

# Software Technology Parks of India

Ministry of Electronics and Information Technology (MeitY), Government of India

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

Ref:

Date:19/05/2025

[Earlier Ref: Advertisement w.r.t STPI-B Work Space on rental basis dt 3/4/2025]

## ADVERTISEMENT

### Availability of Office Space for Rentals at STP Bengaluru and STPI Mysuru for IT/ ITES / ESDM companies

#### 1) Infrastructure facilities under STPI-Bengaluru.

STPI- Bengaluru has established Infrastructure facilities at Bengaluru and across its sub-centres to Nurture Technology Innovation Entrepreneurs in IT / ITES / ESDM sector. The infrastructure details along with the facilities available for renting out to IT/ITES /ESDM companies are detailed at **Table 1** below. Interested participants may submit their proposal for any / all of the workspace of their choice as

**Table 1: Infrastructure facilities along with features available under STPI-B**

Address	Floor	Area / Type	Facilities & Features
<b>Bengaluru:</b> Software Technology Parks of India No. 76, 77, Part 78, Electronic City Phase -1, Bengaluru 560100.  [3.0 kms from Electronic City Metro Station]	II	19300 sft / warm shell  <b>OR</b>  Furnished Fit out space of 175 workstations with cabins and meeting rooms in around 19,300 sft area	<ul style="list-style-type: none"><li>• Auditorium (120 seats)</li><li>• Power supply with D.G. backup</li><li>• HVAC system with chillers.</li><li>• Cafeteria &amp; Gym facility at the 5th floor. (Shared facility)</li><li>• 24/7 power backup</li><li>• Physical Security</li><li>• Parking Space</li></ul>
	IV	19300 sft / warm shell <b>OR</b> Furnished Fit out space of 183 workstations with cabins and meeting rooms, cafeteria (100 seater) in around 19,300 sft area	
<b>Bengaluru:</b> Software Technology Parks of India No. 76, 77, 6th Floor, Cyberpark, Electronic City Phase -1, Bengaluru 5600100, Karnataka.	VI	Furnished Fit out space (Ready to Move Office Space) with 100 Workstations in around 25000 sft area.	<ul style="list-style-type: none"><li>• Fully furnished and air-conditioned workstation of 100 seats.</li><li>• Reception with waiting area.</li><li>• Workstation – 100 seats</li><li>• Auditorium (100 seater)</li><li>• Conference room of 25 seater capacity</li><li>• Meeting Rooms 8 seater – 2 Nos.</li><li>• Meeting Rooms 10 seater – 1 No.</li></ul>

[3.0 kms from Electronic City Metro Station]			<ul style="list-style-type: none"> <li>• CEO Cabin along with Lounge and Secretary Office – 1 No.</li> <li>• Officer Cabins : 10 Nos</li> <li>• Reprographics Room: 1 No.</li> <li>• Reading Room – 1 No.</li> <li>• Record Room (appx 1000 sft) with compactor ( varied capacity)</li> <li>• Power supply with D.G. backup.</li> <li>• 24/7 Technical support</li> <li>• Fire Alarm &amp; Access Control.</li> <li>• 24 Hrs. security.</li> <li>• Cafeteria / dry pantry ( 50 seater capacity)</li> <li>• Parking facility</li> </ul>
<b>Mysuru:</b> Software Technology Parks of India No. 356 – A, Hebbal Industrial Area, Mysuru 570018, Karnataka	II	6665 sft / warm shell	<ul style="list-style-type: none"> <li>• Fully Furnished Air-Conditioned Plug n Play Space.</li> <li>• Auditorium with a 100-seat capacity</li> <li>• Conference Hall with a 13-seat capacity.</li> <li>• Discussion Rooms</li> <li>• Standby DG Power System &amp; UPS System.</li> <li>• 24/7 Security Service.</li> <li>• CCTV surveillance facility.</li> <li>• Fire Alarm System.</li> <li>• Cafeteria</li> <li>• Eco-friendly working environment.</li> <li>• Vehicle Parking Space</li> </ul>

## 2) Terms of Allotment of Works Space for IT / ITES / ESDM Companies on Rental basis at STPI

a) The available options for allotment of work space to the interested IT/ITES / ESDM companies on Rental basis are as per Table 2 below:

