



**Kottayam Divisional Office.
Jeevan Prakash, Kurien Uthup Road,
Nagampadom, Kottayam - 686001**

Wanted office Premises on Lease at Ettumanoor.

LIC of India intends to hire office premises from the individual / firms on lease basis admeasuring 1000 sft. to 1200 sq.ft. carpet area [\pm 5% variation in areas is acceptable] which are in ready to occupy condition in prominent place preferably on Ground or First floor for shifting our Ettumanoor SO under **two bid system**. The preferred location of the premises shall be within a radius of 02 Km. (approx) from Bus Stand, Main Market etc..and in prime location. For complete details and bid documents please log on to www.licindia.in and go to "Tenders" and click on the link "**Tender for Hiring of Office premises at Ettumanoor on lease basis**".

LIC of India reserves the right to accept or reject any or all offers in full / part without assigning any reasons whatsoever

29.04.2024

Sr. Divisional Manager

LIFE INSURANCE CORPORATION OF INDIA

Kottayam Divisional Office.
Jeevan Prakash, Kurien Uthup Road,
Nagampadom, Kottayam - 686001

Life Insurance Corporation of India intends to hire premises at Ettumanoor which are ready to occupy condition from Individuals / Firms only under Two Bid system as per details given below :

Carpet area required (approx)	Location	Remarks
1000 sft. to 1200 sft. [± 5% variation in areas is acceptable]	Ettumanoor	should be located preferably in the main market area at the prime location of the township having availability of all public amenities like Banks , Post Offices, Railway Station / Bus Stops etc. The premises offered for lease/rent should be in ready to occupy condition and suitable for use as office premises.
Status of Land / Plot	Free Hold / Lease Hold with clear marketable Title.	
Usage of the Property	Commercial or Commercial cum Residential or Multi - Use Plots . (Score out whatever not required).	

The prospective bidders meeting the above requirements are requested to collect the tender documents on payment of Rs. 118/- (Rupees one hundred and eighteen only) from the office at the above address. The tender documents will be issued from 29.04.2024 -to 21.05.2024-- between 11.00 AM and 3.00 PM on week days (excluding Holidays, Sundays and Saturdays) . The last date for submission of filled in offers is 21.05.2024 upto 12.30 PM. The "Technical Bids" will be opened on the same day at 3.00 PM in the presence of bidders or their authorized representatives who may wish to be present. For complete details and bid documents please log on to www.licindia.in and go to tenders and click on the link " **Tender for Hiring of Office premises at Ettumanoor on lease basis** ".

LIC of India reserves the right to accept or reject any or all offers in full / part without assigning any reasons whatsoever.

Date: 29.04.2024

Sr. Divisional Manager



LIFE INSURANCE CORPORATION OF INDIA

**Kottayam Divisional Office.
Jeevan Prakash, Kurien Uthup Road,
Nagampadom, Kottayam - 686001**

TENDER SCHEDULE

SI No	Description	
1	Name of Tender:	Tender for Hiring of Office Premises at Ettumanoor .
2	Cost of tender document (Non refundable)	₹ 100/-+ 18% GST =Rs. 118/- (Rupees One hundred and eighteen only).
3	Earnest Money Deposit	₹ 2000/- (Rupees Two thousand only) by DD
4	Date of sale of tender document	From 29.04.2024 to 21.05.2024 - between 11.00 AM and 3.00 PM on week days (excluding Holidays, Saturdays and Sundays) from the above office on payment of non refundable tender cost by Demand Draft / Pay Order in favour of “ Life Insurance Corporation of India ” payable at Kottayam .
5	Last Date & Time of receiving / submission of tender document.	On 21.05.2024 up to 12.30 PM.
6	Date & Time of opening of Technical Bids	As on the last date of submission of tender i.e. on 21.05.2024 at 15.00 Hrs.
7	Date & Time of opening of Financial Bids.	Shall be intimated later on to the technically eligible bidders.
8	Time Limit for handing over possession of the premises.	Within thirty (30-) days from the date of issue of acceptance letter.
9	Lease period / Contract period	As mentioned in the terms and conditions of the lease deed.
10	Notice period for Termination of contract.	04 (Four) months on either side..
11	Validity of tender	06 (Six) months from the date of opening of Technical Bid.

Hiring of Office Premises.

