



भारतीय जीवन बीमा निगम
LIFE INSURANCE CORPORATION OF INDIA

भारतीय जीवन बीमा निगम, मण्डल कार्यालय अजमेर

ई-मेल - estate.ajmer@licindia.com

जीवन प्रकाश, रानाडे मार्ग अजमेर

नसीराबाद (जिला अजमेर) में कार्यालय हेतु लीज अनुबन्ध पर परिसर चाहिये।

भारतीय जीवन बीमा निगम को शाखा कार्यालय नसीराबाद हेतु लीज पर व्यक्ति/फर्म/राजकीय संस्थाओं/सार्वजनिक उपकर्मों/हाउसिंग बोर्ड्स इत्यादि से 3800 वर्गफीट(+/- 10% विचलन स्वीकार्य) के निर्मित भवन (भूतल को प्राथमिकता) की आवश्यकता है। परिसर बस स्टैण्ड से 2-2.5 किलोमीटर की परिधि के अन्तर्गत मुख्य सड़क, बाजार के पास स्थित होना चाहिये। पूर्ण जानकारी एवं निविदा डॉक्यूमेंट शाखा कार्यालय नसीराबाद अथवा उपरोक्त पते अथवा निगम की वेबसाइट www.licindia.in के "Tenders" के अन्तर्गत "Tender for Hiring of premises for Branch office at Nasirabad Distt: Ajmer- on lease basis" शीर्षक से ऑनलाइन प्राप्त कर सकते हैं। निविदा प्रस्तुत करने की अन्तिम तिथि 09.07.2024 को सांय 5.00 बजे तक है। भविष्य में उक्त निविदा के सम्बंध में किसी भी सूचना का अद्यतन हमारी उपरोक्त दर्शाई गई वेबसाइट पर ही किया जाएगा

किसी भी प्रस्ताव के पूर्ण/आंशिक भाग को बिना कारण बताए अस्वीकृत/ निरस्त करने का अधिकार भा.जी.बी.निगम के पास सुरक्षित होगा।

दिनांक : 10/06/2024

मण्डल प्रबन्धक (प्रभारी)



Life Insurance Corporation of India

Divisional Office

"Jeevan Prakash" Ranade Marg Ajmer-305001

Requirement of Office Premises on lease at Nasirabad, District Ajmer

Life Insurance Corporation of India intends to hire office premises from the individual/ firms/Govt. Bodies/PSUs/State Housing Boards etc.on lease basis admeasuring **3800** sq.ft. . Carpet area (\pm 10 % variation in areas is acceptable) which is in ready to occupy condition preferably on Ground floor for our **Branch Office at Nasirabad, District Ajmer**. The preferred location of the premises shall be on main road or in Market within a radius of 2-2.5 km (approximately) from Bus Stand. The interested bidders can obtain Tender documents from **Branch Office Nasirabad** or above address.

For online tender document, please log on to www.licindia.in and go to "Tenders" and click on the link **"Tender for Hiring of Premises for Branch Office at Nasirabad, District- Ajmer on lease basis."**

The last date of submitting the tender is up to 09.07.2024 till 5.00 PM.

In future any information regarding this tender will be updated on our above mentioned website only.

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

Date: 10.06.2024

Divisional Manager(I/C)



LIFE INSURANCE CORPORATION OF INDIA
Divisional Office : "Jeevan Prakash"
Ranade Marg, Ajmer-305001

**TENDER FOR
HIRING OF
OFFICE PREMISES
AT NASIRABAD.
DO AJMER**

LIFE INSURANCE CORPORATION OF INDIA
Divisional Office : Jeevan Prakash"
Ranade Marg, AJMER-305001

Life Insurance Corporation of India intends to hire premises 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
3800 sft. [± 10% variation in areas is acceptable]	NASIRABAD Distt. AJMER (RAJASTHAN)	should be located in Nasirabad city area at 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 and suitable for use as office premises.(preferably on Ground /First Floor)
Status of Land / Plot	Free Hold / Lease Hold with clear marketable Title.	
Usage of the Property	Commercial	