**Table 2:**

Address of the facility	Floor	Area / Type	Available Allotment options (interested IT/ITES/ESDM companies may opt as per their requirement)
<b>STPI- Bengaluru</b> No. 76, 77, 78 (Part-1), Electronic City Phase -1, Bengaluru 560100	II	19300 sft / warm shell  <b>OR</b>  Furnished Fit out space of 175 workstations with cabins and meeting rooms in around 19,300 sft area	<ul style="list-style-type: none"> <li>• 3 Single Floors as warm shell space by 3 different IT/ITES/ESDM companies <b>or</b> by single IT/ITES/ESDM Company.</li> </ul> <b>OR</b> Furnished Fit out space of 175 workstations with cabins and meeting rooms in around 19,300 sft area of II floor  <b>OR</b>

	IV	19300 sft / warm shell  <b>OR</b>  Furnished Fit out space of 183 workstations with cabins and meeting rooms, cafeteria (100 seater) in around 19,300 sft area	Furnished Fit out space of 183 workstations with cabins and meeting rooms, cafeteria (100 seater) in around 19,300 sft area <b>OR</b> • Multiple Floors or Combined floors of both the buildings, as warm shell space / Fit out space by single IT/ITES/ESDM Company. <b>OR</b> • Furnished Fit out space of 100 workstations in 25,000 sft area at 6 <sup>th</sup> Flor Cyberpark ( <b>Refer: Table 1 above</b> ). <b>OR</b> 25,000 sft area Furnished Fit out space can be taken as warm shell space  • Preference for the IT/ITES/ESDM Company opting for multiple floors.
<b>STPI- Bengaluru</b> No. 76, 77, 6 <sup>th</sup> Floor, Cyberpark, Electronic City Phase -1, Bengaluru 5600100	VI	Furnished Fit out space of 100 workstations with cabins and meeting rooms in around 25,000 sft area  <b>OR</b> around 25000 sft / warm shell	
<b>STPI-Mysuru</b> No. 356 – A, Hebbal Industrial Area, Mysuru 570018, Karnataka	II	6665 sft / warm shell	• Entire 6665 sft / warm shell space by single IT/ITES/ESDM company.

b) Terms of allotment on Rental basis

The Warm Shell includes complete infrastructure and facilities for IT/ITES/ESDM activities without fit outs with basic infrastructure viz., HVAC, DG power back-up, AHU, power distribution boards, fire protection systems, communication ducts are provided.

i) Warm shell space at Bengaluru (New facility)

<b>Rental rates</b>	Rate per Sq.Ft. per Month as per the prevailing market rates in the particular location for warm shell space. Escalation: 5% every year. Rates will be reviewed after 3 years.
<b>Lease Period</b>	Three (3) years renewable for further period 3 years with mutual consent.
<b>Operation &amp; Maintenance (O&amp;M) Charges</b>	Rate per Sq.Ft. per Month as per the prevailing market rates in the particular location. Escalation: 5% every year.
<b>Electricity &amp; Water Charges</b>	<ul style="list-style-type: none"> <li>Electricity Charges at actuals (including AC/ Chiller, Common Area, DG Set usage etc)</li> <li>Water Charges at actuals.</li> </ul>
<b>Rent Free Fit-out period:</b>	1 month from the date of agreement
<b>Parking</b>	<b>Included:</b> Parking slots are allotted on Pro-rata basis of area occupied ie., 1 closed car parking space for 2,000 Sq.ft or 1 open car parking space for 1,000 Sq.ft.

	Additional parking space – Chargeable. Subject to availability.
GYM facility (new facility)	Chargeable, subject to availability.

**ii) Furnished Fit out space at Cyberpark Premise, Bengaluru**

<b>Rental rates</b>	Rate per Sq.Ft. per Month as per the prevailing market rates in the particular location for furnished fit out space. <b>OR</b> Rate per Sq.Ft. per Month as per the prevailing market rates in the particular location for warm shell space Escalation: 5% every year. Rates will be reviewed after 3 years.
<b>Lease Period</b>	Three (3) years renewable for further period 3 years with mutual consent.
<b>Operation &amp; Maintenance (O&amp;M) Charges</b>	Rate per Sq.Ft. per Month as per the prevailing market rates in the particular location. Escalation: 5% every year.
<b>Electricity &amp; Water Charges</b>	<ul style="list-style-type: none"> <li>Electricity Charges at actuals (including AC/ Chiller, Common Area, DG Set usage etc)</li> <li>Water Charges at actuals.</li> </ul>
<b>Parking</b>	<b>Included:</b> Parking slots are allotted on Pro-rata basis of area occupied ie., 1 closed car parking space for 1,000 Sq.ft.