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INSTRUCTIONS TO BIDDERS

1. The tender forms will be available from 29.04.2024 to 21.05.2024 between 11.00 AM and 3.00 PM on week days (excluding Holidays Saturdays and Sundays) on payment of the required fee..
2. The last date for submission of filled in tenders (both technical and financial bids) is 21.05.2024 upto 12.30 PM. The offers received after the last date and time mentioned above will not be considered.
3. The filled in tenders should be submitted to the address given below :
**THE SENIOR DIVISIONAL MANAGER
L I C OF INDIA, DIVISIONAL OFFICE
"JEEVAN PRAKASH", NAGAMPADOM
KOTTAYAM, KERALA – 686001**
4. The technical bid will be opened on the same day i.e 21.05.2024 at 3.00 PM in the presence of bidders or their authorized representatives who may like to be present. After preliminary scrutiny of the technical bids, verification of credentials , site inspection of the shortlisted premises offered by them, assessment of the offers, the financial bids of only those bidders, whose offers are found suitable to the Corporation, will be opened at a later date. The date and time of opening of financial bids will be intimated in writing to those bidders whose offers are found suitable.
5. The tender form consists of the following documents. i.e.,
 - i) Instructions to bidders and Terms & Conditions.
 - ii) Technical bid..
 - iii) Financial bid.

The offers are to be submitted in Two Bid system i.e., Technical Bid and Financial Bid. The Technical Bid consists of all the required information called for in the questionnaire and shall contain, inter alia, the details regarding the property viz., name of the properties, location, area of the plot, copy of sanctioned plan with completion / occupation certificate , floor area of portion to be leased, specification of internal finishes , amenities sanctioned electrical power load , usages of the property , title reports to confirm ownership and clear marketability, and other terms and conditions relevant to the hiring of premises (other than the price). The Technical Bid shall be submitted in sealed cover (Marked **Envelope – I**) superscribing as **"Technical Bid for Hiring of Office Premises at Ettumanoor"** . The envelope shall contain the addressee's details and details of the bidder also.
6. The price bid shall contain only financial details i.e., rate / rent per sq. ft. on carpet area basis and other financial implications. The **Financial Bids** will be placed in the **Envelope - II** and superscribing **"Financial Bid for Hiring of Office Premises at Ettumanoor"**

7. **EMD ₹ 2000/- (Rupees two thousand only) in the form of Demand Draft / Pay Order in favour of “ Life Insurance Corporation of India” payable at Kottayam and the cost of tender fee (Non refundable) of Rs. 118/- (Rupees one hundred and eighteen only), the Miscellaneous Receipt_ of the tender fee deposited or D.D or Pay Order shall be submitted in sealed cover Marked Envelope – III) superscribing as “Earnest Money Deposit” for Hiring of Office Premises” at Ettumanoor ”.**

In case the tender form is downloaded from the corporation’s web site, **the non refundable tender fee of Rs . 118/- (Rupees one hundred and eighteen only) may be remitted in the form of Demand draft / Pay order drawn in favour of “ Life Insurance Corporation of India” payable at Kottayam.**

8. All the three envelopes will be placed in a fourth envelope (**Envelope – IV**) and sealed and submitted to the Divl. Office, Kottayam at the address given above. The envelope must be superscribed with “ **Bids for Hiring of Office Premises at Ettumanoor** and the last date for submission is 21.05.2024.

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9. **Refund of EMD :-** EMD shall be refunded as under :

- (i) EMD of all unsuccessful Vendors / bidders shall be refunded within one month’s time after scrutiny and submission of Technical Assessment Report by Divisional Committee to the Sr. Divisional Manager.

Please note that no interest is allowed or accrue on the EMDs

- (ii) EMD of other bidders (except lowest bidder) shall be refunded within one month’s time after opening of Financial Bids.
- (iii) EMD of lowest bidder shall be refunded separately or adjusted along with the payment towards rent of the premises.
- (iv) In case the lowest vendor / bidder refused to offer premises after issue of allotment letter, a notice shall be served to them by giving 30 (thirty) days time failing which their EMD amount lying / retained with us shall be forfeited without any further correspondence.

Sr. Divisional Manager is the competent authority to refund / forfeit the EMD amount.

