid. The registration charges of the lease agreement shall be met by the bidder.
- d) The lease agreement has to be registered at the Sub Registrar Office, Ernakulam.

### **3. DECLARATIONS**

The bidder shall be required to furnish the declaration as per **Section IV** along with the bid.

### **4. BID/ EOI DOCUMENTS**

The appraisal requirements, bidding procedures and contract terms and conditions are prescribed in the EOI Documents. The Bid / EOI documents include the following:

- |                                       |              |
|---------------------------------------|--------------|
| (a) Notice Inviting EOI               | Section-I    |
| (b) Guidelines to Bidders             | Section-II   |
| (c) Commercial Conditions of Contract | Section-III  |
| (d) Declaration                       | Section-IV   |
| (e) Bid Forwarding letter             | Section-V    |
| (f) Details of Locations              | Section-VI   |
| (g) Standard Lease Agreement          | Section-VII  |
| (h) Technical Bid                     | Section-VIII |
| (i) Price Schedule (Financial Bid)    |              |

The Bidder is expected to examine all instructions, forms, terms and conditions in the EOI Documents. Failure to furnish any information required as per the EOI Documents or incomplete submission of the bids document in any respect shall be at the bidder's risk and may result in rejection of the bid.

### **5. MISCELLANEOUS**

- a. The Bidder must use only the prescribed Proforma for the bid document issued by RPIPL

- b. Submission of the bid by a Bidder would imply that the Bidder has carefully read, understood and agreed to the terms and conditions contained in the bid document.
- c. The bid shall remain open for acceptance for a period of 120 (One hundred and twenty) days from the last date fixed for submission of the bids, which may be extended, if required, by mutual agreement and the Bidder shall not cancel, alter terms and conditions or withdraw the offer during this period.
- d. This bid document shall form a part of the lease agreement.
- e. If the date fixed for opening of bids is subsequently declared as holiday by the RPIPL, the revised date will be notified. However, in absence of such notification, the bids will be opened on next working day, time and venue remaining unaltered.
- f. Any clarification issued by RPIPL. in response to queries raised by prospective bidders shall form an integral part of Bid Documents and it may amount to amendment of relevant clauses of the Bid Documents will be published in our website :[www.rubberparkindia.org](http://www.rubberparkindia.org)
- g. If the Lessee wants to extend the period of lease after a period of five years, he should inform the Lessor in writing three months before the expiry of the period of the lease. The Lessor may extend the period of lease on fresh terms and conditions including enhanced rent for the extended period of lease and the same shall be registered by a fresh lease deed.

#### **6. METHOD OF APPLICATION**

- a) Over-writing should be avoided. Correction, if any, should be made up by neatly crossing out, initialing, dating and rewriting. Correction fluid/tape should not be used.
- b) The Bidder or his authorized representative shall sign and put his seal on each page of the EOI document before submission in token of acceptance of the terms and conditions of the bid.

#### **7. SUBMISSION & OPENING OF BIDS AND VALIDITY THEREOF:**

- a) The Bid shall be in two bid system.
- b) The Bid to be submitted in the sealed envelopes in the following manner:-
  - i. The third envelope (sealed) super scribed thereon “Leasing out of Built up space at Fifth Floor Penta Tower, Kaloor, Cochin.”should contain the following two envelopes.



- ii. The first envelope (sealed) superscribed thereon “Eligibility details” should contain the, EoI document signed and stamped on each page along with Declaration as prescribed in the terms & conditions of the bid document, details in the prescribed proforma – Technical Bid & attested copies of the documents/ testimonials/certificates meeting the eligibility conditions.  
SECTION VIII
  - iii. The second envelope (sealed) superscribed thereon“ Financial Bid“ should contain financial bid in the prescribed Proforma (attached separately).
  - iv. Any deviation from the above manner shall render the bid liable for rejection.
- c) The bidders should submit their bid on the prescribed time and date at the address mentioned below:
- “The Managing Director, Rubber Park India (P) Ltd. 2A, Kautileeyam,  
Valayanchirangara, Ernakulam – 683 556”**
- d) Any bid received after the prescribed deadline of date and time shall not be opened and summarily rejected.
  - e) The Eligibility-cum-Technical Bid will be opened in the presence of the representatives of the bidders at **15.30 hrs.** on the last date of receipt of the bids.
  - f) Financial bid shall be opened on a later date which will be intimated only to those bidders who qualify in Eligibility-cum- Technical bid .
  - g) A maximum of two representatives for any bidder shall be authorized and permitted to attend the bid opening.

