

Hindustan Urvarak & Rasayan Limited

Terms and Conditions

Expression of Interest for office building in Lucknow, Agra, Patna, Bhopal, Ranchi, Kolkata, Raipur, Bhubaneshwar

Hindustan Urvarak & Rasayan Limited (HURL), a Public Limited Company, having its Registered office and Corporate Office at Core-4, 9th Floor, SCOPE MINAR, Laxmi Nagar, District Centre, New Delhi, is a Joint Venture company by Coal India Limited (CIL), NTPC Limited (NTPC), Indian Oil Corporation Limited (IOCL), Fertilizer Corporation of India Limited (FCIL) and Hindustan Fertilizer Corporation Limited (HFCL). The prime objective of HURL is to establish and operate state of the art environment friendly and energy efficient Natural Gas based new Fertilizer Complexes (Ammonia-Urea) of 2200 MTPD Ammonia and 3850 MTPD Urea (1.27 MMTPA neem coated urea) at Gorakhpur (UP), Barauni (Bihar) and Sindri (Jharkhand).

2. HURL proposes to take office space on rent / on lease for a period of ten years in Lucknow, Agra, Patna, Bhopal, Ranchi, Kolkata, Raipur, Bhubaneshwar for setting its State Offices in these cities in India. The company seeks Expression of Interest

(EOI) from the owners and the authorised agents of the office space in this regard. HURL requires space for approximately 1000-1500 sq. ft. preferably on a single floor in its ready for possession state. The building should project a professional and aesthetically pleasing appearance. The owner should offer parking space for preferably 3-4 cars to HURL. The offered space must be available in a building having easy access to the main road of the city. The building must be approved by the competent authority of the State/City.

3. With other things being equal, preference will be given to

(i). The premises offered by the Public Sector Undertakings/ Government Departments and other Government bodies.

(ii). The owner having clear title of the Property and be without any encumbrances/litigation

(iii). The building suitably located at a convenient location within the Municipal Limits of the City with good road connectivity and easy access to Airport/railway station/bus stand.

(iv). The building having proper round the clock DG power back up and water supply, fire fighting system with other related safety arrangements.

(v). Premises ready for possession and occupation with all necessary permissions and approvals in place. The building complying with all the statutory requirements/ clearances from the appropriate authorities.

(vi). The Premises offering additional parking space.

4. The interested parties possessing the built-up area as stated above, having clear legal title, are invited to send Expression of Interest to our Registered Office in the prescribed template available at www.hurl.net.in

5. The EOI should be complete in all respects and signed on all pages. The EOI should be delivered in a sealed envelope and the envelope as such should be superscribed with "EOI for Office Space. The EOI may be submitted either by the owner of the building or by the owner's authorised Representative. The Representative will have to enclose the letter of authority along with the EOI. Otherwise, the offer is liable to be considered as null and void at any stage as per the decision of HURL. No brokerage will be paid by HURL.

6. The selection of the organisation/entity offering the office space shall be based on the details submitted in the EOI. The offered space will be inspected for preliminary short listing by HURL. This may include carrying out the measurements and valuation of the offered premises. The selected

Organisation/entity will be informed subsequently to submit the detailed technical offer and other terms and conditions. Notwithstanding anything contained above, HURL reserves the right to reject any or all Expression of Interest offers and give consideration to the properties other than those offered in response to this advertisement.

7. The interested parties are requested to submit the information addressed to the Managing Director, Hindustan Urvarak & Rasayan Limited at the registered office address and may visit www.hurl.net.in on regular basis for any updates related to schedule or corrigendum with respect to the above EOI. Queries if any, may be addressed to Mr Abhay Mehrotra, Chief Manager, marketing at abhaymehrotra@hurl.net.in

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(Template as mentioned in the EOI)

Details of the information to be furnished by the premises owner/representative in response to the EOI dated 13th May 2022

S.No	Particulars	Details to be submitted by the owner of the building/space
1	Name of the owner/ Name of Owner's Representative, if any, Owners' Residential Address / Office Address phone No., email address, Fax No if any	
2	Constitution of the Vendor/firm (whether Proprietary/partnership/private ltd., Public Limited, PSU	
3	In case of company, details of incorporation of Company.	
4	Name and designation of the contact person to whom all references shall be made regarding EOI.	
5	Location and address of the property	
6	Completion year of the Property	

7	Floor on which the offered premises is located	
8	Authority which has approved the building	
9	Usage of property as approved by the Competent authority (a). Commercial (b). Shopping	
10	Type of Building (a). Individual (b). Multi-tenant Occupancy	
11	Type of ownership (a). Single Owner (b). Multi owner (c). Others	
12	Tenure Proposed (a). Rent (b). Lease	
13	(a). The period for which the space for occupancy will be available:	

	<p>(b). The space offered for rent shall be available for occupancy on date/month/year.</p>	
<p>14</p>	<p>Size of the proposed rental property</p> <p>Area of premises offered in Sq. Ft.</p> <ul style="list-style-type: none"> (a) Whether newly constructed/old construction (more than five years) (b) Boundary of the Property on North, South, East, West (c) Total Usable space (d) Net internal usable space (excluding toilets, staircase, lift shafts etc. (e) Clear floor height from floor to ceiling (f) Super built-up area (g) Built up area (h) Carpet area (i) Total number of separate rooms/sizes of all rooms (j) Conference/meeting rooms (k) Guard post/ Guard Room/Record Room / Kitchen 	

	(I) Total number of Toilets/Washrooms and their size	
15	Chillers/AC ducts/dampers/Central air conditioning/pre-installed generator	

Also give information on the following:

16	Car parking area/ any additional Car parking Space	
17	Bare Shell Rent (without furnishing)	
18	Warm Shell Rent (furnished with office fittings such as work station)	
19	Common Area Maintenance (CAM) Charges	
20	Present & Future Property/Municipal Taxes	
21	GST	
22	Rent Free Period	
23	Elevators	
24	Power Back-Up (24 hours)	
25	Charges for Power Back Up (by owner based on the uses by hurl)	
26	Emergency Exit	
27	24*7*365 Days - usage/access	
28	Lock - in - Period	
29	Termination Notice	
30	Escalation in rent/lease charges	
31	Stamp Duty & Registration Charges (by HURL)	
32	Logo/Signage/Genset/V sat Provision	
33	Validity of Offer	
34	Security Guard	
35	Permanent Account Number & Aadhar card No	
36	GST Number	

37	Name and address of the banker/ bank details	
38	Any other additional details	

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 to the best of my information, knowledge and belief. I am aware that HURL is not bound to accept the EOI and will not be required to give any reason for rejecting this EOI. I further clarify that I am an authorised signatory of my Company/Entity and therefore competent to submit the details towards the Expression of Interest. I understand that this is an EOI for available space and not an invitation to bid.

Yours Faithfully

(Signature)

Printed name

Designation

Seal

Date

Business Address

Mobile Number