SJVN Green Energy Limited (SGEL)

(A Wholly Owned Subsidiary of SJVN Limited)

EXPRESSION OF INTEREST

For

"Hiring of fully furnished Office Space along with Bachelor Accommodation for SGEL at Nangal, Punjab on Lease basis for a period of one (01) year".

Project Office
SJVN Green Energy Limited
1350, Shivalik Avenue, Phase-2
Naya Nangal, Rupnagar, Punjab
Pin-140126

EXPRESSION OF INTEREST (EOI) FOR FULLY FURNISHED OFFICE SPACE ALONG WITH BACHELOR ACCOMODATION

Ref No. SGEL/NANGAL/2026-27/EOI-02 **Date 24.11.2026**

1.0 SJVN Green Energy Limited (hereinafter referred to as "**SGEL**"), a wholly owned subsidiary of SJVN Limited, a Navratna Central Public Sector Enterprise (CPSE) under the administrative control of the Ministry of Power, Government of India, having its registered office at SJVN Corporate Office Complex, Shanan, Shimla, Himachal Pradesh, seeks *Expressions of Interest (EOI)* from interested owners or their authorized agents for hiring of fully furnished SGEL Office Space along with Bachelor Accommodation on lease basis for a period of one (01) year at **Nangal, District Rupnagar, Punjab Pin- 140126**.

1.	**Description of EOI:**	**Expression of Interest for Hiring of fully furnished Office Space along with Bachelor Accommodation on lease basis for period of one (01) year (*Approx. Area 2000 Sq. ft.*) for SGEL at Nangal, Punjab.**
2.	**EOI No.**	**SGEL/NANGAL/EOI-02**
3.	**Date and time for availability / downloading of EOI document on website https://www.sjvn.nic.in**	24.11.2026 (11:00 Hrs.) to 08.12.2026 (11:00 Hrs.)
4.	**Last date for submission of EOI Along with requisite documents in physical form**	08/12/2026 up to 11:00 Hrs.
5.	**Time and Date for opening of EOI**	**08/12/2026, 12:00 Hrs. onwards.**
6.	**Place of opening EOI:**	**O/o HOP, Nangal Site Office, SJVN Green Energy Limited, 1350, Shivalik Avenue, Phase-2 Naya Nangal, District - Rupnagar, Punjab-140126**

2.0 The requirement is approximately 2,000 sq. ft. built-up area on a single floor, comprising 1,000 sq. ft. **for Office Space** and 1,000 sq. ft. for **Bachelor Accommodation (BA)**, in a fully furnished and ready-to-move-in condition, as per the minimum requirements detailed below:

Office Premises:

1. Minimum 1000 Sq. Feet built up area on a single floor.
2. Washroom / Toilet - Minimum 01 nos.
3. Lighting fittings and fixtures with adequate no. of Electrical Connection points.
4. Exhaust Fans in all Washroom/Toilet.
5. Ceiling Fans as per requirement.
6. Adequate Capacity AC installed in Office.
7. Steel Almirahs for keeping office record in safe custody: 02 Nos

Bachelor Accommodation:

1. Minimum built-up area of 1,000 sq. ft., comprising at least two rooms, with bathroom.
2. Ceiling Fans and Adequate Capacity AC in all Bed Rooms and dining/sitting area as per requirement.
3. Five-Seater Sofa (good quality- preferably leather / Rexene) with Center Table.
4. Almirah in all Bed Rooms.
5. Double Bed along with mattress in all bed rooms.
6. Smart LED TV (minimum 32 inches) in all Bed Rooms.
7. Smart LED TV (minimum 40 inches) in common sitting area.
8. One Study Table and Chair in all Bed Rooms.
9. Curtains/blinds in all Bed Rooms and other areas wherever applicable.
10. Lighting fitting & fixtures with adequate no. of Electrical Connection points.
11. Fully Equipped Kitchen with LPG Gas Connection and a Separate Dining Area/Room.
12. One Six-Seater Dining Table Set.
13. Geysers and Exhaust Fans in all washrooms/toilets.
14. One Instant Geyser (06 Litres) and Exhaust Fan in Kitchen.
15. One Microwave Oven (20 Litres)
16. One Refrigerator (minimum capacity 260 Litres).
17. One RO for Kitchen.
18. One Top Load fully automatic washing machine (minimum 7 kg).
19. Parking Facility.

The building should project a professional & aesthetically pleasing appearance and can be used for Office and Bachelor Accommodation purpose. With other things being equal, preference will be given to:

1. Premises offered by PSUs/ Government Departments and other Government bodies.
2. Premises offering better amenities with separate entrance.
3. Premises ready for possession & occupation with all necessary permissions and approvals in place.

3.0 Interested parties are urged to visit the Tenders section of SJVN website i.e., https://sjvn.nic.in/en/tender on regular basis for any updates related to schedule or corrigendum with respect to the above EOI. For any query/clarification please contact through email ID: sgel.15fspv@sjvn.nic.in only.