**iii) Other Facilities @ Bengaluru [ For Warm Shell Space and Furnished Fit out space]**

S. No	Description	Nos	Tariff/Hour (in INR) *beyond free usage
1	Conference Room (max 25 seats) in 6 <sup>th</sup> Floor	01	Rs 3000/- per 4 and ½ Hours
2	Auditorium (100 seats) 6 <sup>th</sup> Floor Cyberpark	01	Rs.5500/- per 4 and ½ Hours
3	Auditorium (120 seats) Ground Floor with lobby facility	01	Rs.10,000/- per 4 and ½ Hours

Separate tariff for above facilities for longer usages are also available.

**iv) Warm shell space at Mysuru:**

<b>Rental Rate</b>	Rate per Sq.Ft. per Month as per the prevailing market rates in the particular location for warm shell space Escalation: 5% every year. Rates will be reviewed after 3 years.
<b>Lease Period</b>	Three (3) years renewable for further period 3 years with mutual consent.
<b>Operation &amp; Maintenance (O&amp;M) Charges</b>	Rate per Sq.Ft. per Month as per the prevailing market rates in the particular location. Escalation: 5% every year.
<b>Electricity &amp; Water Charges</b>	<ul style="list-style-type: none"> <li>Electricity Charges at actuals (including AC/ Chiller, Common Area, DG Set usage etc)</li> </ul>

	<ul style="list-style-type: none"> <li>Water Charges at actuals.</li> </ul>
Rent Free Fit-out period:	1 month from the date of agreement
Parking	<p><b>Included:</b> Parking slots are allotted on Pro-rata basis of area occupied ie., 1 closed car parking space for 1,000 Sq.ft or 1 open car parking space for 1,000 Sq.ft.</p> <p>Additional parking space – Chargeable. Subject to availability.</p>

#### v) Other Facilities @ Mysuru

S. No	Description	Nos	Tariff/Hour (in INR) *
1	Auditorium (max, 100 seats)	01	Rs.5500/- per 4 and ½ Hours
2	Conference Hall (max, 13 seats)	01	Rs 2500 per 4 and ½ Hours
3	Meeting rooms (max. 8 seats)	02	Rs 250 per Hour

Separate tariff for above facilities for longer usages are also available.

#### vi) Other Services offered by STPI Bengaluru

EXIM services, Internet Leased Line Services, Datacenter, Co-location Services, Cloud & SOC services, Project Management & Consultancy Services and VAPT and other Managed IT services.

**Plug n Play Incubation facility** at varied modules are available at Bengaluru, Mysuru, Mangaluru Davangere & Hubballi.

Interested IT/ITES /ESDM companies, for further details, may contact respective STPI representatives as per contact details at **Annexure -II**

### 3) Security Deposit:

S. No.	Type of Incubation Area	Description
1	Furnished fit out space	<b>Equivalent to 12 months rentals in advance</b> Refundable interest free
2	Warm Shell Space	<b>Equivalent to 12 months rentals in advance</b> Refundable interest free

### 4) Eligibility Criteria:

a) Company registered under the Indian Companies Act 1956/2013 or LLP Act 2008 or Partnership firm / sole proprietor/ involved in the development or delivery of services in IT/ITES/ESDM sector. The documentary evidence such as Certificate of Incorporation / Partnership deed, etc should be provided.

b) Company having a minimum average turnover of Rs. 5 Crore in the last 3 financial years (FY 2021-22 to FY 2023-24)

## 5) Selection and Award Criteria:

- Application format:
  - Submission of willingness and Commercial quote for availing STPI Warm Shell Work Space on rental basis as per **Annexure-I & Annexure III** along with **Appendix –A** of this notice.
- Selection Process:
  - Allocation will be to the interested entity having quoted highest (H1) rental and maintenance charges (total of rental and maintenance charges) for the desired work space and location of their choice.
- Preference will be given for the proposal received on First Cum First Serve basis
- Tie Resolution:
  - In case of a tie, the selection will be based on the interested entity having highest average turnover during last 3 financial years and having quoted highest Rental charges.
- In case the H1 quoted entity is not accepting the proposal, H2 / H3 / ...will become eligible for allotment of the specific workspace, however H2 / H3 / ....quoted entity has to match the rates of the H1 quoted entity.
- The H1 rate amongst the entities quoting for 2<sup>nd</sup> and 4<sup>th</sup> Floor of STPI-Bengaluru facility will be considered while opting for one floor or both the floors. Entity must match the rates of the H1 entity.
- Negotiations, if any lies under the discretionary power of Director, STPIB