The prospective bidders meeting the above requirements are requested to collect the tender documents on payment of Rs. 295/- (Rupees Two hundred ninety five only)(Rs 250/- (Rupees Two hundred fifty only) as tender fee and Rs 45 as 18% GST) from the office at the above address or LIC branch office Nasirabad.. The tender documents will be issued from **10.06.2024 to 09.07.2024** between **10.00 AM and 3.00 PM** on week days (Monday to Friday excluding public holidays) . The last date for submission of filled in offers is **09.07.2024** up to **5.00 PM**. The "Technical Bids" will be opened on **10.07.2024 at 2.30 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 office premises at NASIRABAD DIST. AJMER (RAJASTHAN) on lease basis**". In case the tender form is downloaded from the Corporation's web site, the non refundable tender fee of **RS . 295/- (Rupees Two hundred ninety five only) (Rs 250/- (Rupees Two hundred fifty Only) as tender fee and Rs 45 as 18 % GST)** may be remitted in the form of Demand draft / Pay order drawn in favor of " Life Insurance Corporation of India" payable at AJMER .

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

Sr. Div. Manager / Divisional Manager (IC)

LIFE INSURANCE CORPORATION OF INDIA
 Divisional Office : Jeevan Prakash"
 Ranade Marg, AJMER-305001

TENDER SCHEDULE ANNEXURE "A"

SI No	Description	
1	Name of work :	Tender for Hiring of Office Premises at NASIRABAD. DO AJMER
2	Cost of tender document (Non refundable)	295/- (Rupees Two hundred ninety five only).(Rs 250/- (Rupees Two hundred fifty only) as tender fee and Rs 45 as 18% GST.
3	Earnest Money Deposit (Refundable)	10000/- (Rupees Ten thousand only)
4	Date of sale of tender document	From 10.06.2024 to 09.07.2024 between 10.00 AM and 3.00 PM on week days (Monday to Friday excluding public holidays) 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 AJMER . or in cash at LIC branch office Nasirabad /Divisional Office- Ajmer
5	Last Date & Time of receiving / submission of tender document.	On 09.07.2024 up to 5.00 PM
6	Date & Time of opening of Technical Bids	As on the last date of submission of tender i.e. on 10.07.2024 at 2.30 PM .
7	Date & Time of opening of Financial Bids.	Shall be intimated later on.
8	Time Limit for handing over possession of the premises.	Within 60 days from the date of issue of acceptance letter.
9	Lease period / Contract period	As mentioned in the terms and conditions of the contract.
10	Notice period for Termination of contract.	04 (Four) months on either side..
11	Validity of tender	03 (Three) months from the date of opening of Technical Bid.

Date :

Sr. Div. Manager / Divisional Manager (IC)

Hiring of Office Premises
INSTRUCTIONS TO BIDDERS

1. The tender forms will be available as mentioned in **“Annexure A”** The last date for submission of filled in tenders (both technical and financial bids) is as Per **“Annexure A”**. The offers received after the last date and time mentioned above will not be considered.
2. The filled in tenders should be submitted to the address given below :
**MANAGER (ESTATE) , LIFE INSURANCE CORPORATION OF INDIA,
Divisional Office: Jeevan Prakash”, Ranade Marg, AJMER-305001**
3. The technical bid will be opened on **10.07.2024 at 2.30 PM As Per “Annexure A”** 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 of opening of financial bids will be intimated in writing to those bidders whose offers are found suitable after technical evaluation.
4. The tender form consists of the following documents. i.e.,
 - i) Instructions to bidders and Terms & Conditions.
 - ii) Technical part.
 - iii) Financial part.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 TB shall be submitted in sealed cover (**Marked Envelope – I**) super scribing as **“Technical Bid for Hiring of Office Premises at NASIRABAD”** . The envelope shall contain the addressee’s details and details of the bidder also.
5. The financial 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 super scribed with addressee and bidders details.
6. **The cost of Tender Fee (Non refundable) of Rs. 295/- (Rs 250 + 18 % GST) and EMD Rs 10000 in the form of Demand Draft / Pay Order in favour of “ Life Insurance Corporation of India” payable at AJMER or the Miscellaneous Receipts of the tender fee and EMD if**

deposited at Cash Counter either at **Branch Office Nasirabad** or **At Divisional Office-Ajmer** shall be submitted in sealed cover Marked **Envelope – III)** subscribed as **“Earnest Money Deposit” for Hiring of Office Premises”** in / at **NASIRABAD**. **Separate Demand Draft / pay order must be submitted for Tender Fee and EMD.**

7. All the Above **Envelops I, II and III** will be placed in a fourth envelope (**Envelope – IV**) and shall be submitted to the Manager (ESTATE) at the address given above. The envelope must be subscribed with **“Bids for Hiring of Office Premises at NASIRABAD** and the last date and time for the same is **09.07.2024 up to 5.00 PM.**

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

8. In case the tender form is downloaded from the corporation's web site, **the non refundable tender fee of RS . 295(Rs 250 + 18 % GST)** may be remitted in the form of **DD / Pay order drawn in favor of “ Life Insurance Corporation of Indipayable at AJMER.**

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 DPC to the Sr/Divisional Manager(I/C)

(ii) EMD of other bidders (except lowest bidder) shall be refunded within one month's time after opening of Financial Bids.