**8. CHECK LIST OF THE DOCUMENTS TO BE SUBMITTED IN BID:**

- a) Eligibility cum Technical Bid:
  - i. Declaration in the prescribed Proforma as in Section IV.
  - ii. The prescribed bid document with each page duly signed by the authorized signatory with seal in token of acceptance of its terms and conditions as stated above.
  - iii. Proof of eligibility i.e.

- A. For Central and State govt. departments, PSUs, autonomous bodies, semi govt. bodies & scheduled banks, Insurance companies etc – A statement on the letter head of the department / company giving details about their organization.
  - B. For international bodies - A statement on the letter head of the company giving details about their affiliation with UN or any other international organization.
  - C. For reputed private companies – Certificate of incorporation, Income tax returns along with balance sheets duly authenticated by the CA for the last three years.
- b) Financial Bid:-The Bidder shall give the rent as listed in the Price schedule and the rent indicated shall be exclusive of GST, electricity, water, taxes and operational & maintenance (O&M) charges in the proforma attached separately.

The operational & maintenance charges (O&M) of various amenities like Security, Housekeeping of common areas, DG set, sewage disposal etc shall be borne by lessees as fixed by the Penta Tower Owners Association and shall be directly paid to the Association.

## **2. SECURITY DEPOSIT**

- i. The Successful Bidder shall furnish the RPIPL an amount equal to 6 months average rent as interest free security deposit to the RPIPL in the form of Demand Draft drawn on Scheduled Bank in favour of The Managing Director, Rubber Park India (P) Ltd after the receipt of the LOI and shall execute the lease agreement and get registered at respective sub registrar office within 15 days of receipt of LOI.
- ii. The proceeds of the Security Deposit shall be payable to the RPIPL as compensation for any loss resulting from the Lessees failure to discharge its obligations under the lease agreement.
- iii. The Security Deposit will be discharged by the RPIPL after successful completion of the lease period.
- iv. The Lessee shall make good the damages occurred to the building or any other structures, fixtures, fittings etc and in case the Lessee fails, the Lessor shall arrange for the repair / replacement and cost involved shall be recovered from the security deposit.

#### **10. EVALUATION OF BIDS:**

The evaluation and comparison of bids shall be based on the rentals offered in the Price Schedules.

#### **11. RPIPL'S RIGHT TO ACCEPT/REJECT ANY OR ALL BIDS**

RPIPL reserves the right to accept or reject any bid, and to annul the bidding process and reject all bids, at any time prior to award of lease without assigning any reason whatsoever and without thereby incurring any liability to the affected bidder or bidders on the grounds of RPIPL's sanction.

#### **12. ISSUE OF LETTER OF INTENT (LOI)**

- i. The issue of an LOI shall constitute the intention of the RPIPL to enter in to an agreement with the bidder for leasing the premises.
- ii. Within 15 days of issue of the LOI, the bidder shall give its acceptance along with Security Deposit in conformity with terms of bid document.

#### **13. SIGNING OF LEASE AGREEMENT**

- i. The issue of LOI followed by acceptance by the bidder(s) shall constitute the award of lease to the bidder(s). Lease agreement as per **Section VII** shall be signed and registered at the office of the Sub Registrar, Ernakulam within 15 days from the date of receipt of LoI.

**SECTION III**  
**COMMERCIAL CONDITIONS OF CONTRACT**

**1. TERMS & CONDITIONS**

The general terms and conditions of lease are given in Proforma Lease Agreement provided in Section VII.

**2. LIQUIDATED DAMAGES**

Should the Lessee fail to perform contractual obligations including payment of monthly lease rent within the period prescribed, the RPIPL shall be entitled to recover amount with interest at the rate of 10.50% for the period of delay. Quantum of liquidated damages assessed and levied by the RPIPL shall be final and not challengeable by the Lessee

**3. FORCE MAJEURE**

- i. If, at any time, during the continuance of this lease, the performance in whole or in part by either party of any obligation under this lease is prevented or delayed by reasons of any war, or hostility, acts of the public enemy, civil commotion, sabotage, fires, floods, explosions, epidemics, quarantine restrictions, strikes, lockouts, or act of God (hereinafter referred to as events) provided notice of happenings of any such eventuality is given by either party to the other within 3 days from the date of occurrence thereof, neither party shall by reason of such event be entitled to terminate this contract nor shall either party have any claim for damages against other in respect of such non- performance or delay in performance, and deliveries under the contract shall be resumed as soon as practicable after such an event come to an end or cease to exist, and the decision of the RPIPL as to whether the services have been so resumed or not shall be final and conclusive. Further that if the performance in whole or part of any obligation under this contract is prevented or delayed by reasons of any such event for a period exceeding 10 days, either party may, at its option, terminate the lease.

