

# Software Technology Parks of India

Ministry of Electronics and Information Technology (MeitY),

Government of India,

SJCE-STEP Campus, Manasagangothri, Mysuru,

Karnataka, India -570 006

website: <https://bengaluru.stpi.in/>



Date: 04.11.2024

Ref: STPI/MYS/TECH/INCB/TAR/2024-2025/2

## NOTICE

### Availability of Office Space on Rental basis for IT/ITES/Entrepreneurs at STPI Mysuru Building

STPI has established state-of-the-art infrastructure at Mysuru for promoting and supporting companies in the IT/ITES sector. The facility is strategically located at Hebbal Industrial Area near Infosys, Mysuru. The available built-up raw warm shell space is 6665 Sq.ft located on the second floor.

#### **a) Location of the Facility:**

Software Technology Parks of India, Ministry of Electronics and Information Technology (MeitY), Government of India, 356-A, Hebbal Industrial Area near Infosys, Mysuru.

#### **b) Salient Features of the Building:**

- 40,000 Sq. ft built-up area with (B+G+2) floors.
- Auditorium, meeting room, discussion rooms.
- Centralized air conditioning.
- Lifts.
- 2x200 KVA DG power backup.
- Cafeteria facility and other amenities.

#### **c) Terms and Conditions:**

##### **1. Rental Period and Space:**

The built-up raw warm shell space of 6665 Sq.ft will be rented to **IT/ITES/ESDM/STPI registered companies** initially for a period of 5 years, which can be extended on mutual consent and agreed rentals.

##### **2. Electrical Power:**

The electrical raw power will be sourced by STPI directly from CHESCOM and redistributed to the occupants/tenants with exclusive sub-meters.

##### **3. Parking:**

Parking space will be provided for up to 6 cars and 15 two-wheeler in the basement parking.

##### **4. Rentals:**

Minimum of Rs. 45/- per Sq.ft plus building maintenance charges of Rs. 13/- per Sq.ft per month plus applicable taxes.

##### **5. Utilities:**

Electricity, water, and other utility charges shall be payable extra as applicable, as per the actuals.

## 6. DG Running Charges:

DG running charges as per actual and on a pro-rata basis.

## 7. Mandatory Eligibility Criteria:

Indian company or Foreign Company registered under the Indian Companies Act 1956/2013 or LLP Act 2008 involved in the development or delivery of services in IT/ITES/ESDM sector.

Company with a clean track record having a minimum Average turnover of Rs. 1.5 Crore in the last 3 financial years.

Audited Financial Statements of last three Financial Year (i.e for FY 2020-21, 2021-22, 2022-23) to be furnished. If the audit of FY 2023-24 has been completed, Audited Financial Statements of last three Financial Year (i.e for FY 2021-22, 2022-23, 2023-24) may be submitted.

## 8. Selection and Award Criteria:

- i. **Application format:**  
Submission of willingness cum acceptance letter with commercial bid as per the format placed at **Annexure-1** of this notice.
- ii. **Highest Bidder Selection:**  
Allocation will be to the highest (H1) bidder willing to occupy the entire space of 6665 Sq.ft.
- iii. **Tie Resolution:**  
In case of a tie, the selection will be based on the highest cumulative turnover of last 3 financial years.
- iv. **Initial Deposit Requirement:**  
The initial deposit is mandatory and the commercial bid without the initial deposit will be summarily rejected.

## 9. Initial Deposit:

Participating companies shall pay an initial deposit of Rs. 1.0 Lakh (One Lakh) along with their request in the prescribed form. The payment shall be made through RTGS/NEFT. The proof of online transfer along with UTR number should be emailed to **blr.finance@stpi.in** or enclosed with the Willingness cum Acceptance letter.

<b>Name of Account Holder</b>	Software Technology Parks of India
<b>Account No.</b>	842610110002469
<b>Bank</b>	Bank of India
<b>IFSC Code</b>	BKID0008952
<b>Address</b>	Electronics City, Bengaluru - 560100

## 10. Forfeiture of Initial Deposit:

- In case of non-acceptance of allotment.
- If the company withdraws its willingness during the process of allotment.

## 11. Refund of Initial Deposit:

Upon finalization, the initial deposit will be refunded to unsuccessful companies without interest within 45 days of the award of the allotment letter to the selected company.

## **12. Security Deposit:**

The initial deposit of the successful company will be adjusted towards the security deposit to be paid by the successful company, equivalent to 10 months' rentals.

## **13. Payment of Rentals:**

Rentals are to be paid monthly in advance by the 10th of each month.

## **14. Escalation of Charges:**

Rental and maintenance charges will be increased by 5% year-on-year from the commencement of the 2nd year onwards of the 5-year agreement period.