- EMD of lowest bidder shall be refunded separately or adjusted along with the payment towards rent of the premises.
- 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, and road on either side if any, width of the road/s and adjacent properties etc. around the properties. The map of area proposed must be commercially approved by **Local Authorities.**
 - b) A copy of the title investigation and search report along with copies of title deed documents.
 - c) Documents related to conversation of Non – agricultural land from the Competent authority.
 - c) The proposed premises must have permission for commercial use. Certificate from local authorities must be attached.
 - d) Structural stability report certified from approved architect/ structural 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 03 (Three months) months from the date of opening of T.B's (i.e. 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.
15. Lease execution will be done as per LIC standard format after incorporating decided terms.
(Copy of format enclosed)

Place :

Signature of vendor with seal

Date :

Tender for Hiring of Office Premises.

This tender consists of two parts, viz., Technical Bid including Instructions to Bidders, Terms and conditions and Financial Bid containing expected price 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 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. The amount of tender fee an EMD can be deposited at LIC of India cash counter at Nasirabad or DO Ajmer through cash or DD in case receipts are to be kept in Envelope III
- 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 **" Subscribing as " Tender for Hiring of Office Premises in / at NASIRABAD to be opened on 10.07.2024 at 2.30 PM ."**

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 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 5.00 PM .09.07.2024 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 Financial Bid) duly filled in with the relevant documents / information at the following address :
MANAGER (ESTATE) , LIFE INSURANCE CORPORATION OF INDIA,
Divisional Office: Jeevan Prakash", Ranade Marg, AJMER-305001
Tel.No. 0145-2660060,2660147
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 03 months (Three) 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 **as Per "Annexure A"** 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/refund of EMD shall be made through NEFT only hence please attach copy of PAN card and Cancelled cheque**
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. The map of area proposed must be commercially approved by **Local Authorities**.
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 and **dish antenna** for the use of the lessee. If so desired by the lessee , the lessor/s shall provide suitable space for installation of Genset and **dish antenna** 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 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 weight ages to the equivalent aspects in various parameters like location, distance from local railway 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 Three weeks after the acceptance of their offer by the department.
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 sft. on Carpet area :** The carpet area rate shall quoted in two parts i.e
 - a) Basic rent of the premises.
 - b) Proportionate amount of the statutory charges/taxes like Municipal Taxes, House tax, property tax, Cess and / or other levy and proportionate amount of maintenance charges (Society charges, if any)etc, other than GST in respect of the premises, due to the State Government . Central Government or other local or Civic Authorities.

Revision in the aforesaid taxes/charges proportionate to the carpet area let out to LIC will be borne by LIC on submission of documentary evidence thereof. The rent and the aforesaid applicable taxes / charges will be paid from the date of taking possession of the premises and is payable in advance before 7th of every month.

No other charges whatsoever can be claimed on any account subsequently i.e maintenance of lifts, building premises, parking, Air conditioners, Common areas or any other account etc.
29. **Lease period:** Minimum period of lease will be **Ten years** 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. Rent will be increased **25 % after every Five years.**
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 Deptt., 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.
32. **Income Tax:** will be deducted at source at prevailing rate.
33. **GST:** will be borne by the Lessee .
34. **Registration & stamp duty charges:** will be shared equally between the Lessor and the Lessee (50 : 50).
35. **Possession of premises:** within **60 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.

- 36 **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.
- 37 **Electricity:**
- The building should have sufficient electrical / power load sanctioned and made available to the Corporation.
 - If required, additional electric power will have to be arranged by the Lessor / Offerer at his / their cost from the energy suppliers.
 - 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.
 - At the time of taking over possession of the premises, we will note the electricity meter reading in your presence or your authorized representatives. The electrical charges will have to be born by the owner up to that point.
 - If there is any need to install transformer as per LIC requirement then the Land lord will issue NOC and LIC will arrange to install electric transformer at its own cost.
- 38) **Parking :** The landlord shall provide Car & Two Wheelers parking space (Open / Covered) as per the details given below without any extra cost :
- Car parking: 5 nos.
Two Wheelers : 20 to 30 nos.
- 39 **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.
- 40.. There should be separate toilets for ladies and gents on each floor if offered area is having more than one floor
41. If LIC desire to modernize the premises then Land lord will allow for the same without any objection or any extra charges..
42. The owner will allow to fix sign board of appropriate size as per LIC requirement. If any charge levied by Local authorities same will be bear by LIC.

