



**KERALA INFRASTRUCTURE INVESTMENT FUND BOARD**  
**(A Statutory Body under Finance Department, Government of Kerala)**

Thiruvananthapuram-695 001

Phone: +91 (0471) 2780900, e-  
mail:financeadmin@kiifb.org Website:  
[www.kiifb.kerala.gov.in](http://www.kiifb.kerala.gov.in)

**No. FA-6/1968/2021/KIIFB**

**04-01-2024**

**Expression of Interest for Office Space**

**About KIIFB**

KIIFB is a body corporate constituted by the State Government under the KIIF Act on 11 November 1999, to manage the Kerala Infrastructure Investment Fund (the "Fund"). The KIIF Act was amended in November 2016 by the Kerala Infrastructure Investment Fund Amendment Act 2016 in order to further streamline the process of mobilising funds for infrastructure development in Kerala. KIIFB was entrusted with the key responsibility of reviving the economy from the fiscal depression prevailed during that period.

KIIFB was established with the main objective of providing investment for critical and large infrastructure projects in Kerala. It acts as the primary agency of the State Government to facilitate the development of both the physical and social infrastructure in Kerala and to assist the State Government and its agencies in the development of infrastructure in Kerala. KIIFB acts as the main agency of the State Government for scrutinising, approving and funding major infrastructure projects.

So far 1073 projects with an outlay of 82,342 crore have been approved by the Board chaired by Hon'ble Chief Minister of Kerala. KIIFB's funding support has started to revitalize all the vital sectors like Education, Health, Transport, Water Supply, Electricity, Sports etc. in the state. An amount of 26,000 Crore has been released to these projects so far.

**IMPORTANT PARTICULARS**

|   |   |
|---|---|
| Tender Reference No.                        | <b>FA-6/1968/2021/KIIFB</b>   |
| <b>Tender Notification date</b>             | <b>04/01/2024</b>   |
| Mode of Tender Submission                   | Tender should be submitted in hard copy at the office of KIIFB  |
| Last Date & time for Submission of EOI      | <b>15/02/2024 , 11:00 AM</b>  |
| Date & Time of Opening of EOI               | <b>15/02/2024, 12:00 PM</b>   |
| Place of opening of Bids                    | Kerala Infrastructure Investment Fund Board,<br>Thiruvananthapuram-695 001  |
| Address For Communication                   | <b>Chief Executive Officer</b><br>KERALA INFRASTRUCTURE INVESTMENT FUND BOARD<br>Thiruvananthapuram-695 001<br>Ph: +91 471 2780900<br>Website: <a href="http://www.kiifb.kerala.gov.in">www.kiifb.kerala.gov.in</a> |
| Details of Contact Person for clarification | Joint Fund Manager<br>Mobile No.:9446898136<br>e-mail: <a href="mailto:jfm.fa@kiifb.org">jfm.fa@kiifb.org</a>   |

## **Scope of Work**

KIIFB proposes to acquire office space / building with clear and unambiguous title deeds etc. at Thiruvananthapuram on outright purchase basis or on long lease for setting up its office and seeks expression of interest from interested owners and authorized agents of the property.

The requirement is for above 65,000 sq. ft to 1,00,000/- sq. ft in a single building either in a ready for possession premise or in an under-construction project. The building should project a professional and aesthetically pleasing appearance and should be approved for office use. There should be dedicated parking space within the premises. The stilt / basement with minimum parking space for 25-30 cars and 150-200 Two-wheeler parking at once.

The offered space / building should be situated preferably within 1 (One) kilometer of Kerala Government Secretariat in centrally located administrative area in Thiruvananthapuram preferably adjacent to the main road and easily approachable. Water, Electricity, and allied services should be available. The following criteria must be fulfilled:

- a) The building should be in good condition and well maintained.
- b) Facilities like adequate workspace/with cubicles and central air conditioning.
- c) There should be standby generator of sufficient capacity for uninterrupted power supply.
- d) 24 hours potable water supply with adequate water treatment facilities.
- e) Adequate and safe Lift facility if the building is of more than two floor (GF+ FF).
- f) The building shall have emergency exit and adequate fire protection facilities.
- g) There should be adequate toilet facilities which should be both clean and well maintained.
- h) Bills pertaining to municipality taxes, water and electricity for the building should be regularly paid and updated.