10. The following documents should be enclosed with the offers :

- a) A set of floor plans , sections , elevations and site plan of the premises offered showing the detailed dimensions , main approach road , road on either side if any , width of the road/s and adjacent properties etc. around the properties.
- b) A copy of the title investigation and search report along with copies of title deed documents.
- c) Documents related to conversation to Non – agricultural land from the Competent Authority if any

- d) Approval for building construction
 - e) Commercial use certificate
 - f) Encumbrance Certificate
 - g) Copies of latest property and land tax receipts
 - h) Structural stability certificate by a qualified Engineer.
11. All the pages of the tender form are to be signed by the bidder. In case of joint ownership, all owners have to sign all the pages of the bids (Technical and Financial bids). Incomplete bids and bids lacking in details and with out signatures are liable to be rejected.
 12. Tenderers should note that their tenders should remain open for consideration for a minimum period of 06 (Six) months from the date of opening of Technical Bids. .
 13. Separate tender forms are to be submitted in case more than one property is offered.
 14. The Tender Inviting Authority reserves the right to accept any tender or to reject any or all tenders at his sole discretion without assigning reasons thereof. The Tender Inviting Authority does not bind to accept the lowest tender.

Place : Kottayam

Signature of vendor with seal

Date : 29.04.2024

Tender for Hiring of Office Premises at Ettumanoor.

General Terms and conditions

This tender consists of two parts, viz., **Technical Bid** including Instructions to Bidders , Terms and conditions and **Financial Bid** containing expected rate per sq.ft.of carpet area only.

Separate Technical and Financial bids are to be submitted for each proposal. The Technical Bid, Financial Bid and the Earnest Money Deposit (EMD) should be sealed in envelopes . The use of envelopes will be as under :

- a) **Envelope marked as I :** The duly completed **Technical Bid** be put in this envelope **with all connected documents** and sealed.
- (b) **Envelope marked as II :** The duly completed **Financial Bid** be put in this envelope and sealed.
- (c) **Envelope marked as III :** The DD or Bankers cheque for “ Earnest Money Deposit” and “Cost of tender document” or the M.R of the required value be put in this envelope and sealed.
- (d) **Envelope marked as IV :** All the three envelopes shall be placed in envelope marked – IV and sealed (i.e. Envelopes marked as IV , will contain three envelopes marked as I , II & III) and submitted to LIC of India, in sealed condition **“ Superscribing as “ Tender for Hiring of Office Premises at Ettumanoor to be opened on 21.05.2024 at 15.00 Hrs.”**

Terms and conditions:

1. The terms and conditions along with the instructions will form part of the tender to be submitted by the tenderer to LIC of India, herein termed as the Corporation.
2. Tender which is received on account of any reason whatsoever including postal delay etc. after the expiry of time and date i.e 21.05.2024 fixed for submission of tenders shall be termed as '**LATE**' tender and not to be considered. Such tender shall be returned to the concerned party without opening the same.
3. All vendors are requested to submit the tender documents (Technical Bid and Price Bid) duly filled in with the relevant documents / information at the following address :
**THE SENIOR DIVISIONAL MANAGER
L I C OF INDIA, DIVISIONAL OFFICE
“JEEVAN PRAKASH”, NAGAMPADOM
KOTTAYAM, KERALA – 686001**
4. All columns of the tender documents must be duly filled in and no column should be kept blank. All the pages of the tender documents are to be signed by the authorized signatory of the tenderer. Any over writing or use of white ink is to be duly initialed by the tenderer. The Corporation reserves the right to reject the incomplete tenders or in case where information submitted / furnished is found incorrect.
5. In case the space in the tender document is found insufficient, the vendors may attach separate sheets.