Place :

Signature of vendor with seal

Date:

DIVISIONAL OFFICE , " JEEVAN PRAKASH
 SUB CITY CENTRE,AJMER:301001

ANNEXURES TO BE SUBMITTED BY THE VENDOR UNDER TWO BID SYSTEM
HIRING OF OFFICE PREMISES FOR BO. NASIRABAD DT.AJMER
TECHNICAL BID TO BE SUBMITTED IN SEALED ENVELOPE - I

Reference No.

NOTE : The reference no. to be filled up by the tenderers for the particular Premises offered and shall be quoted in **Financial Bid** also - for easy and correct identification.

SI No	Details of vendor / Owner / Builder / Firm	Remarks
1.1	Name of the Lessor :	
1.2	Address of the Lessor :	
	Bank Details (attach cancelled cheque)	
	Phone No.	
	GST No (if any) (attach copy)	
	E - Mail ID	
1.3	Name of the contact person duly authorized.	
	Phone No.	
1.4	Constitution of vendor / firm (Proprietary/Partnership/Private / Pvt. Ltd./ Public Ltd/PSU etc)	
a)	Pan nos of the Directors / Partners / Firms.	
2	Details of the property :	
2.1	Name of the Owner	
2.2	Address :	
	Phone No.	
2.3	Name of the building	
2.4	Details of encumbrances, if any?	
2.5	Location and address of the property	
	(a) Name of the scheme	
	(b) Sector No.etc.	
	© Street No.etc.	

Signature of vendor with seal & Date

2.6	Usage of the property (as approved by the Competent Authority).	
	(a) Residential	
	(b) Commercial	
	© Residential cum Commercial	
	(d) Shopping centre	
2.7	Whether the proposal for Office premises in a multi - storied building.	
	(a) No. of floor in the building.	
	(b) At which floor, the office premises are offered.	
2.8	CTS No	
2.9	Survey No	
2.10	Ward NO	
2.11 (a)	Whether the plot is free hold or lease hold?	
2.11 (b)	If lease hold, please mention the details of	
	(i) Name of the Title Holder / Lessor	
	(ii) Tenure of the land	
	(iii) Residual lease period	
	(iv) Annual lease rents and amount.	
2.12	Whether the property is mortgaged? If yes mention the details.	
	(i) Name of the Organization where the property is mortgaged.	
	(ii) Address of the Organization with phone no.	
	(iii) Amount of loan availed.	
	(ii) Tenure of mortgage	
	(iii) Residual mortgage period	
2.13	Character/Type of locality	
	(a) Residential	
	(b) Commercial	
	© Commercial cum Residential	
	(d) Industrial	
	(e) Slum	
2.14	Area of the plot	

Signature of vendor with seal & Date

2.15	Size of the plot	
	(a) Frontage in meters	
	(b) Depth in meters	
2.16	Schedule of the plot i.e. boundaries of the plot on	
	North	
	East	
	South	
	West	
2.17	Whether the locality is free from from Special hazards like fire / flood etc.	
2.18	Whether the locality has protection from adverse influence such as	
	(a) Encroachment.	
	(b) Industrial nuisance, smoke, noise etc.	
2.19	Please enclose copy of Property Card or Patta etc.	
2.20	Please also indicate distance from the nearest	
	(i) Railway (local) station	
	(ii) Bus Stand	
	(iii) Bank (Nearest)	
	(iv) Airport	
	(v) Hospital / Schools / Colleges / Universities.	

