LIC
भारतीय जीवन बीमा निगम
LIFE INSURANCE CORPORATION OF INDIA

LIFE INSURANCE CORPORATION OF INDIA
Divisional Office: "Jeevan Prakash", PB No. 1133
M G Road, Ernakulam - 682011
Ph: 0484-2362361, 2351230

PURCHASE OF PLOT

Life Insurance Corporation of India intends to purchase Vacant land/Plot from Individuals/Firms, only under 'Two Bid System' as per details given below

Area Required	Location	Remarks
1) 11000 to 13000 sqft or 25 to 30 Cents as the case may be (+/- 5% variation from the minimum requirement is acceptable at the discretion of the Competent Authority) 2) Rectangular in shape. 3) Road facing 4)The Frontage shall not be less than 25 mts. 5)The width of the approach road shall be minimum 8 mts.	**PERUMBAVUR** **Required one Plot in the above said location.** Bidders having Plot in Perumbavur within a **radius of 2 KMs** from the Town/ Main Bus stand and within the Municipal limits /or from the present BO, are eligible to apply.	Should be located preferably in the main market area at the prime location having availability of all public amenities like Banks, Post Office, / Bus Stand etc.
Status of the Plot/Vacant land	Free hold with clear Marketable title.	
Usage of the property	Commercial	

- Bidder whose technical bid was rejected by LIC earlier or whose tender was rejected on Legal grounds need not apply again
- The prospective Bidders meeting the above requirements are requested to collect the tender documents on payment of Rs.295/- (Rupees two hundred and ninety five only) (Tender document fee Rs. 250/- and Rs. 45/- towards GST @ 18%) cash/in the form of Demand Draft/Pay Order drawn in favour of **Life Insurance Corporation of India, payable at Ernakulam** from the office at the above address.
- The tender documents will be issued from **07.10.2025 to 27.10.2025** between 11.00 AM and 3.00 PM on all working days (excluding holidays, Saturdays and Sundays).
- **The last date for submission of filled in offers is 27.10.2025 upto 3.00 PM**. The Technical Bids' will be opened on the **same day at 3.30 PM** in the presence of bidders or their authorized representatives.
- For complete details and bid documents please log on to www.licindia.in and visit tenders and.. click on the link **'Tender-Advertisement for Purchase of Plot for Perumbavur Branch'**
- No Brokers/Intermediaries shall be entertained.
- **LIC of India reserves the right to accept or reject any or all offers in full/part without assigning any reasons whatsoever.**

Date: 07.10.2025

(Sd/-)
SR. DIVISIONAL MANAGER

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Appendix-G2

Instructions to Bidder.

1. The tender forms will be available from **07/10/2025** between **11.00 am**. and **3.00 pm**. on all working days(excluding holidays, Saturdays and Sundays).

2. The last date for submission of filled in tenders (both Technical and Financial Bids) is **27.10.2025** up to **3.00 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
Life Insurance Corporation of India
Divisional Office, Jeevan Prakash
M G Road, Ernakulam -PIN: 682 011

4. The technical bid will be opened on the same day i.e. on **27.10.2025** at **3.30 PM**. in the presence of bidders or their authorized representatives. After scrutiny of the Technical Bids, visits to the sites, 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 to those bidders whose offers are found suitable.

5. The tender form consists of the following documents. i.e.,
   a. **Instructions to bidders and Terms and Conditions.**
   b. **Technical part.**
   c. **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 plot, location, area of the plot, title reports to confirm ownership and clear marketability, dimensions of the plot and other terms and conditions relevant to the sale of plot (other than the price). The Technical Bid shall be submitted in sealed cover (Marked Envelope–1) super-scribing as **'Technical Bid' for purchase of plots at Perumbavur'** . The envelope shall contain the addressee's details and details of the bidder also.

6. The Financial Bid shall contain only financial details i.e., rate and other financial implications. The Financial Bids will be placed in the Envelope-2 and super-scribed with addressee and bidders details. PAN Number, Bank account Number, IFSC CODE, Bank Branch Name of Bidders should be mentioned. Copies of PAN and PASS BOOK/CANCELLED CHEQUE LEAF should be attached.

7. **Earnest Money Deposit** of Lump-sum amount of **Rs.10,000/-** (Rupees ten thousand only) for Branch Office plot **in the form of Demand Draft/ Pay Order in favour of 'Life Insurance Corporation of India' payable at Ernakulam** and the cost of **tender fee of Rs. 295**/- (Rupees two hundred and ninety five only) (Tender document fee Rs.250/- and Rs.45/- towards GST @18%), the Miscellaneous Receipt of the tender fee deposited or Demand Draft or Pay Order shall be submitted in sealed cover (Marked Envelope–3) super-scribing as **'Earnest Money Deposit for purchase of vacant lands at Perumbavur'**

8. All the three envelopes will be placed in a fourth envelope (Envelope–4) and sealed and submitted to the **Sr.Divisional Manager** at the address given above. The envelope must be super-scribed with 'Bids for purchase of Plots **Perumbavur** and the last date for submission **27.10.2025** up to **3.00 PM** and to be opened on **27.10.2025** at **3.30 PM** '

Please note that no interest is payable on the Earnest Money Deposits.