**4. TERMINATION FOR DEFAULT**

The RPIPL may, without prejudice to any other remedy for breach of terms and conditions, by written notice of default, sent to the Lessee, terminate this lease in whole or in part,

a) If the Lessee fails to meet its contractual obligations within the time period (s) specified in the lease agreement, or any extension thereof granted by the RPIPL pursuant to clause **12, Section II**; and

b) If the Lessee ,in either of the above circumstances, does not remedy it's failure within a period of 10 days (or such longer period as the RPIPL may authorize in writing) after receipt of the default notice from the RPIPL.

c) In the event the RPIPL terminates the lease in whole or in part, the RPIPL may proceed, upon such terms and in such manner as it deems appropriate.

#### **5. TERMINATION FOR INSOLVENCY**

The Lessor (RPIPL) may at any time terminate the Lease by giving written notice to the Lessee, without compensation to the Lessee, if the Lessee becomes bankrupt or otherwise insolvent as declared by the competent court provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the RPIPL.

#### **6. SETTLEMENT OF DISPUTES**

All disputes arising out of or in any way connected with this Agreement shall be deemed to have arisen in Kerala and only courts in Ernakulam where the leased premises situate shall alone have jurisdiction to determine the same.

**SECTION IV**  
**DECLARATION**

To

**The Managing Director**  
Rubber Park India (P) Ltd  
2A, Kautileeyam,  
Valayanchirangara  
Ernakulam - 683556

**Sub: Submission of EOI for leasing out of Built up space of Rubber Park India (P) Ltd at Fifth Floor, Penta Tower, Kaloor, Cochin**

Dear Sir,

I/We have read and examined the EOI document, terms and Conditions thereof and other documents and Rules referred to in the EOI document and all other contents in the EOI document for leasing out the built up space.

I/We hereby submit our bid for as per the stated scope of work within the specified time schedule.

I/We hereby submit all the documents mentioned in the EOI document.

I/We agree to keep the offer open for One Twenty (120) days from the last due date of submission thereof and not to make any modifications in its terms and conditions. If, I/We withdraw my/our offer before the said period or before issue of letter of acceptance, whichever is earlier, or makes any modifications in my/our offer RPIPL shall without prejudice to any other right or remedy, be at liberty to cancel the bid. Further, if I/We fail to occupy the space allotted to us within one month and fail to sign the lease deed within prescribed time, I/We hereby agree that the said RPIPL shall without prejudice to any other right or remedy, be at liberty to cancel the bid.

Place:  
Date:

**Seal of Lessee**

**Signature of the Lessee**

**SECTION V**  
**BID FORWARDING LETTER**

The Managing Director  
Rubber Park India (P) Ltd  
2A, Kautileeyam,  
Valayanchirangara  
Ernakulam - 683556

Dear Sir,

1. Having examined the conditions of EOI document and specifications including addenda Nos..... the receipt of which is hereby duly acknowledged, we, undersigned, offer our bid to take RPIPL premises on lease in conformity with the said conditions of contract.
2. We undertake, if our Bid is accepted, to occupy the space immediately as per terms of the Bid Document.
3. We agree to abide by this Bid for a period of 120 days from the date fixed for Bid submission and it shall remain binding upon us and may be accepted at any time before the expiration of that period.
4. Until a formal Letter of Intent of Lease is prepared and executed, this Bid together with your written acceptance thereof in your notification of award shall constitute a binding contract between us.
5. Bid submitted by us is properly sealed and prepared so as to prevent any subsequent alteration and replacement.
6. We understand that you are not bound to accept the highest or any bid, you may receive.

Dated this.....day of .....2024

Name and Signature-----

In the capacity of-----

Duly authorized to sign the bid for and on behalf of .....

witness.....

Address.....