Signature of vendor with seal & Date

2.21	Year of construction. Enclose a attested copy of NOC or Occupancy certificate issued by the Municipal Authority or any other Govt.Bodies.	
2.22	(a) Incase of old constructions, NOC from the Society may be enclosed	
	(b) Mention year of completion (as given in Completion Occupancy Certificate issued by the Authority) .	
	(c) Indicate in whose name the conveyance deed is executed.	
2.23	Date on which Office premises can be handed over to LIC after finalization of the deal.	
2.24	Built up area of the premises being offered now for office usages on lease basis. Please enclose copies of approved plans.	
2.25	What is the carpet area (for consideration purpose).	
3	Specifications	
3.1	Type of building (Residential/Semi commercial)?	
3.2	Type of structure (RCC / Steel framed / load bearing).	
3.3		
3.4	Type of wall (Brick / Cement block). Mention thickness of external wall and internal partition wall.	
3.5		
3.6	Details of Flooring (M.M.Tiles/Ceramic/ Vitrified / Marble) or any other.	
	Details of Door frames (Sal wood/Teak Wood/ Hard wood/ Aluminum) or any other.	
	Details of Door shutters (Flush door / Teak wood/ Aluminum / PVC) or any other.	

Signature of vendor with seal & date.

3.7	Details of Window frames (Sal wood/Teak Wood/ Hard wood/ Aluminum) or any other.	
3.8	Details of window shutters (Teak wood / Aluminum / steel) or any other with security grills or without security grills.	
3.9	(i) No of toilets in each floor.	
	(ii) Details of Floors & Dado in Toilets.	
4	Whether Structural stability certificate enclosed (Certificate shall be from Licensed Structural Engineer of Municipal Corporation)	
5	SERVICES:	
5.1	If Lift facility is available, please give details of Number of lifts, capacity, make and the year of installation.	
5.2	Please indicate source of water supply.	
5.3	Is bore well provided? If so what is the yield and depth of bore well.	
5.4	Capacity of the over head tank feeding to the office premises under consideration for leasing.	
5.5	Please give details of sewerage system and for storm water disposal.	
5.6	Please indicate whether the building is prone to flooding.	
6	Electricity	
6.1	(i) What is the connected load to the building in KW / KVA ?	Commercial/Residential
	(ii) Type of electric connection.	
6.2	Pl. indicate the type of wiring used , Aluminum or copper?	
6.3	Whether ELCB is provided	Yes / No

Signature of vendor with seal & date

7	Common services	
7.1	Car parking	Reserved ----- nos. / Open ----- ----- nos.
7.2	Two wheeler parking	Reserved ----- nos. / Open ----- ----- nos.
7.3	Power / Electricity supply available.	Yes / No
7.4	24 Hrs. water / Overhead tanks available.	Yes / No
7.5	Generator for emergency. If yes mention, capacity of the Generator.	Yes / No
7.6	Anti lightening device arrangement.	Yes / No
7.7	Security arrangements, please give details.	
8	Other Information	
8.1	Whether any ready built flats / Office premises have been constructed and sold by the builder to any government and semi government institutions/Financial institutions? If so please give name and addresses of such clients .	
9	Details of Plan / Blue Prints / Sanctioned Plan	
9.1	Whether the plan of the property is sanctioned by the Competent Authority.	
9.2	If sanctioned , please enclose copy of approved Floor Plan/s , Sections , Elevations and Site Plan of the building.	
9.3	Name/s and Address Phone No. of the Architect / Engineer.	
10	Provision for proper arrangement of fire safety.	
10.1	Are the safety measures taken?	
10.2	If yes , give details of arrangement.	

Signature of vendor with seal & date

10.3	Is No Objection certificate obtained / Secured from fire control authorities.	Yes / No
10.4	If yes, produce copies of proof / certificates.	Yes / No
11	List of Enclosures	Yes / No

I/We declare that the information furnished above is true and correct to the best of my knowledge

Place:
Date:

Signature of vendor with seal & date

**FINANCIAL BID TO BE SUBMITTED BY THE VENDOR
UNDER TWO BID SYSTEMS**

=====

**THE ENVELOPE - II CONTAINING FINANCIAL BID IS TO BE OPENED AFTER SCRUTINY OF
TECHNICAL BIDS, INSPECTION AND SHORTLISTING OF THE PROPERTIES.**

Financial bid for Hiring of Office premises at NASIRABAD to be submitted by the vendor
(The rate quoted shall be excluding stamp duty and registration charges)

Name of the Owner / Vendor / Firm : _____

Reference No : _____

Sr.No	Details of the property	Floor Level	Carpet Area of the Premises offered (Sq.Ft.)	Basic rent per Sq.ft of carpet area (In figures and words)	Outgoes Such as Municipal tax, House tax, Property tax, cess and /or any other levy & proportionate amount of Maintenance charges (Society charges, if any) etc per sq.ft of carpet area (Rs. In figure and words) EXCLUDING GST	Gross rent per Sq.ft.of Carpet area (Rs.in figure and words) EXCLUDING GST	Total Gross Rent EXCLUDING GST
1	2	3	4	5	6	7 =(5+6)	8=(4x7)
TOTAL	Rs.						