9. In case the tender form is downloaded from the Corporation's web site, the non refundable tender fee of **Rs. 295/-** (Rupees two hundred and ninety five only) (Tender document fee Rs.250/- and Rs.45/- towards GST @18%), may be remitted in the form of Demand draft/ Pay order drawn in favour of 'Life Insurance Corporation of India' payable at **Ernakulam** '

10. Refund of Earnest Money Deposit :-

a.a) Earnest Money Deposit of all unsuccessful Vendors/ bidders shall be refunded within one month's time after scrutiny and submission of Technical Assessment Report by Divisional Purchase Committee to the Sr.Divisional Manager.

a.b) Earnest Money Deposit of other bidders (except lowest bidder) shall be refunded within one month's time after opening of Financial Bids.

a.c) Earnest Money Deposit of lowest bidder shall be refunded separately or adjusted along with the payment towards cost of the plot or premises.

a.d) In case the lowest vendor/ bidder refused to offer/ sale the plot/ premises after issue of allotment letter, a notice shall be served to them by giving 30 (thirty) days time failing which their Earnest Money Deposit amount lying/ retained with us shall be forfeited without any further correspondence.

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

a.a) A copy of site plan of the land/ plots offered showing the detailed dimensions of the plot, main approach road to the plot/s, road on either side of the plot if any, width of the road/s and adjacent properties etc. around the plot. In case any structures, light post, well, trees etc. exists inside/ within the plot the same shall also be indicated in the site plan.

a.b) A copy of the title investigation and search report along with copies of title deed documents.

a.c) Documents related to conversion of Non–agricultural land from the Competent Authority.

12. 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 Price bids). Incomplete bids and bids lacking in details and without signatures are liable to be rejected.

13. Tenderers should note that their tenders should remain open for consideration for a minimum period of 6 (Six) months from the date of opening of 'Technical Bids'.

14. Separate tender forms are to be submitted in case more than one property is offered.

15. 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.

Manager(Estates/OS)

Place : Ernakulam

Date : 07.10.2025

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Appendix-G3

Terms and Conditions

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 should be sealed in envelopes. The use of envelopes will be as under:

a) Envelope marked as 1 - The duly completed Technical Bid be put in this envelope and sealed.
b) Envelope marked as 2 - The duly completed Financial Bid be put in this envelope and sealed.
c) Envelope marked as 3 - The Demand Draft or Bankers cheque for 'Earnest Money Deposit' and 'Cost of tender document' or the 'Miscellaneous Receipt' of the required value be put in this envelope and sealed.
d) Envelope marked as 4 - All the three envelopes shall be placed in envelope marked – 4 and sealed (i.e. Envelopes marked as 4, will contain three envelopes marked as 1, 2 and 3) and submitted to LIC of India, in sealed condition super-scribing as 'Tender for purchase of Plots at **Perumbavur** to be opened on **27.10.2025** at **3.30 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 **27.10.2025** upto **3.00 PM** 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
   Life Insurance Corporation of India
   Divisional Office, Jeevan Prakash
   M G Road, Ernakulam - PIN: 682 011

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.

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 6 months 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 **27.10.2025** at **3.30 PM** 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. Any over writing should be initialed by the authorized signatory of the bidder. The Corporation reserves the right to reject the incomplete tenders or in case where information submitted is found incorrect.
14. No advance payment will be made. The payment will be made as full and final settlement after verification of the plot area through joint measurements and on execution of Sale Deed
15. The title report proving ownership and clear marketability is to be enclosed.
16. The plot shall be preferably freehold. Alternatively, if it is leasehold, in case of such plots, details regarding lease period, copy of lease agreement, initial premium and subsequent rent shall be furnished.
17. Property should be situated in good commercial/ residential area of the town/ city with congenial surroundings and proximity to public amenities like bus stop, banks, markets, hospitals, Schools etc.
18. No high tension line should pass through the plot.
19. The plot should have good frontage and proper access.
20. It should be free from encroachment, litigation and have clear title.
21. Certificate from the competent authority indicating the Zone in which the plot is lying (Commercial, Residential or Commercial cum Residential).
22. It should have easy access of Municipal water line and also Municipal sewerage line.

23. Latest certificate from the competent authority of having paid all the updated relevant taxes indicating the details of the property offered for sale.

24. Offers received from Government Bodies/ Public Sector Undertakings/ State Housing Boards etc. will be considered on merits.