6. The offer should remain valid at least for a period of 06 months (Six) to be reckoned from the date of opening of “ Technical Bid”.
7. There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other condition, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the vendor is required to attach a separate sheet marking “list of deviations”.
8. The Technical bids will be opened on (Date & Time) in the presence of tenderers at our above office. All tenderers are advised in their own interest to be present on that date, at the specified time.
9. Corporation reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
10. Canvassing in any form will disqualify the tenderer.
11. The short-listed vendors will be informed in writing by the Corporation for arranging site inspection of the offered premises.
12. Income-Tax and Statutory clearances shall be obtained by the vendors at their own cost as and when required. **All payments to the successful vendor shall be made by NEFT only.**
13. Property should be situated in good commercial area of the town / city with congenial surroundings and proximity to public amenities like bus stop, banks, markets, hospitals, Schools etc.
14. The title report proving ownership and clear marketability is to be enclosed.
15. The financial bids will be opened only if at least two Technical Bids are found suitable. In any case single Financial Bid shall not be opened. Single valid tender or offer from State / Central / Agencies / Undertakings may however, be opened by the Zonal Purchase Committee / Divisional Purchase Committee.
16. The premises shall be preferably freehold. Alternatively, if it is leasehold, in case of such premises, details regarding lease period, copy of lease agreement , initial premium and subsequent rent shall be furnished.
17. There should not be any water logging inside the premises and surrounding areas.
18. The premises should have good frontage and proper access.
19. The Lessor shall have no objection to the Lessee installing **exclusive D.G. Set** for the use of the lessee. **The lessor/s shall provide suitable space for installation of Genset without any extra cost to the lessee.**
20. Latest certificate from the competent authority of having paid all the updated relevant taxes indicating the details of the property offered for leasing out to LIC.
21. Offers received from Government Bodies / Public Sector Undertakings / State Housing Boards etc. would be given preference.

22. **The offered space should have atleast 2 separate toilets with European type closets.** The particulars of amenities provided / proposed to be provided in the premises should be furnished in the technical bid.
23. The Lessor shall arrange for repairs and maintenance , white washing / colour washing/ OBD painting / painting to doors , windows etc. as and when informed by the lessee.
24. **The bids will be evaluated on techno commercial basis** giving weightages to the equivalent aspects in various parameters like location, distance from bus station , amenities available , exclusivity , nearby surroundings , proneness to water logging / flood etc. quality of construction , efficacy of the internal layout of premises and layout of buildings in the complex.
25. Tenders from intermediaries or brokers will not be entertained.
26. The premises offered should be in good and ready to occupy condition. The owners of the premises will have to hand over the possession of premises within 30days after the acceptance of their offer by the Corporation.
27. It may be noted that no negotiations will be carried out, except with the lowest tenderer and therefore most competitive rates should be offered.
28. **Rate per sq. ft. on Carpet area :** The carpet area rate shall be inclusive of basic rent plus all proportionate statutory charges (i.e. all taxes / cess present and future – House tax , Property tax, Service tax and Municipal taxes etc.) Maintenance charges and Service charges like Society charges etc. The rent will be paid from the date of taking possession of the premises. Nothing extra will be paid other than the monthly lease rent. Lease rent is payable in arrears before 7th of every month.
29. **Lease period :** Minimum period of lease will be **10 years with 3 years lock - in period** and minimum notice period of four months from either side for termination of agreement. The lease period will be extendable for mutually agreed period & escalation in rent.
30. **Addition & alteration works :** During the period of tenancy , if the lessee desires to carry out any addition & alterations works at its own cost as per the requirement of the Office., lessor will permit the same on the existing terms and conditions and obtain any permission if required, from the local authority. Lessor will also provide space for display signboards without any extra cost.
31. **Lease agreement :** will be with the Owner & Rent will be paid to respective owner. The lease deed will be as per LIC,s Standard Lease Deed.
32. **Income Tax :** will be deducted at source at prevailing rate.
33. **GST:** will be paid by the lessee provided proper GST invoice is raised by the lessor..
34. **Registration & stamp duty charges:** will be shared equally between the Lessor and the Lessee (50 : 50).
35. **Deposit:**
- (i) **If required, LIC will pay the interest free advance rent, which should be restricted to 06 (six) months rent.**
- (ii) **Such advance payment of rent can be made only for hiring buildings which are**

complete and ready for occupation with the required internal and external services in working condition.

(iii) The payment shall be made only after occupation of the premises or after the possession is handed over to us.

(iv) No advance should be made for a building under construction or for putting up an extension to an existing building or to construct a new building on a vacant plot of the landlord.

(v) The advance rent paid to the landlord should be recovered in not more than 36 (Thirty six) months in equal monthly installments. The recovery of advance rent should be effected from the month following the date from which such advance is paid.

36) Possession of premises : within 30 days from the date of receipt of acceptance of offer / letter. The premises has to be painted & should be in habitable condition while taking over the possession.

