भारतीय जीवन बीमा निगम
LIFE INSURANCE CORPORATION OF INDIA

LIFE INSURANCE CORPORATION OF INDIA intends to **PURCHASE OF VACANT LANDS / PLOTS** from individual / firms only under **Two Bid system** as per details given below :

Area of plot	Location	Remarks
<u>Specifications</u> Plot should be with good approach rectangular in shape with a minimum frontage of 25m and the total area of the plot preferably between 13,000 to 18,000 Sqft. for Branch Office and 21000 Sq ft. to 27000 Sqft for STC plot.and width of approach road should be minimum of 10 m. (+ or – 5% variation in area is allowed)	**Salem City Limit (Salem South, Salem CAB, Salem STC) and from town areas at Attur, Palacode, Kumarapalayam, Paramathi Velur,**	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.
Status of Land / Plot	Free Hold / Lease hold with clear marketable Title.	
Usage of the Property	Commercial or Multiuse plots.	

The prospective bidders fulfilling the above requirements are requested to collect the tender documents from the above office on payment of Rs. 250.00 (Rupees two hundred and fifty only) towards cost of tender document (non refundable) from 30.10.2018 to 20.11.2018 between 10.00 am to 3.45 pm (excluding 2nd & 4th Saturdays, holidays and Sundays). The tender can also be obtained by post on remittance of the above tender cost through demand draft/ pay order in favor of LIFE INSURANCE CORPORATION OF INDIA payable at Salem. The completely filled in Tender form shall be submitted along with Earnest Money Deposit of Rs. 10,000/- (Rupees Ten Thousand only). The last date for submission of filled in offers is 22**.11.2018 upto 11.00 am.** The "Technical Bids" will be opened on the same day i.**e 22.11.2018 at 3.00 p.m** in the presence of bidders or their authorized representatives who may wish to be present. The date and time of opening of financial bids shall be intimated later on. For complete details and bid documents please log on to **www.licindia.in** and go to tenders and click on the link **TENDER- "Advertisement for Purchase of plots (Salem) dt-27.10.2018".** 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.

SENIOR DIVISIONAL MANAGER.

INSTRUCTIONS TO BIDERS. _

1. The tender forms will be available from **30.10.2018 to 20.11.2018** between 10.00 AM and 3.45 PM on week days (excluding Holidays and Sundays) after submission of Miscellaneous Receipt obtained from the DO cash counter on payment of Rs. 250/- (Rupees two hundred fifty only) towards the cost of tender or on submission of D.D or Pay Order in favour of " **Life Insurance Corporation of India** " payable at Salem.

2. Last date for submission of filled in tenders (both technical and financial bids) is 22**.11.2018 upto 11.00am.** 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, LIC of India,
Salem Divisional Office,
Jeevan Prakash, Johnsonpet, Salem-636007

4 The technical bid will be opened on the same day i.e. 22**.11.2018 at 3.00 p.m** 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.,

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 plot , location, area of the plot , title reports to confirm ownership and clear marketability, dimensions of the plot, Plot / building approval copies from the local authorities and other terms and conditions relevant to the sale of plot (other than the price).

The TB shall be submitted in sealed cover (Marked Envelope – I) superscribed as “Technical Bid” for purchase of plots / premises at …………………..(mention the Place of the Property). 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 and other financial implications. The Financial Bids will be placed in the Envelope - II and super scribed as “Financial Bid” for purchase of plots / premises at …………………..(mention the Place of Property) along with addressee and bidders details.

7. An amount of **Rs. 10,000/- towards EMD** (Rupees ten thousand only) for the BO plot/ premises in the form of Demand Draft / Pay Order in favour of **“ Life Insurance Corporation of India” payable at -Salem along with** the **Miscellaneous Receipt** obtained on deposit of **the cost of tender fee of Rs. 250/-** (Rupees two hundred fifty only) at this office or D.D or Pay Order towards the **tender fee** shall be submitted in sealed cover (Marked Envelope – III) **superscribed as “Earnest Money Deposit” for purchase of vacant lands / building at ………………….(mention the place of the Property**) along with the Envelops containing “Technical and Financial Bid ”.

Please note that no interest is payable on the EMDs. All the three envelopes will be placed in a fourth envelope (Envelope – IV), sealed and submitted to the The Senior Divisional Manager - at the address given above. The envelope must be superscribed with “Bids for purchase of Plots / premises **at ………………….(mention the place of the Property**) and submitted on or before the last date for submission of 22.**11.2018 upto 11.00 am** and the same will be opened on 22**.11.2018 at 3.00 p.m**.

8. **In case the tender form is downloaded from the corporation’s web site, the non refundable tender fee of Rs . 250/- (Rupees two hundred fifty only) may be remitted in the form of Demand draft / Pay order drawn in favour of “ Life Insurance Corporation of India” payable at Salem** along with the submission of tender form.

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.

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

1. EMD of lowest bidder shall be refunded separately or adjusted along with the payment towards cost of the plot or premises.
2. 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 EMD amount lying / retained with us shall be forfeited without any further correspondence. **<u>Sr. Divisional Manager is the competent authority to refund / forfeit the EMD amount.</u>**

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

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 structure, light post, well , trees etc. exists inside / within the plot the same shall also be indicated in the site plan.