25. In case the space in the tender document is found insufficient, the bidder may use separate sheets to provide full information.

26. The Corporation may issue public notice in the leading newspapers inviting claims from the public, if any, before entering into the conveyance deed/ Memorandum of Understanding for the offered property. The vendor should not have any objection for issuance of public notice by the Corporation.

27. The purchase price is subject to negotiation and the Corporation will accept the offer only at fair market rate based on its valuation.

28. In case the plot falls in a zone other than commercial, the vendor shall be agreeable to effect conversion of the plot to commercial zone at his cost after an agreement is reached regarding the purchase of the plot but before registration.

Signature of vendor with seal **Signature of the authorized officer with seal**

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Appendix-G4

Technical Bid (To be submitted in Envelope – 1)

Reference of Technical Bid No. .....

(Note: to be filled up by the vendors for the particular plot and shall be quoted in the Price Bid also.)

Sr.			Details	Remarks
1	Details of Individual/ Firm			
	1		Name	
	2		Address	
	3		Phone No.	
	4		Fax No.	
	5		e-mail ID	
	6	a	Name of the contact person	
		b	Phone No. of Contact person	
	7		Constitution of vendor/ firm (proprietary/ partnership/ private/ pvt.Ltd./ Public Ltd./ PSU etc.)	
	8	a	Solicitors/ Advocates Name	
		b	Address	
		c	Phone No.	
		d	Fax no.	
	9		Detailed report of the Solicitor/Advocate for marketability of title is to be enclosed (Y/N)	
2	Details of the property			
	1		CTS No.	
	2		Survey No.	
	3		Ward No.	
	4	a	Whether the property is freehold or leasehold	
		b	If lease hold – please mention the details of	
		c	Lessor	

Vendors Signature

Sr.			Details	Remarks
		d	Tenure of the land	
		e	Residual lease period	
		f	Annual lease rent	
	5	a	Area of the Plot Sq.ft./ Sq.mt.	
		b	Location	
		c	Old structure/s (if any) land covered - sq.ft.	
		d	Built up area of the structure (sq.ft.)	
	6	a	Topography of the land	
		b	Level	
		c	Undulated	
		d	Sloping	
		e	Low lying or raised	
	7	a	Character/ Type of locality	
		b	Residential/ Commercial	
		c	Commercial cum Residential	
		d	Industrial	
		e	Slum	
	8	Locality's proximity to the following place in Kms.		
		a	Railway (local) station	
		b	Bus stand	
		c	Banks	
		d	Post Office	
		e	Hospital	
		f	Market	
		g	School/ College/ University	

Vendors Signature

Sr.			Details	Remarks
		h	Airport	
	9	a	Size of the plot	
		b	Frontage in meters	
		c	Depth in meters	
	10	Schedule of the plot i.e. boundaries of the plot on		
		a	North	
		b	East	
		c	West	
		d	South	
	11	Do any easement rights exist on the plot (including like water supply line, sewer, storm water drains, electric cables etc.)? If yes, please give details.		
	12	a	Marketability of title. Please enclose copies of agreements/ sale deeds establishing ownership/ development rights.	
		b	Please enclose copy of PR card	
	13	Ground coverage and FSI permissible		
	14	What is the Zone (Residential / Mixed) in which the subject property is located?		
	15	Usage of property as approved by the Competent Authority – Residential/ Commercial/ Commercial-cum-Residential/ Shopping Centre		
	16	Does the site or portion fall within Railway/ National highway and whether underground cable/ high tension overhead wire traverse the site		
	17	Please give details of sewerage system and for storm water disposal		
	17	Site plan to be enclosed		

Place:
Date:

Signature of vendor with seal

Vendors Signature

Kindly fillup following Details and copies of PAN Card and Bank Passbook/cancelled cheque leaf may be enclosed,

a. **Bank Account Number :**
b. **IFSC CODE :**
c. **Bank Branch Name :**
d. **PAN Number :**

Note: Attach this sheet along with DD.

Vendors Signature

Appendix-G5

Financial Bid
(To be submitted in Envelope – 2)

(Excluding Stamp Duty & Registration charges)

Reference No. of Technical Bid : .....

Sr.	Location	Area of plot (cent)	Rate per cent. (Rupee in figure and word)	Total Amount (Rupee in figure and word)

Signature of vendor with seal

Place
Date

Note:

1) Vendor shall quote rate and amount excluding Registration and Stamp Duty charges.

2) Vendors offering more than one plot shall submit separate 'Technical Bid' and 'Financial Bid' using xerox copies for each proposal.

3) Kindly fillup following Details and copies of PAN Card and Bank Passbook/cancelled cheque leaf may be enclosed,
   a. **Bank Account Number :**
   b. **IFSC CODE :**
   c. **Bank Branch Name :**
   d. **PAN Number :**