After shortlisting parties/ organizations through the EOI, a Request for Proposal (RFP) will be issued inviting technical and financial bids for completion of procurement. Only those who get shortlisted in the EOI will be eligible to participate in the tender process.

## **Submission of EOIs and Shortlisting**

Interested parties possessing built-up areas as stated above, having clear legal title are invited to send their expression of interest to the the following address in the prescribed template enclosed herewith furnishing details like name of the owner, contact details, location of the office space, size, amenities, etc.

**This is an expression of interest for available space/ building on outright sale or long-lease and not an invitation to bid.**

Interested parties should fill up and sign the enclosed Expression of Interest form and submit the same along with their applications to the following address:

**To,**

**The Chief Executive Officer  
Kerala Infrastructure Investment Fund Board (KIIFB)  
2<sup>nd</sup> Floor, Felicity Square, Thiruvananthapuram, PIN: 695001.**

**The EOI should be received at the above address on or before 15 February 2024.** KIIFB reserves the right to extend the time of submission.

The EOI should be complete in all respects and signed on all pages and shall be delivered in a sealed envelope and with "EOI for sale of Office Space" clearly written on it along with the EOI Number. Late offer and any delay by post / courier will not be entertained. An owner willing to offer the property for outright sale or on long lease basis should submit their offers in a sealed envelope clearly mentioning the above. The Expression of Interest may be submitted either by the owner of the building or by the owner's authorized representative. Representative will have to enclose the letter of authority along with the expression of interest. Otherwise, the EOI is liable to be considered null and void at any stage as per the decision of KIIFB. No brokerage will be paid by KIIFB.

Selection of the party / organization shall be made, through procedures duly approved by Government, based on the details submitted in the EOI. The offered premises will be inspected for preliminary short-listing by KIIFB. This may include carrying out the measurements, valuation of the offered premises and more importantly, its suitability for setting up of the office. Selected parties / organizations will be informed subsequently to submit the detailed technical offer and financial offer and terms and conditions.

The choice of whether to purchase the property or to take the option of a long-term lease shall be at the discretion of KIIFB.

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

- a) Premises offered by Public Sector Undertakings/Government Departments and other Government bodies.
- b) Proximity to the Kerala Government Secretariat
- c) Suitability of location of the premises.
- d) Premises offering better amenities.
- e) Premises offering additional parking space.
- f) Premises ready for possession and occupation with all necessary permissions and approvals in place.
- g) Premises suitable for the purpose for which it is being acquired.
- h) The period of lease, where the offer is made for long lease of the property.

This document does not constitute an offer or invitation, or solicitation of an offer, nor shall this document or anything contained herein, form a basis of any contract or commitment whatsoever. KIIFB reserves the right to cancel or modify this Expression of Interest without assigning reason(s) whatsoever.

The procurement is proposed to be completed by March 2024.

Dr. K. M. Abraham CFA  
Chief Executive Officer  
KIIFB

**EXPRESSION OF INTEREST FORM****EOI No. FA-6/1968/2021/KIIFB****To,**

**The Chief Executive Officer,  
KIIFB,  
Thiruvananthapuram, 695001.**

**Sir,**

**Sub: - Expression of Interest offering the Office Premises on Outright purchase basis or Long Lease basis at Thiruvananthapuram (Strike out portions not applicable).**

This offer is with reference to the advertisement released in the press / put up at KIIFB website: [www.kiifb.org](http://www.kiifb.org) for taking office space on outright purchase basis. The details of the premises offered are as under:

**DETAILS OF THE PREMISES OFFERED -**

| <b>Sl. No</b> | <b>Item</b>  | <b>Details (to furnish documentary evidence, as necessary)</b> |
|---------------|--|--|
| <b>1</b>      | <b>DETAILS OF VENDOR / FIRM / BUILDER / OWNER / REPRESENTATIVE</b>   |  |
| <b>1.1</b>    | Name:  |  |
| <b>1.2</b>    | Address & Phone No., & E-mail address  |  |
| <b>1.3</b>    | Constitution of vendor/firm. (Whether Proprietary / Partnership/Pvt. Ltd. / Public Ltd./PSU etc.):   |  |
| <b>1.4</b>    | In case of a Company, details of Incorporation of Company and Commencement of Business.<br>Incorporation Date: Ref:<br>Commencement Date: Ref: |  |
| <b>1.5</b>    | Permanent Account Number (PAN) & TAN   |  |
| <b>1.6</b>    | Valid Sales tax registration no.   |  |
| <b>1.7</b>    | Valid Service tax registration no.   |  |
| <b>1.8</b>    | Name & Designation of the contact person to whom all references shall be made regarding this EOI   |  |
| <b>2.0</b>    | <b>TYPE OF OFFER</b>   |  |