4.0 Submission of Offer:

The Interested party shall submit their offer for EOI in two sealed envelopes:

1. **Envelope I:** comprising of duly filled ***Annexure-1*** along with requisite document as mentioned in this EOI.

2. **Envelope II:** comprising of duly filled Price offer in the Format as per ***Annexure-2*,**

The agency may note that the applicable GST shall be borne by the SGEL as applicable.

The title of the EOI and the envelope number shall be clearly mentioned on the top of each individual sealed envelope (Envelope I and II). Both the sealed envelopes shall thereafter be placed inside a single sealed outer envelope, which shall be clearly mentioned with the words "**Expression of Interest for Hiring of fully furnished Office**

space along with Bachelor Accommodation for SGEL at Nangal on Lease Basis for a Period of One (01) Year", along with the name of the interested party/firm.

The sealed offer is to be submitted in physical form/through offline mode by Speed Post/Courier or Special Messenger, so that; it should reach in the office up to 11:00 Hrs. on or before the scheduled date of opening of EOI at office of below mentioned address.

EOI offer submitted without requisite document shall be rejected out rightly.

Address:
Dy. General Manager / Head of Project,
Nangal Site Office,
SJVN Green Energy Limited,
House No 1350, Shivalik Avenue, Phase-2,
Naya Nangal, Rupnagar, Punjab-140126
Email: sgel.15fspv@sjvn.nic.in
Mob. No.: + 91-9418033997 & +91-8894065950

5.0 EOI OPENING:

The offer submitted by interested parties for EOI shall be opened in the following sequence:

1. First of all, Envelope-I comprising ***Annexure-1*** shall be opened and evaluated.

2. Envelope-II (Price Offer), i.e. ***Annexure-2***, shall be opened only in respect of those parties who are shortlisted on the basis of evaluation of the documents submitted in Envelope-I and found eligible upon physical inspection of the premises and verification of the requisite documents

Correction of Errors (Applicable to extent possible).

In case of ambiguities in the figure and word quoted, then the rate quoted in word shall prevail and the amount shall be corrected accordingly. SGEL reserves the right to adjust arithmetical or other errors in the way which it considers suitable.

6.0 Procedure for Selection of Property:

1. On the basis of the details provided in the offers received against the EOI, the offered premises shall be shortlisted for physical inspection as well as the verifications of the requisite documents.

2. Further, on the basis of above, the price offer of final shortlisted respondents shall be opened.

3. The party offers lowest price shall be considered for award.

4. All offers shall be received in sealed envelope through Physical form by 08.12.2026 up to 11:00 Hrs. shall only be considered.

5. The EOI offer submitted by the party shall remain valid for acceptance for a period of Forty-Five (45) days from the date of opening of EOI.

6. The party shall abide by all the terms and conditions contained in the EOI and quote their item rate accordingly. The conditional offer shall not be accepted and shall be summarily rejected.

7. The above-mentioned requirements are minimum and the SJVN Green Energy Limited, reserves the right to ask for any additional information.

8. SJVN Green Energy Limited reserves the right to cancel the EOI process at any time before award of work without assigning any reasons thereof.

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GENERAL TERMS AND CONDITIONS

1. SGEL requires fully furnished Office Space along with Bachelor Accommodation at Nangal, Punjab on lease for a period of one (01) year.
2. All Indian citizens/Companies/entities are eligible to submit their offer.
3. The property must be having a clear title in the name of the person submitting the EOI or a Power of Attorney in his name executed by the person having the clear title of the property.
4. The EOI respondent shall submit copies of property ownership documents such as title deed along with the Aadhaar Card (in case of Individual), PAN/GST No., latest electricity and/or water bills of the offered premise.
5. No society Maintenance charges shall be payable by the Lessee and Lessor shall pay such charges, if applicable.
6. The standard lease deed shall be executed by the Lessor and Lessee.
7. The lease shall not be terminable at the option of the Lessor before the expiry of the lease or extended lease period, except on breach of the terms and conditions by the Lessee but by giving 01-month advance notice.
8. The lease can be terminated by lessee at any time by giving 01-month prior notice.
9. Lessor shall pay all house/property taxes, rates, licence fees, ground rent or any other charges of whatever character assessed, levied, charged, and imposed by or payable to any lawful authority in respect of the demised premises.
10. The Lessor shall be responsible for carrying out all major and minor repairs and maintenance of the demised premises, including, but not limited to, rectification of leakages in sanitary fittings and water pipes, repairs of electrical points, cracks in walls, etc., at his own cost, immediately upon receipt of intimation from SGEL. In the event of failure or delay on the part of the Lessor to undertake such repairs, SGEL shall have the right to get the requisite repair work carried out at the risk and cost of the Lessor.
11. Lessor shall arrange the whitewash, distemper, paints, polish the demised premises, as and when required, before occupation by the Lessee at their cost.
12. The monthly charges for the Office Space along with Bachelor Accommodation shall be inclusive of the cost of all the above-mentioned facilities, amenities and services.
13. Water, Electricity and Gas Connection charges shall be borne by SGEL (Lessee). The sanctioned electrical load for the premises offered shall not be less than 7.5 kW.
14. The monthly rent shall be paid by SGEL within 15 days after submission of Invoice.
15. The payment shall be paid made in favor of the Owner of the premises as per the bank detail furnished to SGEL through NEFT/RTGS.
16. GST, as applicable, shall be payable extra over and above the quoted amount, at the prevailing rate applicable from time to time, subject to submission of a valid GST tax invoice by the Service Provider/Owner.
17. Lessor shall ensure that demise premises can be lawfully used for establishing Office.
18. TDS will be deducted as per applicable law.