37) Water Supply : The owner should ensure and provide adequate supply of drinking water and water for W.C & Lavatory throughout the lease period at his own cost.

38) Electricity :

a) The building should have sufficient electrical / power load sanctioned and made available to the Corporation.(**15KW power connection separately for LIC**)

b) If required , additional electric power will have to be arranged by the Lessor / Offerer at his / their cost from the energy suppliers.

c) Electricity charges will be borne by the lessee for the area taken on lease , on actual basis based on the separate meter which would be provided by the lessor. Any additional cost on the electrical connectivity will be borne by the owner / lessor.

d) At the time of taking over possession of the premises, the lessee will note the electricity meter reading in the presence of the lessor or his authorized representatives. The electrical charges will have to be born by the owner up to that point.

39) Parking : The landlord shall provide Car & Two Wheelers parking space (Open / Covered) as per the details given below without any extra cost :

a) (i) Car parking - Minimum 2 nos. (ii)Two Wheelers - Minimum 10 nos.

40) Carpet area measurements : The carpet area measurements shall be as per Bureau of Indian Standards IS No. 3861 : 2002. Joint measurements will be taken in the presence of LIC official and vendor / authorized representative for finalizing the carpet area. Toilet area will not be included in the carpet area for rent purpose.

Place : Kottayam

Signature of vendor with seal

Date : 29.04.2024

Technical Bid- Space on lease at Ettumanoor

Sr.	Details		Remarks
1	Details of Individual/ Firm		
	1	Name	
	2	Address	
	3	Phone No.	
	5	e-mail ID	
	6	a Name & Contact No. of the contact person	
2	Details of the property		
	1	Survey No.	
	2	Ward No.	
	3	Whether the property is freehold or leasehold	
	4	a Area of the Plot Sq.ft./ Sq.mt.	
		b Location Address	
		c Built up area of the structure (sq.ft.)	
	6	Details of the space offered	
		a Floor level	
		b Area offered in sq.ft.	
		c Floor type	
		d No. of Toilets available	
		e Residential/ Commercial	
	7	Locality's proximity to the following place in Kms.	

	a	Bus stand	
	b	Banks, Post Office etc.	
	f	Market	
	g	School/ College/ University	
9	a	Water availability	
	b	Power connection	
10	Schedule of the plot i.e. boundaries of the plot on		
	a	North	
	b	East	
	c	West	
	d	South	
12	a	Title. Please enclose copies of agreements/ sale deeds establishing ownership	
	b	Please enclose copy of latest land and property tax receipts	
13	Parking facility		
14	What is the Zone (Commercial / Mixed) in which the subject property is located?		
17	Please give details of sewerage system and for storm water disposal		
18.	Municipal Approved Building plan to be enclosed		
19.	Structural Stability certificate		
20.	Sketch of the portion offered for lease		

Place:
Date:

Signature of vendor with seal

Financial bid for Hiring of Office premises at Ettumanoor

to be submitted by the vendor

(The rate quoted shall be excluding stamp duty and registration charges)

Name of the Owner / Vendor / Firm : _____

Sl. No	Details of the property	Floor Level	Carpet area of the premises offered (sft)	Rate per sq ft of carpet area (Both in figures and words)	Amount in figures and words (₹)
	TOTAL				

Note:

Vendors shall quote the rate and amount excluding registration and stamp duty charges for execution of lease agreement. Registration and Stamp Duty charges will be shared equally by the Lessor and the Lessee (50 : 50).

2. **Carpet area rate:**

The carpet area rate shall be inclusive of basic rent plus all proportionate statutory charges (i.e. all taxes / cess present and future – House tax , Property tax, Service tax and Municipal taxes etc.) Maintenance charges and Service charges like Society charges etc. The rent will be paid from the date of taking possession of the premises. Nothing extra will be paid other than the monthly lease rent. Lease rent is payable in advance before 7th of every month.

Carpet area measurements :

The carpet area measurements shall be as per Bureau of Indian Standards IS No. 3861 : 2002. Joint measurements will be taken in the presence of LIC official and vendor / authorized representative for finalizing the carpet area.

Validity of offer :

The offer should remain valid at least for a period of 06 months (six) to be reckoned from the date of opening of “ Technical Bid”.

Place:

Date:

Signature of vendor with seal.