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).

Rate per sqft. on Carpet area : The carpet area rate shall quoted in two parts i.e

- Basic rent of the premises.
- Proportionate amount of the statutory charges/taxes like Municipal Taxes, House tax, property tax, Cess and / or other levy and proportionate amount of maintenance charges (Society charges, if any)etc, other than GST in respect of the premises, due to the State

1

2

Government, Central Government or other local or Civic Authorities.

Revision in the aforesaid taxes/charges proportionate to the carpet area let out to LIC will be borne by LIC on submission of documentary evidence thereof. The rent and the aforesaid applicable taxes / charges will be paid from the date of taking possession of the premises and is payable in advance before 7th of every month.

No other charges whatsoever can be claimed on any account subsequently i.e maintenance of lifts, building premises, parking, Air conditioners, Common areas or any other account etc.

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. The Carpet Area doesn't include the area of **Toilets, Balconies & Chajjas or any other Projections**

Validity of offer :

The offer should remain valid at least for a period of 03 months (three) to be reckoned from the date of opening of " Technical Bid".

Place:

Date:

Signature of vendor with seal & date

ENVELOPE No I (Technical Bid)

**TENDER FOR HIRING OF OFFICE PREMISES
AT NASIRABAD. DO AJMER**

FROM ;

ENVELOPE No II (Financial Bid)

**TENDER FOR HIRING OF OFFICE PREMISES
AT NASIRABAD. DO AJMER**

FROM ;

**ENVELOPE No III (DD for Earnest Money Deposit and Tender fees)
Or
(Miscellaneous Receipts in respect of earnest money and tender fees if deposited in cash at LIC
Offices)**

**TENDER FOR HIRING OF OFFICE PREMISES
AT NASIRABAD. DO AJMER**

FROM ;

**ENVELOPE No IV (Main Envelope)
(All envelope I , II , III are to be kept in Envelope IV)**

**TENDER FOR HIRING OF OFFICE PREMISES
AT NASIRABAD. DO AJMER**

FROM ;

DRAFT LEASE DEED – Office premises (LIC as a tenant)

THIS DEED OF LEASE made on this day of 20 at

Between

..... D/S/o. residing hereinafter referred to as the Lessor (which term shall mean and include wherever the context so requires or admits his/ their heirs, successors, administrators, executors, attorneys and assigns) of the **One part**

And

THE LIFE INSURANCE CORPORATION OF INDIA, a Corporation established under section 3 of the Life Insurance Corporation Act 1956 (Act 31 of 1956) having its Central Office at 'Yogakshema' Jeevan Bima Marg, Mumbai 400021 and Zonal Office at Or Divisional Office at (as the case may be) hereinafter referred to as the Lessees (which term shall mean and include wherever the context as admits or requires its successors, administrators, assigns, liquidator and receivers and assigns) of the **Other Part** represented by its Manager and holder of Power of Attorney dated Sri D/S/o.....witnesseth as follows ;

WHEREAS, the Lessor/s is/ are the lawful owner/s of the building bearing No.....situated at

AND WHEREAS, the Ground floor/ First floor/ Second floor measuring aboutsq. ft. (carpet area) in the said building more fully described in the schedule hereto and hereinafter called the 'Said Premises' was/ were vacant and ready for occupation and whereas the Lessee being in need of accommodation for its use and occupation approached and requested the Lessor/s to grant lease in its favour in respect of the 'Said Premises'.

AND WHEREAS both the parties now desired to reduce the terms into writing and whereas the Lessor/s agreed to grant lease in favour of the Lessee in respect of the 'Said Premises'. It is now hereby agreed as follows and :

OR

AND WHEREAS, the Lessee is already a tenant under the Lessor/s in respect of the above building fully described in the schedule hereto and hereinafter called the 'Said Premises' paying a monthly rental of Rs. and whereas the Lessor approached and requested the Lessee to pay an enhanced rental of Rs. and whereas the Lessee consented to pay the enhanced rental of Rs.

AND WHEREAS both the parties now desired to reduce the terms into writing, it is now hereby agreed as follows and :

I. WITNESSETH

1. That the lease, for purposes of payment of rent and period of lease, shall be deemed to have commenced from
2. That the Minimum period of lease will be years with years lock-in period and minimum notice period of 4 months from either side for termination of Lease. The Lessee shall however have the option to continue the lease thereafter at mutually agreed escalation in rent for a mutually agreed period.