Signature

**SECTION-VI**

<b><u>VACANT SPACE AT 5<sup>TH</sup> FLOOR – PENTA TOWER, KALOOR, KOCHI</u></b>	
Name of the District	Ernakulam
Name of the city/Town/Village	Kaloor, Kochi - 17
Name of the Building with complete Address	Fifth Floor, Penta Tower, Kaloor, Kochi – 17 Near to Metro Station. Opposite Kaloor Bus Stand.
Description of the property.	Built up space bearing Door No. T R 70/94 in Fifth Floor of Penta Tower, Kaloor, Cochin – 682 017 owned by Rubber Park India (P) Ltd. Office containing 171.10 sqm (1841 Sq.ft approx) comprising of Two rooms with attached toilets, one office area, Pantry, Toilet, and a Common Toilet outside together with Car parking space
Carpet area with Floor(s) on which the vacant space is available.	Fifth Floor <b>171.10 Sqm (1841 Sqft)</b>
Purpose	Best suitable for Offices/Banks/Insurance Companies/ Training Institutes.
Whether Parking facilities available	Yes
Whether separate entry is available or not.	No
Lift availability	Yes ( 2 Lift)
AC environment availability	To be provided by the occupant.
Common Security/Common Housekeeping	Yes
Water	Water charges to be paid to Penta Tower Owners Association
Electricity	Based on meter readings as per bills issued by KSEB
Land Mark	Opp. Kaloor Bus Stand, Near to Metro Station, Kaloor.
Contact Numbers for further details	04842655538 04842655548 04842657218



**SECTION VII**  
**PROFORMA AGREEMENT**

**THIS DEED OF LEASE EXECUTED** at Ernakulam this..... between Rubber Park India (P) Ltd, PAN AABCR 7840R, a Company incorporated under the Companies Act 1956 and having its registered office at 2A, , Kautileeyam, Rubber Park, Valayanchirangara, Ernakulam – 683556 represented by its Managing Director Sri..... S/o .....residing at .....PAN #.....(hereinafter to as “The Lessor” which expression shall mean and include his heirs, legal representatives, administrators, executors and assigns) of the one part.

**AND**

M/s....., ..... PAN No..... represented by its ....., Sri.....aged .....years, AADHAAR No. .... S/o ..... residing at ..... (hereinafter called the LESSEE (which expression shall unless repugnant to the context deemed to include his heirs and legal representatives) of the other part.

WHEREAS the Lessor is the absolute owner of the building bearing corporation door No. T R 70/94, Fifth Floor, Penta Tower, Kaloor in Corporation of Kochi 682 017 and having floor area of 171.10 Sq. m ( approx 1841 sqft) hereinafter referred to as the premises or demised premises and more particularly described in the schedule given below:

Whereas Lessor has invited the EOI No. .... Dt. .... for renting out the built up space bearing Door No. 70/94 at 5<sup>th</sup> Floor Penta Tower, Kaloor, Kochi 17. Based on the evaluation of EOI No. ....- Lessee has applied to the Lessee of the property for a term of 5 years on the terms and conditions as agreed herein this agreement.

AND WHEREAS the Lessor has agreed to grand on lease the said building for a period of 5 years to the Lessee for the purpose of .....with effect from ..... on the terms and conditions hereinafter specified.

NOW THIS DEED WITNESSESS AS FOLLOWS :

1. The period of lease of the scheduled property shall be for 5 years commencing from .....

2. The Lessee shall pay a monthly rent of Rs...../- per month for the first year, Rs...../- per month for the second year, Rs...../- per month for the third year, Rs...../- per month for the fourth year and Rs...../- per month for the fifth year respectively plus GST to the Lessor before the 7<sup>th</sup> of every succeeding month. The said amount shall be credited to the account of the Lessor maintained at the ....., Account No..... on or before the 7<sup>th</sup> day of English Calendar month, which shall be deemed to be exclusive of maintenance and all the taxes payable to corporation or other local/state/other bodies. The rent is payable in advance before 7<sup>th</sup> of every month failing which the amount with interest at the rate of 10.5% for the delay shall be recovered by Lessor.
3. The Lessee has submitted an amount of Rs. .... equal to 6 months average rent by way of DD or NEFT/RTGS in favour of Rubber Park India (P) Ltd, towards interest free security deposit.
4. The Lessee shall pay monthly maintenance charges for the upkeep of common area and common facilities security services, electricity charges for lift and common area, housekeeping of common area etc including water charges fixed by the Penta Tower Owners Association.
5. Lessee shall pay electricity charges based on the meter reading as per bills of KSEB Ltd..
6. The corporation taxes, building tax or any other charges in respect to the said premises shall be paid by the Lessor.
7. The Lessee shall keep the demised premises, fixtures, fittings, panellings, decorations and paintings in good condition during the period of lease subject to natural wear and tear.
8. The Lessee shall not alter or make any addition or modification to the building without the previous written consent of the Lessor and statutory authorities, if applicable.
9. The fixtures and fittings including electric bulbs, tube lights, fans, sanitary fittings etc as given in the annexure to this Deed and the Lessee shall not cause any damage to the fixtures and fittings, which shall be kept in good condition. The Lessee shall make good the damage or loss to any fixtures or fittings.
10. The Lessee shall not sublet, transfer or allow anyone else to occupy the demised premises nor shall be used for any illegal purposes.
11. The Lessee shall not store or keep any hazardous or combustible articles in the said premises and shall not cause any obstruction or nuisance to the occupants or visitors to the premises of the Penta Tower.

