

# HYDERABAD METRO RAIL LIMITED

## COMMERCIAL OFFICE SPACE ON LEASE / RENT AT PARADISE METRO RAIL STATION, SECUNDERABAD

- 1) HMRL commercial complex at Paradise Metro Rail station, Secunderabad consisting of 2 cellars + 5 floors with a carpet area of 3205 Sqm (34,500 Sft) is available for lease / rent.
- 2) Interested Business Enterprises / Organizations / Corporate Establishments (Intending Licensee) can apply in the prescribed proforma (schedule of offer) giving their offer for the entire building. Offers for the part of the building will not be accepted.
- 3) Last date of receipt offer 14.05.2018 before 3:00 pm.
- 4) Cellar 1 & 2 are for parking and will accommodate 32 & 30 cars respectively.
- 5) The carpet area floor wise is as follows:

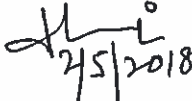
S.No.	Floor	Area	
		in Sqm	in Sft
	<b>North Block</b>		
a)	Ground + Mezzanine	575	6190
b)	Second + Mezzanine	575	6190
c)	Third	290	3120
d)	Fourth	290	3120
	<b>South Block</b>		
a)	Ground	295	3175
b)	First	295	3175
c)	Second	295	3175
d)	Third	295	3175
e)	Fourth	295	3175
	<b>Total</b>	<b>3205</b>	<b>34495</b>

- 6) Minimum rent expected is Rs.35/- per Sft of carpet area.
- 7) Offers less than Rs.35/- per Sft (excluding GST) per month will not be acceptable.
- 8) The Intending Licensee, who offers highest rent / lease will be eligible for allotment of entire commercial building of HMRL at Paradise on lease / rent.

- 9) The Successful Intending Licensee shall have to deposit three months rent (interest free) in advance.
- 10) The Security Deposit of un-successful Intending Licensees will be returned after the finalization of allotment.
- 11) The Security Deposit of successful Intending Licensee will be adjusted in three months advance rent.
- 12) Rent / lease per month will be enhanced at 5% on completion of every one year.
- 13) License period is three years, i.e., 36 months with an option to renew the license period by giving an advance written notice of 180 days prior to expiry of license period. Non-receipt of written notice deemed to be terminated.
- 14) The Intending Licensee shall maintain House Keeping and Security of complete building at his own cost.
- 15) The electricity and water supply charges for the entire building are to be borne by the Intending Licensee.
- 16) The Intending Licensee shall maintain two lifts, pumps and bore wells at his own cost.
- 17) The property tax will be payable by HMRL.

- Eligibility : The outturn of the Intending Licensee shall be more than Rs.25 Cr. per annum in any one year of the last 3 years.
- Schedule of offer : Will be issued in the office of General Manager (Works), Hyderabad Metro Rail Limited from 05.05.2018 on payment of Rs.15,000/- through DD drawn in favour of "Managing Director, Hyderabad Metro Rail Limited".
- Security deposit : The offer shall be submitted along with security deposit of Rs.5 lakhs paid through DD drawn in favour of "Managing Director, Hyderabad Metro Rail Limited".

  
General Manager (W)  
HMRL.

  
25/2018