II. THE LESSOR DOETH HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:

3. That the Lessor agrees to be responsible for the payment of all taxes, rates, cess and other levy including penalties, if any, charged thereon in respect of the 'said premises', such as Corporation/

Municipal/ Panchayat Tax, Urban Land Tax, Property Tax, etc., due to the State Government, Central Government or other local or other civic, including enhancements and new introductions and any tax imposed in future The Lessee shall be at liberty to pay the above tax, rate or cess or other levy including penalties, if any, charged thereon in case of default or delay by the Lessor and adjust the amount so paid together, with interest and other incidental expenses from out of rents in respect of the 'said premises' becoming due immediately after the said payment or demand reimbursement of all such amounts, costs, expenses, etc., with interest @.....% per annum from the date of such payments until realization by the Lessee.

Service tax (if applicable) will be borne by the Lessee and paid by the Lessor (landlord).

4. The Lessor agrees to discharge all its duties and obligations relating to structural repairs and replacements of worn-out, unserviceable equipments, plants and machinery etc. installed in the building.
5. The Lessor agrees to arrange for repairs and maintenance, white washing/ colour washing/ OBD painting/ painting of doors, windows etc. at his cost once in 4 years. If the Lessor fails to carry out such repairs including periodical whitewashing and painting, the Lessee may call upon the Lessor in writing to do the same within one month from the date of receipt of such request and if the Lessor fails to carry out the same within that time, the Lessee shall be at liberty to get it done and adjust the amount spent or expended or such repairs, etc., (with interest% per annum from the rent payable starting from the month following the month in which such job is done by LIC).
6. Additions and alteration work – During the period of tenancy, if the lessee desires to carry out any addition and alterations works at its own cost as per the requirement of the Department, the Lessor agrees to lessor will permit the same on the existing terms and conditions and obtain any permission if required from the local authority.
7. The Lessor agrees to give permission to LIC for 'Modernization of the premises' if LIC desires to do so. Modernization of premises, means improving the ambience of the premises by installing air conditioners, providing work stations for staff, inbuilt filing system, false ceiling and change of flooring etc.
8. The Lessor agrees that the Lessee shall be at liberty to allow the use of the 'said premises' or part thereof to any of its subsidiaries.
9. The Lessor agrees to grant all rights of way, water, air, light and privy and other easements appertaining to the 'said premises'.
10. The Lessor agree with the Lessee that the latter paying the rent hereby observing and performing the conditions and stipulations herein contained on the Lessee's part to be observed and performed shall peacefully hold and enjoy the said premises during the said terms and any renewal thereof without any interruption or disturbance from or by the Lessor or any person claiming by through or under them.
11. The Lessor agrees not to object to the Lessee in installing the exclusive generator sets for the use of the Office whether such generator sets are owned by the Lessee or taken on hire from a Third Party for the exclusive use of the Lessee. Further, the Lessor agrees to provide suitable space with proper enclosures for installation of generator set free of cost.
12. The Lessor agrees that he/she has no objection to the Lessee installing V-SAT antenna in the said premises at any time without additional rent (free of cost) to the Lessor.

13. The Lessor agrees to ensure that sufficient Electrical/ Power load sanctioned and made available to the Corporation. If required, additional electric power will have to be arranged by the Lessor at his cost from the energy suppliers.
14. Water supply – the Lessor agrees to ensure and provide adequate supply of drinking water and water for W.C. and Lavatory throughout the lease period.
15. The Lessor agrees that the Lessee shall have exclusive right on the parking space for parking of the vehicles (car/ jeep/ two wheelers) of staff members and customers of Lessee and the same shall not be disturbed obstructed or encroached in any manner by any persons whomsoever.
16. The Lessor agrees that the Lessee shall have the absolute & exclusive right to use the entire space in 'said premises' both outside and inside for making full use of frontages and the side walls in displaying Lessee's signboards/ advertisements without any additional charges to the exclusion of third parties. If anybody causes any intrusion, trespass or encroachment restricting the peaceful enjoyment of the Lessee over the space which is specifically meant for usage of the Lessee, the Lessor on receipt of such Notice from the Lessee shall take all possible legal actions against such violations including criminal action, if necessary. If the Lessor fails to remove such intrusions, trespass or encroachments within one month from the date of receipt of such Notice from the Lessee, the Lessee shall be at liberty to take legal action against the violators and recover the cost/ expenses incurred for such removal out of the rent payable to the Lessor or from any other monies payable to the Lessor.
17. The Lessor agrees that the Lessee shall have the right to remove at the time of vacating the 'said premises', all electrical fittings and fixtures, counters, safes, partitions and all other furniture put up by Lessee

