



MUMBAI-1 DIVISIONAL OFFICE
"Yogakshema", East Wing, Second floor,
Jeevan Bima Marg, Mumbai – 400 021
Office Landline-66599035/38
email: os.mumbai-do1@licindia.com

Instructions to Bidders

1. The tender forms will be available from 28.05.2026 to 10.06.2026 between 11.00 am. and 3.00 pm. on week days (excluding holidays, Saturdays and Sundays).
2. The last date for submission of filled in tenders (both Technical and Financial Bids) is 10.06.2026 up to 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:
**Life Insurance Corporation of India,
Manager OS Mumbai DO I, OS Dept,
"Yogakshema", East Wing, Second floor,
Jeevan Bima Marg, Mumbai – 400 021.**
4. The technical bid will be opened on the same day i.e 10.06.2026 upto 3.00 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 Bid.
 - c. 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 property, 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).

6. The Technical Bid shall be submitted in sealed cover (Marked Envelope-1) super-scribing as 'Technical Bid' for hiring of office premises at Goregaon (E) for Satellite Office 914 on Lease basis. The envelope shall contain the addressee's details and details of the bidder also. The area for which this Tender is invited is Goregaon (East).
7. 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-2 and super-scribed with addressee and bidders details. All the three envelopes (envelope-3 containing Earnest Money Deposit amount and Cost of Tender fee) will be placed in a fourth envelope (Envelope-4) and sealed and submitted to the Manager (OS) at the address given above. The envelope must be super-scribed with "Tender for Hiring of Office Premises at Goregaon (E)," for Satellite Office 914 under Mumbai Division I on lease basis and last date for submission is 10.06.2026 at 12.30 pm. and will be opened on the same day i.e. 10.06.2026 at 3.00 pm.

FINANCIAL BIDS WILL BE EVALUATED ON THE RATE PER SQ.FT. OF CARPET AREA.

8. Earnest Money Deposit of Rs.2,000/- (Rupees two thousand only) as per given below in the form of Demand Draft/Pay Order in favour of "Life Insurance Corporation of India" payable at Mumbai and the cost of tender fee (Non-refundable) of Rs.100/- (Rupees One Hundred Only) + GST, 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 hiring of Office premises at "Goregaon (E)," for Satellite Office 914 under Mumbai Division I on lease basis". Please note that no interest is payable on the Earnest Money Deposit.
9. All the three envelopes will be placed in a fourth envelope (Envelope-4) and sealed and submitted to the OS Dept as per the address given above. The envelope must be super-scribed with 'Bids for hiring of premises on lease basis for Satellite Office 914 Goregaon (E) under Mumbai Division I and the last date for submission 10.06.2026 upto 12.30pm and to be opened on the same day at 3.00 pm.
 10. Please note that no interest is payable on the Earnest Money Deposits.
 11. In case the tender form is downloaded from the Corporation's web site, the non refundable tender fee of Rs.100/- (Rupees one hundred only) may be remitted in the form of Demand draft/ Pay order drawn in favour of 'Life Insurance Corporation of India' payable at Mumbai.
 12. Refund of Earnest Money Deposit (EMD):-
 - 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.
 - b) Earnest Money Deposit of other bidders (except successful bidder) shall be refunded within one month's time after opening of Financial Bids.
 - c) Earnest Money Deposit of successful bidder shall be refunded separately or adjusted along with the payment towards rent of the premises.
 - d) In case the successful bidder refuses to offer the premises after issue of allotment letter, Earnest Money Deposit amount lying/ retained with us shall be forfeited without any further correspondence.
 - e) Senior Divisional Manager is the Competent Authority in case of refund/ forfeiture of the EMD amount.
 13. 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, roads 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 of agricultural land to Non-agricultural land from the Competent Authority.
 14. 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 without signatures are liable to be rejected.
 15. Tenderers should note that their tenders should remain open for consideration for a minimum period of 3 (Three) months from the date of opening of 'Technical Bids'.
 16. Separate tender forms are to be submitted in case more than one property is offered.
 17. 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 is not bound to accept the lowest tender.

Place :
Date:

MCCRM
N P Senior Divisional Manager (I/C)
M. S. S.