## **15. Agreement Registration Costs:**

The agreement registration costs will be borne by the selected company.

## **16. Termination Rights:**

STPI may terminate the allotment process at any time without assigning any reason. STPI makes no commitments, explicit or implicit, that this process will result in a business transaction with anyone. Further, this notice does not constitute an offer by STPI. STPI reserves the right to reject the willingness letters received without assigning any reason whatsoever.

## **17. Agreement Terms:**

The detailed terms and conditions will be outlined in the agreement drawn between STPI and the successful company.

## **18. Site Visit and Contact Details:**

Interested companies may visit the site by scheduling a prior appointment.

Contact: **Shri.Jayaprakash (Addl. Director), Officer In-Charge, STPI-Mysuru,**

**Phone: 0821-2412090, Email: jayaprakash@stpi.in, Mobile: 9945957840**

## **19. Submission of bid: On or before 15:00 Hrs, 18.11.2024**

The last date for submission is 21 days from the date of this notification. Offers can be submitted in person and must be deposited in the tender box at the reception of the STPI Bengaluru office located at 6th Floor, Cyber Park, Electronics City, Bengaluru 560100. If sent by post or courier, the offer must reach STPI Bengaluru before the deadline, with the superscription "Renting out STPI Mysuru Building Space." STPI will not be responsible for any delays in transit.

**The bids submitted will be opened at 16:30 hrs on 18.11.2024.**

All correspondences regarding this notice must be addressed to **The Director, Software Technology Parks of India, Bengaluru.**

**Ref:****Date:**

To,

The Director  
Software Technology Parks of India  
#76/77, 6th Floor, Cyber Park  
Electronics City, Hosur Road,  
Bengaluru-560 100.

Sir,

**Sub: Willingness cum Acceptance with commercial quote for availing STPI built-up raw space of 6,665 Sqft on rental basis**

I have carefully gone through the Terms & Conditions contained in the **STPI-BLR Notice Ref.** ..... Dated ..... regarding renting of STPI Built-up raw warm shell space at Mysuru. The details are furnished in the **APPENDIX-A** as per the prescribed format along with Initial Deposit of Rs 1.0 Lakh made through **RTGS/NEFT vide UTR No.** .....

I declare that all the T&C mentioned in the advertisement notice are acceptable to our company. I further certify that I am the authorized signatory of our company and therefore, competent to make this declaration.

Please find below our quote for rentals & Maintenance charges:

Sl.no	Description	Rental Rate quoted in INR per sq.ft *
01	Rental Charges per month ( <b><i>Not less than Rs.45 per Sq.ft</i></b> ) – (A)**	
02	Maintenance Charges per month ( <b><i>Not less than Rs.13 per Sq.ft</i></b> ) – (B) **	
	<b>Total Charges per month (A + B)</b>	

\* Above quoted rates are exclusive of applicable taxes.

\*\* Bidders who quote less than the minimal above stipulated rates will be summarily rejected .

Yours faithfully,

**(Authorized Signatory)**

Name

Designation

Seal

Business Address:

Encl: As above

**APPENDIX-A**

Ref: .....

Dated .....

Sl. No	Descriptions	To be filled by the participating company
1	NAME OF THE REPRESENTATIVE	
2	DESIGNATION	
3	COMPANY NAME	
4	ADDRESS OF THE COMPANY	
5	GSTIN	
6	DIN (Director name and director's identification number)	
7	CIN (Company identification number)	
8	COMPANY PAN NUMBER	
9	IEC NUMBER ( If applicable)	
10	STPI LOP NUMBER (applicable for STP Registered unit)	
11	PHONE	
12	MOBILE	
13	E-MAIL	
14	WEBSITE	
15	Nature of Business /Domain	
16	COMPANY TURNOVER DURING THE LAST 3 FINANCIAL YEARS IN INR Year 2021-22 Year 2022-23 Year 2023-24	
17	MAJOR INTERNATIONAL CLIENT / PROJECTS	
18	QUALITY CERTIFICATIONS IF ANY	
19	COMPANY PROFILE (100-150 words)	

20	ANY OTHER CREDENTIALS OF THE COMPANY / Information to be furnished	
21	<b>Submission of Mandatory Documents</b> for evaluation and award of the allotment letter <ol style="list-style-type: none"> <li>1. Company Profile (Yes/No)</li> <li>2. Initial Deposit amount (Yes/No)</li> <li>3. Appendix-A (Yes/No)</li> <li>4. RoC (Yes/No)</li> <li>5. GST Registration copy (Yes/No)</li> <li>6. PAN, IEC Copy (Yes/No)</li> <li>7. MoA and Article of Association of company (Yes/No)</li> <li>8. Audited Financial Report (Last 03 Years) (Yes/No)</li> </ol>	

**Authorized Signatory**