Annexure-1

EXPRESSION OF INTEREST FOR FULLY FURNISHED OFFICE SPACE

To,

Dy. General Manager / Head of Project,
Nangal Site Office,
SJVN Green Energy Limited,
House No 1350, Shivalik Avenue, Phase-2,
Naya Nangal, Rupnagar, Punjab-140126.

Sub: Expression of Interest for Hiring of fully furnished Office Space along with Bachelor Accommodation for SGEL at Nangal on Lease basis for a period of one (01) year.

Respected Sir,

With reference to SGEL's advertisement in the newspaper regarding hiring of fully furnished Office Space along with Bachelor Accommodation premises on Lease basis for a period of one (01) year at Nangal, I hereby submit my offer for fully furnished Office Space along with Bachelor Accommodation at Nangal, Punjab as per the following details:

S. No.	DESCRIPTION	DETAILS
1.	CITY WHERE THE PROPERTY IS SITUATED (PLEASE SPECIFY)	
2.	ADDRESS OF PROPERTY	
3.	OWNER OF PROPERTY	
4.	COVERED AREA OF THE PREMISES IN SQ FT.	
5.	NAME AND ADDRESS OF THE PERSON SUBMITTING THE OFFER	
6.	MOBILE NO.	
7.	RELATIONSHIP WITH THE OWNER OF THE PROPERTY	
8.	WHETHER AGREE TO OFFER PROPERTY WITH ALL AMENITIES (YES / NO)	
9.	PHOTOCOPY OF THE TITLE DEED ALONGWITH LATEST ELECTRICITY BILL/WATER BILL ATTACHED (YES/NO)	
10.	AADHAAR No./ PAN No./GST No.	

S. No.	DESCRIPTION	DETAILS
11.	PHOTOCOPY OF POWER OF ATTORNEY ATTACHED (YES/NO)	
12	TYPE OF PROPERTY (COMMERCIAL/ RESIDENTIAL)	
13.	ANY OTHER RELEVANT DETAILS	

I hereby confirm that, all the terms and conditions specified with respect to this Expression of Interest (EOI) are acceptable to me. I further confirm that all the requisite details have been furnished and if this offer is incomplete in any respect on my part, then the same is liable to be rejected at the discretion of SGEL.

I am aware that SGEL is not bound to accept the offer against EOI and will not be required to give any reason for rejecting our offer.

I have attached the signed copies of all the documents along with a copy of the title deed/Power of attorney (including Aadhaar Card, PAN/GST, latest electricity bill/water bill).

Thanking You

Yours sincerely

(SIGNATURE)

NAME AND ADDRESS WITH CONTACT DETAILS

Annexure-2

EXPRESSION OF INTEREST FOR FULLY FURNISHED OFFICE SPACE ALONG WITH BACHELOR ACCOMMODATION

To, **Dy. General Manager / Head of Project,** **Nangal Site Office,** **SJVN Green Energy Limited,** **1350, Shivalik Avenue, Phase-2** **Naya Nangal, Rupnagar,** **Punjab-140126**	**Name and Address of Party/Agent:**

Sub: Expression of Interest for Hiring of fully furnished Office Space along with Bachelor Accommodation for SGEL at Nangal, Punjab on Lease basis for a period of one (01) year.

Respected Sir,

With reference to SGEL's advertisement in the newspaper bearing ref: *SGEL/NANGAL/EOI-02* dated 24.11.2026, regarding hiring of fully furnished Office space along with Bachelor Accommodation premises at **Nangal, Punjab** on Lease basis for a period of one (01) year, I hereby submit my offer for fully furnished Office space along with Bachelor Accommodation at Nangal, Punjab as per the following details:

S. No.	Description	Lease period	Rate per month excluding GST (In ₹) (In figure)	Rate per month excluding GST (In ₹) (In words)
1.	Hiring of fully furnished Office space along with Bachelor Accommodation for SGEL at Nangal, Punjab on Lease basis for a period of one (01) year.	12 months		

Note: The applicable GST shall be borne by SGEL as applicable.

Thanking You,

Yours Sincerely
(SIGNATURE)