12. Either party can terminate the lease at any time by giving three months notice to the other party.
13. The Lessee shall be at liberty to place name boards and neon sign at the entrance of the demised premises and on the building, of such size and location with the approval of the Penta Tower Owners Association.
14. The Lessee shall be entitled from time to time.
  - a. To install air conditioners if necessary in the said premises and to carry out work for that purpose.
  - b. The Lessee shall be entitled to bring in and/or install at his own costs furniture, fixtures and fittings (removable) in the said premises and the Lessee shall be entitled to remove and to take away such furniture, fixture and fittings brought in or installed by him, at the determination of the tenancy hereby created. For the furniture and assets of the Lessee, insurance protection is to be arranged by the Lessee.
  - c. The Lessee will keep the premises clean, sanitary and in good condition and upon termination of the tenancy, return the premises to the Lessor in a condition identical to that which existed when Lessee took occupancy, except for ordinary wear and tear.
  - d. To insure the equipments, fittings, furniture etc in the demised premises, against fire, mutiny and violence etc.
  - e. The day to day repairs such as fuses, leakage of taps and replacement of glass etc shall be done by the Lessee at his own cost. The Lessor shall carry out all major repairs to the structure of the building, pipe and drainage lines and electrical wiring provided by them in the building as and when such repairs are necessitated due to normal usage and if brought to the notice of the Lessor by the Lessee in writing. And if the Lessor fails to carry out the repairs within one week, the Lessee shall carry out such repairs and the cost of the same shall be adjusted from the rent after producing the invoice for the work done.
15. The Lessor or his representative be entitled to inspect the premises at any reasonable hours with prior intimation to ensure compliance of the conditions of this deed.
16. On the expiry of period of the lease or on termination of the lease, the Lessee shall give vacant possession of the demised premises.
17. The Lessor shall have the right to terminate the lease if the Lessee fails to pay the rent or other charges for a consecutive period of two months or commits breach of any of the terms herein and take possession of the premises.

18. The lessor has right to recover any amount due to Lessee from the Security Deposit available with Lessor and the decision of the Lessor will be final and binding on the Lessee.
19. The Lessee shall abide by the byelaws and regulations of the Corporation and other Local statutory authorities. Notwithstanding anything contained in the lease deed, the Lessee shall not do anything inconsistent with the deed or in contravention of any laws, byelaws, regulations or stipulations of the local corporation or other authorities and the Penta Tower Owners Association.
20. The Lessee shall meet all the costs and expenses of registration, stamp duty and other charges for the registration of this lease deed and the Lessee is further liable to pay the GST at applicable rates in addition to rent.

IN WITNESS WHEREOF the Parties hereto have signed this deed on the day, month and year first written above.

**1.LESSOR**  
**Rubber Park India (P) Ltd**

**2.LESSEE**

**WITNESSES (Name, Address & Signature)**

1.

2.

**SCHEDULE OF PROPERTY**

**A.**

Built up space bearing Door No. T R 70/94 situated in 3,68,200/2,10,00,000 undivided share of 17.543 ares made up of 2.780 in Survey # 95/2, 13.680 ares in survey # 95/6 and 1.082 ares in survey # 97/7 in Elamkulam village. (Fifth Floor of Penta Tower, Kaloor, Cochin – 682 017 owned by Rubber Park India (P) Ltd. Office containing 171.10 sqm (1841 Sq.ft approx) comprising of Two rooms with attached toilets, one office area, Pantry, Toilet, and a Common Toilet outside together with Car parking space).