## 6) General Terms & Conditions:

Sl. No.	Particulars	Warm Shell	Furnished Fit out Space
1	Contract Period	3 years renewable for further 3 years	Three (3) years renewable for further period 3 years with mutual consent.
2	Lock In Period	36 months	24 months
3	Notice Period	3 months	3 months
4	Payment Terms	Monthly in advance	Monthly in advance
5	Registration charges	To be Borne by selected IT/ITES/ESDM company.	To be Borne by selected IT/ITES /ESDM company.

## 7) Other Terms:

- Security Deposit amount shall be paid by the eligible applicants within 15 days after they are screened in, but prior to allotment. (Email intimation will be sent).
- Allotment Letter will be issued subsequent to payment of Security Deposit.
- All payments to be made to STPI, Bengaluru
  - Account Name : Software Technology Parks of India, Bengaluru
  - Account No : 8426 1011 000 2469
  - Bank Name : Bank of India
  - IFSC : BKID0008952
  - GST : 29AAATS2468J3Z0
  - PAN : AAATS2468J
- Taxes extra as applicable

#### **8) Agreement Execution:**

Agreement to be executed between STPI and the successful company within 15 days from the date of Allotment. The detailed terms and conditions will be outlined in the agreement.

#### **9) 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.

#### **10) Site Visit and Contact Details:**

Interested companies may visit the site. Contact Details are as per **Annexure 'II'**.

#### **11) Submission of bid:**

Interested IT/ITES/ESDM companies may submit their willingness letter and commercial bid in a closed cover during office working hours (09:00 AM to 5:30 PM) in the prescribed format addressed to: The Director, STPI #76, 77, 78 (Part), 3<sup>rd</sup> Floor, Electronics City, Bengaluru-100

#### **12) Submission Deadline:**

Last date is 15 days from the date of this notification ie., 03/06/2025, 04.00pm. The bids can be deposited in the tender box kept at the reception of STPI Bengaluru, closed cover superscribed with "Renting out STPI Space at Bengaluru / Mysuru". The bids submitted will be opened on 04/06/2025 at 11.00 am.

(To be given on Company Letter Head)

**To,**

**The Director  
Software Technology Parks of India  
#76, 77, 78 (Part), 3<sup>rd</sup> Floor  
Electronics City, Hosur Road,  
Bengaluru-560 100.**

**Sub: Willingness and Submission of commercial quote for availing STPI Work Space on rental basis.**

**Ref: Advertisement w.r.t STPI-B Work Space on rental basis dt 03/4/2025 & 19/05/2025**

Sir,

I have carefully gone through the Terms & Conditions contained in the above reference regarding renting of STPI-B Work Space available at Bengaluru / Mysuru.

I declare that all the T&C mentioned in 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.

Find enclosed herewith the **Appendix-I** along with **ANNEXURE III** the Commercial quote along with supporting documents for consideration.

Yours faithfully,

(Signature of the Authority)

Name

Designation

Seal

Date:

Business Address:

**Encl:** As above



## Contact Details

Sl. No.	STPI Locations	Contact Person
1	<b>Bengaluru:</b> Software Technology Park of India No. 76, 77, Part 78, Electronic City Phase -1, Bengaluru 560100, Karnataka.	Mr.Kantharaju. HS, Addl. Director Email: <a href="mailto:hs.kantharaju@stpi.in">hs.kantharaju@stpi.in</a> Ph:-080-24411700-703 /721
2	<b>Bengaluru:</b> Software Technology Park of India No. 76, 77, 6 <sup>th</sup> Floor, Cyberpark, Electronic City Phase -1, Bengaluru 5600100 Karnataka.	Mr.Manojkumar Singh, Addl. Director <a href="mailto:manojkumar.singh@stpi.in">manojkumar.singh@stpi.in</a> Ph:-080-24411700-703 / 713
3	<b>Mysuru:</b> Software Technology Park of India No. 356 – A, Hebbal Industrial Area, Mysuru 570018, Karnataka	Mr.Jayaprakash, Addl. Director & OIC Email: <a href="mailto:jayaprakash@stpi.in">jayaprakash@stpi.in</a> Ph:-0821-2412090 / 2517780 / 2412080 / 2517790
4	<b>Mangaluru:</b> Software Technology Park of India, Blueberry Hill, Derebail Mangaluru - 575008 Karnataka	Mr.Ravindra Aroor, Addl. Director & OIC Email: <a href="mailto:ravindra.aroor@stpi.in">ravindra.aroor@stpi.in</a> Ph: 0824-2212139,2212189,2216554 / 824-2216555
5	<b>Hubballi:</b> Software Technology Parks of India A Block,4th Floor, IT Park,Opposite Indira Glass House Hubballi-580029 Karnataka.	Mr.Sasikumar V, Addl. Director & OIC Email: <a href="mailto:v.sasikumar@stpi.in">v.sasikumar@stpi.in</a> Ph: 0836-2257090, 2257092, 2257093 /2257091
6	<b>Davangere:</b> Software Technology Parks of India KSOU Regional Centre J.H Patel Layout, Behind Shamanur, Naganur Road, Davangere -577 004	Mr.Sasikumar V, Addl. Director & OIC / Mr.Pramodsa.MM, Technical Officer Email: <a href="mailto:v.sasikumar@stpi.in">v.sasikumar@stpi.in</a> / <a href="mailto:mm.pramodsa@stpi.in">mm.pramodsa@stpi.in</a> Ph:-08192-200892/93/94

### ANNEXURE III

**Willingness of the interested entity and Commercial Quote towards the interested Work Space on rental / lease basis at STPI Bengaluru/ Mysuru**

**Quote for Rental & Maintenance charges:**

Sl. No.	STPI Locations	Space Available	Choice of Work Space by the entity (YES/NO)	Monthly Rental Charges - Rate per Sft in INR ( as per prevailing market rates) (A)	Monthly Maintenance Charges - Rate per Sft in INR ( as per prevailing market rates) (B)	Total Charges - Rate per Sft in INR (A +B)
1	<b>Bengaluru:</b> Software Technology Park of India No. 76, 77, Part 78, Electronic City Phase -1, Bengaluru 560100, Karnataka.	<b>Warm Shell at 2<sup>nd</sup> Floor – 19300 sft</b>				
2		<b>Warm Shell at 4<sup>th</sup> Floor – 19300 sft</b>				
3		<b>Opting as Furnished Fit Out space at 2<sup>nd</sup> Floor – 19300 sft</b>				
4		<b>Opting as Furnished Fit Out space at 4<sup>th</sup> Floor – 19300 sft</b>				
5	<b>Bengaluru:</b> Software Technology Park of India No. 76, 77, 6 <sup>th</sup> Floor, Cyberpark, Electronic City Phase -1, Bengaluru 5600100 Karnataka.	<b>Furnished Fit Out space at 6<sup>th</sup> Floor in 25,000 sft</b>				
6		<b>Opting as Warm Shell at 6<sup>th</sup> Floor – 25000 sft</b>				
7	<b>Mysuru:</b> Software Technology Park of India No. 356 – A, Hebbal Industrial Area, Mysuru 570018, Karnataka	<b>Warm Shell at 2<sup>nd</sup> Floor – 6665 sft</b>				

Above quoted charges are exclusive of applicable taxes.

**Note:** Interested entity to choose atleast one available option of space and are free to choose more than one available option. Interested entity may kindly look into the clause 5 'Selection and Award Criteria' of this advertisement.

Yours faithfully,

(Signature of the Authority)

Name

Designation

Seal & Date:

## 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 ( <i>Director name and director's identification number</i> )	
7	CIN ( <i>Company identification number</i> )	
8	COMPANY PAN NUMBER	
9	IEC NUMBER	
10	STPI LOP NUMBER (optional)	
11	PHONE	
12	MOBILE	
13	E-MAIL	
14	WEBSITE	
15	MAJOR EXPORT MARKETS (Countries)	
16	COMPANY TURNOVER DURING THE LAST 3 FINANCIAL YEARS IN INR	Year 2021-22 : Year 2022-23: Year 2023-24:
17	MAJOR INTERNATIONAL PROJECTS	
18	QUALITY CERTIFICATIONS IF ANY	
19	COMPANY PROFILE (100 -150 words)	

Sl. No	Descriptions	To be filled by the participating company
20	ANY OTHER CREDENTIALS OF THE COMPANY.	
21	Enclosure	1.RoC 2.GST Registration copy 3.Copy of PAN, IEC. 4.MoA and Article of Association of company 5.Audited Financial Report (Last 3 years) 6. Any other relevant document.