|     |   |                            |
|-----|---|----------------------------|
| 2.1 | Please indicate the type of offer (Strike off whichever is not applicable)  | OUTRIGHT SALE / LONG LEASE |
| 2.2 | If Long-Lease please indicate the period of lease proposed in years.<br><br>(The proposed lease period may be increased but not decreased at the time of submitting the Detailed Proposal, if the offer qualifies in the first round of selection through this EoI) | _____Years                 |
| 3   | <b>DETAILS OF PROPERTY</b>  |                            |
| 3.1 | Location & Address of the property  |                            |
| 3.2 | Geographical-Coordinates of the property  |                            |
| 3.3 | Front elevation of the building with approach road (Attach photograph)  |                            |
| 3.4 | Approved layout of the building (attach copy)   |                            |
| 3.5 | Usage of property (as approved by Competent Authority)<br>a) Commercial Office<br>b) Shopping Complex<br>c) Others (please specify)   |                            |
| 3.6 | Tenure of the land<br>a) Freehold<br>b) Leasehold<br>If leasehold give residual period of lease and name of the title holder.   |                            |
| 4.0 | <b>BUILDING</b>   |                            |
| 4.1 | Type of Building (commercial office/ other)   |                            |
| 4.2 | Type of Construction:<br>(Load Bearing/RCC/Steel framed)  |                            |
| 4.3 | Whether the building is certified as a Green Building   |                            |
| 4.4 | Clear floor height from floor to ceiling  |                            |
| 4.5 | Area of premises offered<br>a) Super built-up area (sq ft)<br>b) Built-up area (sq ft)<br>c) Carpet area (sq ft)  |                            |
| 4.6 | Year of completion of Construction  |                            |

|      |   |  |
|------|---|--|
| 5.0  | <b>DETAILS OF BOUNDARIES AND ADJACENT BUILDING</b>  |  |
|      | a. North  |  |
|      | b. East   |  |
|      | c. South  |  |
|      | d. West   |  |
| 6.0  | <b>AMENITIES PROVIDED</b> (In the premises) - Water Supply, Electricity, Lifts, AC Duct, Firefighting, Water Treatment Facilities etc. (Bidder may use additional page to provide details if necessary)   |  |
| 7.0  | <b>CAR PARKING SPACE</b>  |  |
|      | a. No. of Car parking   |  |
|      | b. No. of Two-Wheeler Parking   |  |
| 8.0  | <b>COMPLETION / OCCUPATION CERTIFICATE</b>  |  |
| 8.1  | Whether completion / occupation certificate is issued by the competent authority  |  |
| 8.2  | Designation of the authority which has issued the completion / Occupation certificate   |  |
| 9.0  | <b>OTHER INFORMATION</b>  |  |
| 9.1  | Solicitor's / Advocate's name and address, Phone / Fax Nos.   |  |
| 9.2  | Details of encumbrances, if any.  |  |
| 10.0 | <b>FINANCIAL INFORMATION</b>  |  |
| 10.1 | Asking Price Range (Rs Cr)<br>(This information is sought only for facilitating the initial assessment of the offers, and the bidder shall be free to quote the desired price at the time of submitting the Detailed Proposal, if the offer qualifies in the first round of selection through this EoI) |  |

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 and

if this Expression of Interest form is incomplete in any respect on my part, then the same is liable to be rejected at the discretion of KIIFB.

I am aware that KIIFB is not bound to accept the Expression of Interest and will not be required to give any reason for rejecting this Expression of Interest.

I, further certify that I, am an authorized signatory of my company and am, therefore, competent to submit the details towards this Expression of Interest.

Yours faithfully,

**(Signature of the self / authorized signatory)**

**Name:**

**Designation:**