III. THE LESSEE DOETH HEREBY COVENANT WITH THE LESSOR AS FOLLOWS:

18. The Lessee agrees to pay to the Lessor/s in respect of the 'said premises' a monthly rental of Rs..... (Rupees only) within 10th working day of each succeeding calendar month.
19. The Lessee agrees to deduct at source the income tax at prevailing rate from the Rent payable to the Lessor.
20. The Lessee agrees to pay all charges for electricity for the area taken on lease and water actually consumed by the Lessee during the occupation and calculated as per the reading recorded by the separate meters installed in the 'said premises' by the lessor.

IV. PPROVIDED ALWAYS AND IT'S HEREBY AGREED AND DECLARED AS FOLLOWS:-

21. The Lessee shall not be liable for any kind of loss financial or otherwise arising from its occupation of the said premises or any amount of compensation in respect of the said premises other than the rent payable as aforesaid and the Lessor shall make no claim in respect thereof.
22. In the Lessee shall be desirous of taking a new lease of the said premises, after the expiry of term hereby granted, the Lessor will renew the lease for a period mutually agreed upon between the Lessee and the Lessor, in accordance with the covenant for renewal. Provided that in the event of expiry of the term of the lease, whenever an action for renewal described above is pending with the Lessee and the premises remain in actual occupation, the payable rent at old rate shall continue to be paid on provisional basis till the date of final decision on renewal or the date of eviction, as the case may be, and in case of renewal at different rate, suitable adjustment by extra payment or deduction shall be permitted, to the Lessee.

Provided further that the Lessee shall taken action so far practicable to take a new lease of the said premises within a period of months after expiry of the term hereby granted.

23. Lessee shall be entitled to terminate the lease at any time giving to the Lessormonths previous notice in writing of its intention to do so.
 24. Any notice to be made or given to the Lessee under these present or in connection with the said premises shall be considered as duly given if sent by the Lessor through the post by registered letter addressed to the and any notice to be given to the Lessor shall be considered as duly given if sent by the Lessee through the post by registered letter addressed to the Lessor at their last known place of abode. Any demand or notice sent by the post in either case shall be assumed to have been delivered in the usual course of Post.
 25. Should any dispute or defense arise concerning the subject matter of these present or interpretation of any covenant, clause or thing herein contained or otherwise arising out of this lease agreement, the same shall be referred for arbitration to the Tribunal having sole Arbitrator. At the time of making a request for reference of dispute to the arbitration, the claimant shall along with such request send a panel of persons to the other party. The other party shall within 15 days of the receipt of such communication select one member of the panel to act as sole Arbitrator. In case none in the proposed panel is acceptable to the other party, such other party shall within the above 15 days send another panel of persons to claimant, and the claimant shall be entitled to nominate the sole Arbitrator from among the panel sent by the opposite party. In case of none of the members of the panel is acceptable to the claimant, the sole Arbitrator shall be appointed by the Zonal Manager / Sr. Divisional Manager , LIC of India.
- The provisions of Arbitration and Conciliation Act, 1956 with any statutory modification thereof and Rules framed there under shall be applicable to such arbitration proceeding which shall be borne as directed by the Arbitral Tribunal. For the purpose of this clause, the officer mentioned in clause 18 shall be authorized to act and nominate arbitrator on behalf of the Govt. of India.
26. The Lessee shall hand over possession of the 'said premises' to the Lessor on the expiry of the period of lease fixed herein or on the expiry of the period of option should the Lessee avail itself of the same and on refund of deposit made by the Lessee, if any, in the same state and condition as on the date of occupation but subject to natural wear and tear due to ordinary use and lapse of time.
 27. This lease agreement has been executed in duplicate. One counterpart of the lease agreement to be retained by the Lessee and the other by the Lessor.

SCHEDULE OF THE PROPERTY

(Here enter the boundaries and other details of premises leased out).

In witness whereof the parties hereto have set their hands hereunto in full agreement of the terms and conditions set-forth herein above the day and year hereinbefore first mentioned.

WITNESSESS

1)

LESSOR/ S

2)

LESSEE