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.

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 Price 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) 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/reject any tender or all tenders at his sole discretion without assigning any reasons thereof. The Tender Inviting Authority does not bind to accept the lowest tender.

Place : **Sr. Divisional Manager**

Date :

6

Tender for purchase of Plot / 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.

(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 purchase of Plots / premises at -------------- to be opened on 22.11.2018 at 3.00 p.m.**

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 after termed as Corporation.

2. Tender which is received late on account of any reason whatsoever including postal delay etc. after the expiry of time and date i.e 22**.11.2018 upto 11.00 am** fixed for submission of tenders shall be termed as **'LATE'** tender and shall not 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, LIC of India,
Salem Divisional Office. Jeevan Prakash, Johnsonpet, Salem-636007
Tel.No._0427 -2411492 , 2411451

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 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 22**.11.2018 at 3.00 p.m**

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 Account Payee Cheques 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 plot, 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 waterline 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 / MOU for the offered property. The vendor should not have any objection for issuance of public notice by the Corporation.

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

Annexure - 1.

ANNEXURES TO BE SUBMITTED BY THE VENDOR UNDER TWO BID SYSTEM
PURCHASE OF VACANT LAND / PLOTS AT …………….

TECHNICAL BID

TO BE SUBMITTED IN ENVELOPE - I

Reference of Technical Bid No. -----------------------------------.

Note : This reference no. to be filled up by the vendors for the particular plot and shall be quoted in the Price Bid also.

1	Details of Individuals / Firms	Remarks
1.1	Name :	
1.2	Address & Phone No	
	Fax No.	
	E - Mail ID	
1.3	Name of the contact person.	
	Phone No.	
1.4	Constitution of vendor / firm (Proprietary/Partnership/ Private / Pvt. Ltd./ Public Ltd/PSU etc)	
1.5	Solicitors/Advocates name	
	Address,	
	Phone	
	Fax no	
1.6	Detailed report of the Solicitor/Advocate for marketability of title is to be enclosed:	
2	**Details of the property** :	
2.1	CTS No	
2.2	Survey No	
2.3	Ward NO	
2.4 (a)	Whether the plot is free hold or lease hold?	
2.4 (b)	If lease hold, please mention the details of	
	Lessor	
	Tenure of the land	
	Residual lease period	
	Annual lease rents.	

Contd. to P / 10

2	**Details of Individuals / Firms**	**Remarks**
2.5	Area of the Plot Sft. / Sqm)	
	Location	
	Old structure /s if any (sft)	
	Built up area of the structure (sft)	
2.6	Topography of the Land	
	Level	
	Undulated	
	Sloping	
	Low lying or raised	
2.7	Character / Type of locality	
	(a) Residential	
	(b) Commercial	
	© Commercial cum Residential	
	(d) Industrial	
	(e) Slum	
2.8	Locality's proximity to the following places in Kms.	
	(i) Railway (local) station	
	(ii) Bus Stand	
	(iii) Banks	
	(iv) Post Office	
	(v) Hospital	
	(vi) Market	
	(vii) School / College/ University	
	(viii) Airport	
2.9	Size of the plot	
	Frontage in metres	
	Depth in metres	
3.0	Schedule of the plot i.e. boundaries of the plot on	
	North	
	East	
	South	

	West	
3.1	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.	

Contd. to P / 11

3	**Details of Individuals / Firms**	**Remarks**
3.2	Marketability of the title.Please enclose copies of agreement/sale deeds estab lishing ownership/ development rights.	
	Please enclose copy of PR card.	
3.3	Ground coverage and FSI permissible	
3.4	What is the Zone (Residential / Mixed) in which the subject property is located?	
3.5	Usage of property (as approved by the Competent Authority)	
	a) Residential	
	b) Commercial	
	c) Commercial cum Residential	
	d) Shopping Centre	
3.6	Does the site or portion fall within railway / National highway and whether underground cable / high tension over head wires traverse the site.	
3.7	Please give details of sewerage system and for storm water disposal.	

3.8	Site plan of the land to be enclosed.	
Place :	**Signature of vendor with seal.**	
Date :		

PRICE BID SUBMITTED TO:

The Senior Divisional Manager,

LIFE INSURANCE CORPORATION OF INDIA
Salem Divisional Office, Jeevan Prakash,
Johnsonpet, Salem-636007
Tel.No._0427 -2411492 , 2411451

PRICE BID (Financial Bid) (Excluding Stamp Duty & Registration charges)

TO BE SUBMITTED IN ENVELOPE – II

RE: Tender for purchase of plots for LIC of India.

Reference of Technical Bid i.e…………… No. of plots offered.

Sr. No.

Location

Area of plot / in Sq.ft.

Rate per sq.ft. (Rs.in figures & words)

Amount

(Rs.in figures & words)

NOTE :

i. Vendors shall quote rate and amount excluding Registration and Stamp Duty charges.

ii. Vendors offering more than one plot shall submit separate “ Technical Bid” & “Financial Bid” using Xerox copies for each proposal.

Place : **Signature of vendor with seal**

Date :