SOUTH : Ernakulam – Palarivattom Road  
NORTH : Property of Kallattu Krishnan  
EAST : Property in survey # 95/2 & 95/6  
WEST : Road by the side of canal

**B.** Details of fixtures and fittings:

- 1.
- 2.

In witness where of the official seal of ..... has been Affixed in the manner hereinafter mentioned and the lease agreement has been signed for and on behalf of the Lessee on the day and year first above written by.....

<p><b>Signed for and on behalf of Rubber Park India (P) Limited</b></p>  <p><b>Name:</b> <b>Designation:</b></p>	<p><b>Signed for and on behalf of</b> _____</p>  <p><b>Name:</b> <b>Designation:</b></p>
--	--

Date: .....

Place: .....

Witnesses:

1. ....

2. ....

**SECTION VIII  
TECHNICAL BID**

To

The Managing Director  
Rubber Park India (P) Ltd  
2A, Kautileeyam, Valayanchirangara  
Ernakulam – 683 556

Sir,

With reference to the **EoI No. RP/ADM/EoI/01(R2)/2024 dt. 18.10.2024**, I / We submit herewith the following details along with the required enclosures as per Cl # 8(a) for Built up space 171.10 Sqm (approx. 1841 sqft) in Fifth Floor, Penta Tower, Kaloor, Cochin – 682 017 owned by Rubber Park India (P) Ltd (RPIPL).

Name of the Bidder	
Address (with attested copies of I D proof, failing which your offer shall be summarily rejected)	
Mobile number	
E-mail address	
Nature of Firm. (Attach certified documentary proof)	
Purpose for which space is required	
PAN No. (attach copy)	
AADHAR (attach copy)	
GST No. If available (attach copy)	
Details of proprietor/ partners/ Directors.	

Yours Faithfully,

Signature of the Authorized Signatory of the Lessee with seal

END OF DOCUMENT



*(A Joint Venture of KINFRA & Rubber Board)*

**Expression of Interest**  
**EoI No. RP/ADM/EoI/01(R2)/2024**  
**PART II**

For leasing out of Built-up space in Vth Floor of Penta  
Tower, Kaloor, Cochin – 682 017  
owned by  
Rubber Park India (P) Ltd (RPIPL).



## FINANCIAL BID

To

The Managing Director  
Rubber Park India (P) Ltd  
2A, Kautileeyam, Valayanchirangara  
Ernakulam – 683 556

Sir,

With reference to the **EoI No. RP/ADM/EoI/01(R2)/2024 dt. 04.10.2024**, I/We submit herewith the following lease rent – for five years for the Built up space 171.10 Sqm (approx. 1841 sqft) in Fifth Floor, Penta Tower, Kaloor, Cochin – 682 017 owned by Rubber Park India (P) Ltd (RPIPL).

Monthly Lease rent <b>excluding</b> GST & applicable taxes and Operational taxes and O&M charges (In Rupees)for the space at 5 <sup>th</sup> Floor Penta Tower building per month for the 1 <sup>st</sup> year	Rs. .... (excluding GST) Rupees
Monthly Lease rent <b>excluding</b> GST & applicable taxes and Operational taxes and O&M charges (In Rupees)for the space at 5 <sup>th</sup> Floor Penta Tower building per month for the 2 <sup>nd</sup> year	Rs. .... (excluding GST) Rupees.
Monthly Lease rent <b>excluding</b> GST & applicable taxes and Operational taxes and O&M charges (In Rupees)for the space at 5 <sup>th</sup> Floor Penta Tower building per month for the 3 <sup>rd</sup> year	Rs. .... (excluding GST) Rupees
Monthly Lease rent <b>excluding</b> GST & applicable taxes and Operational taxes and O&M charges (In Rupees)for the space at 5 <sup>th</sup> Floor Penta Tower building per month for the 4 <sup>th</sup> year	Rs. .... (excluding GST) Rupees
Monthly Lease rent <b>excluding</b> GST & applicable taxes and Operational taxes and O&M charges (In Rupees)for the space at 5 <sup>th</sup> Floor Penta Tower building per month for the 5 <sup>th</sup> year	Rs. .... (excluding GST) Rupees

Signature of the Authorized Signatory of the Lessee with seal

Note:

- i. No corrections/alterations are permitted while mentioning the amount.
- ii. Amount to be written in both figures and words. If there is any difference between figures and words, the words will prevail.