



MAHARASHTRA STATE SKILL DEVELOPMENT SOCIETY (MSSDS)
Skill Development and Entrepreneurship Department
Government of Maharashtra

EXPRESSION OF INTEREST FOR OFFICE SPACE

Maharashtra State Skill Development Society (MSSDS) having its office at 4th Floor, MTNL Telephone Exchange Building, Cuffe Parade, Mumbai - 400 005, is the nodal agency for all skill development activities in the Maharashtra. Registered as a Society has been implementing various skill development schemes like Pramod Mahajan Kaushalya va Udhyojakta Vikas Abhiyan (PMKUVA), Industry Linked Skill Development Programme (ILSDP) etc.

Offers are invited for hiring suitable furnished office accommodation having a carpet area of about 15,000 square feet for housing the office of Maharashtra State Skill Development Society (MSSDS), Maharashtra State Innovation Society (MSInS) and Annasaheb Patil Arthik Magas Vikas Mahamandal Maryadit at Mumbai. The accommodation should be at a convenient location preferable within 5 kms radius from Mantralaya, Government of Maharashtra or in South Mumbai. The building should have all requisite amenities like electricity, fire safety system, power back up, water, separate toilets for ladies and gentlemen, Central air-conditioning, along with sufficient parking space for at least five cars. Interested parties may either download the detailed terms and conditions of the tender from the website www.mssds.in or <https://ese.maharashtra.etenders.in>. The complete offers in accordance with terms and conditions should be submitted online within 15 days from the date of publication of this notice.

With other things being equal, preference will be given to:

1. Premises offered by Public Sector Undertakings/Government Departments and other Government bodies
2. Suitability of location of the premises
3. Premises offering better amenities
4. Premises offering additional parking space
5. Premises ready for possession and occupation with all necessary permissions and approvals in place.

This is an expression of interest for available space and willing to offer suitable premises for rent. Interested parties should refer to detailed terms and conditions (**Annexure 1**) before submission of the bid and write to below in case of any queries.

The CEO
Maharashtra State Skill Development Society
4th Floor, MTNL Telephone Exchange Building, Cuffe Parade, Mumbai-400 005



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Annexure 1

TERMS AND CONDITIONS

Terms and conditions of the tender for hiring of office space for the establishment of MSSDS, Maharashtra State Innovation Society (MSInS) and Annasaheb Patil Arthik Magas Vikas Mahamandal Maryadit office under the Skill Development and Entrepreneurship Department, Government of Maharashtra on rental basis are as follows:-

1. The offered space should have a carpet area of about 15,000 square feet, preferably on a single floor, with the following features/amenities:-
 - a. Electricity connection with adequate electrical fixtures and power back with provision for installation of independent meters/sub-meters,
 - b. Water supply,
 - c. Separate toilets for ladies and gentlemen
 - d. Sufficient parking space for the officers and visitors
 - e. Adequate security arrangements
 - f. Fire Safety System
 - g. Central Air-conditioning system
2. The building should preferably be within a radius of 5 km from Mantralaya, Mumbai
3. The interested parties should submit their proposals online on <https://ese.maharashtra.etenders.in> by last date. Both the Technical and Financial Bid should be submitted separately.
4. The Technical Bid should be submitted in the following format.

S. No.	Particulars	Name of the Document Submitted
1.	Ownership of the land and the building thereon	
2.	Location and Address of the offered office space (Google Map may be attached)	
3.	Distance from Mantralaya, Government of Maharashtra	
6.	Carpet Area (In Square Feet)	
7.	Floor (In case of multi-storey building)	
8.	Availability of no. of lift	
9.	Lay-out of sketch of approved plan of the accommodation on offer	
10.	Offered space is legally permissible for Office use	
11.	Structural Audit Report through qualified Structural Engineer registered with Municipal Corporation, if building is older than 30 years.	
12.	Occupation Certification (OC) of the building issued from competent authority	
13.	Availability of Fire-fighting arrangements	
14.	Facilities and amenities available	
15.	Parking Facilities	
16.	Clearance/NOC from all the relevant Central/ State/ Municipal Authorities/ Societies for use as office premises conforming to the applicable laws	
17.	Furnishing status with details such as Furniture, Storage Cabinets, Air-Conditioning, LAN connection etc.	
18.	Arrangement for security in place	



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5. The financial bid will inter-alia will include:
 - a. The expected amount of rent as INR per sq. ft. per month (in terms of carpet area). The rent offered should be inclusive of property tax or any other tax required to be paid by the property owner.
 - b. Period from which the property is being offered for rent.
 - c. Expected increase in rent on expiry of the lease period if the lease is renewed.

6. Other conditions:
 - a. The term of the lease shall be 3 (Three) years subject to extension upon such terms and conditions as may be agreed upon in writing and signed by the parties at the time of any such extension
 - b. The rent will be subject to Fair Rent Certificate by Public Works Department (PWD), Government of Maharashtra.
 - c. MSSDS is not bound to accept any or all the expression of interest forms and will not require to give any reasons for rejecting any expression of interest,
 - d. MSSDS reserve the right to negotiate the rates even after the EOI process while finalization of premises with each of the shortlisted bidder for settling the final commercial terms and conditions,
 - e. MSSDS would be free to use/share rented premises for its associated partners/ department/ corporations
 - f. Either party can terminate the lease agreement by providing ninety (90) days written notice.
 - g. The offered accommodation will be shared by Maharashtra State Skill Development Society, Maharashtra State Innovation Society and Annasaheb Patil Arthik Magas Vikas Mahamandal Maryadit. Hence, the rent paid to the selected lessor will be shared by these three entities based upon the occupancy of the carpet area.
 - h. Lease agreement will be signed by these three entities i.e. Maharashtra State Skill Development Society, Maharashtra State Innovation Society and Annasaheb Patil Arthik Magas Vikas Mahamandal Maryadit with the lessor.

7. Procedure for Selection
 - a. The Competent Authority will open the technical bid and evaluate the offers on the basis of but not limited to suitability of the space, Availability of existing basic office furniture offered, Public Sector Undertakings/ Government Departments and other Government bodies, Suitability of location accessibility of the premises, premises with better amenities like lift, backup power, furnishing status.
 - b. The offers found suitable will be shortlisted. For this purpose, the competent authority is free to take help of any experts as deemed fit and/or from a committee as it think fit.
 - c. The financial bid of only those parties will be opened whose technical bids are shortlisted.

Place: Mumbai
Date: 23rd August 2017

Chief Executive Officer
MSSDS