
Tender for requirement of "Residential Flats" on L & L basis in Mumbai
Instruction to Bidders

- 1) This tender consists of two parts, viz., Technical Bid including terms and conditions and Financial Bid containing price only. Separate Technical and Financial bids are to be submitted for each proposal. The Technical Bid and Financial Bid to be sealed in Envelope marked I & II separately. The **Money Receipt** of tender fee deposited OR D.D. or Pay Order should be put in envelope marked as – III and sealed.

If the tender form is downloaded from the website, the non refundable tender fee of Rs. 250/- (Rs. 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 Mumbai.

Usage of envelopes will be as under:

- I) **Envelope marked as I** - The duly completed **Technical Bid** be put in this Envelope and sealed and also Super scribed as **Technical Bid**.
- II) **Envelope marked as II** - The duly completed **Financial Bid** be put in this Envelope and sealed and also Super scribed as **Financial Bid**.
- III) **Envelope marked as III** - The Demand Draft or Bankers cheque for tender Document' fee or receipt of payment of tender fee of Rs.250/- (Rs. Two hundred Fifty Only) be put in this envelope and sealed.
- IV) **Envelope marked as IV** –The above three sealed envelopes be placed in envelope marked – IV and sealed (i.e. envelope marked IV will contain three envelopes marked as I, II and III) and submitted super scribing with

**"Bid for requirement of residential flats on leave & License basis for
2 BHK flats of carpet area 650 sq. ft. to 800 sq.ft.-Mumbai. "**

Procedure for opening the tenders for both the cases (where the tender form is purchased or downloaded) :

- i) First Envelope No.IV will be opened.
- ii) After opening of envelope No.IV, the envelope No.III will be opened to see if the tender fee has been enclosed/paid. In case, the tender fee is not enclosed/paid, the said tender will be treated as invalid and in such case, the Envelope No.I containing the technical bid will not be opened.

Regional Manager (Estates)

Place: Mumbai

Date:

Signature of Vendor with Seal

Terms and conditions:

1. **The terms and conditions alongwith the instructions will form part of the tender to be submitted by the tenderer to LIC of India.** All columns of tender documents must be duly filled in and no column should be kept blank. All the pages of the tender document are to be signed by the authorised signatory of the tenderer. Any over writing should be initialized by the authorized signatory of the bidder. Use of correction fluid is not permitted.
2. Priority/ Preference will be accorded to offers from Govt. Organisations/ PSUs.
3. Canvassing in any form will disqualify the tenderer.
4. The shortlisted vendors will be informed in writing by the Corporation for arranging site-inspection of the offered premises for assessing the valuation and to verify the quality of construction, amenities available etc. The bidders should provide necessary access and requisite information to the officials.
5. The particulars of amenities provided/proposed to be provided in the flat, building and complex should be furnished in the technical bid.
6. **The title report proving ownership and clear marketability is to be enclosed.**
7. **Earmarked car parking for each flat will be preferred for 2 BHK flats of approximate carpet area 650 sq.ft. to 800 sq.ft.**
8. The particulars of the flat numbers floor wise, wing, building name etc. should be furnished in the technical bid. The details of measurements of the proposed flat offered should be furnished in the technical bid along with a copy of **Occupancy Certificate**.
9. Copies of Plans duly approved by municipal authorities/competent authority should be submitted along with the technical bid.
10. (a) There will be Leave and Licence agreement for minimum period of 3 years **without any escalation clause in rental**. Rent will be constant throughout the agreement period.
(b) The use of the premises would always remain residential.
(c) **Rent deposit shall be restricted to a maximum of 03 (Three) months rent excluding taxes.**
(d) The premises should have good frontage and proper access.
(e) **The carpet area will be as per RERA.** According to the RERA, carpet area is defined as 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shaft, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'
(f) Area mentioned in the Technical bid will be taken for opening the technical bid. However, final area will be calculated before executing final Leave and License agreement. Rent will be paid on final arrived area. The Competent Authority may cancel bid if area arrived for, is beyond limit specified. i.e. 650 sq.ft to 800 sq.ft(+/- 10 % variation acceptable).
11. Property should be situated in good residential area in specified locations with congenial surroundings.
12. It should have easy availability of Municipal waterline and also municipal sewerage line.
13. **The bids will be evaluated on techno commercial basis** giving weightages 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 flats and layout of buildings in the complex.
14. **Leave and license agreement of the flats will be executed immediately after finalization of the deal. The Owner shall sign and submit the draft copy of Leave and Licence agreement (enclosed) along with the tender in token of their acceptance. In case the tender/ offer is submitted by the Real Estate agent/Firms on behalf of the owner, the consent letter as per given format from the individual flat owner for the L & L agreement shall be obtained and submitted along with the tender. No deviations on the L & L agreements are acceptable to us.**
15. The stamp – duty and registration charges, if any in respect of all other documents shall be borne and paid by Lessee only.
16. Zonal Manager, WZO reserves the right to cancel any or all bids without assigning any reason whatsoever.

Regional Manager (Estates)

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Signature of vendor with seal

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The Technical bids will be assessed on the following:

- 1) Flats/house having carpet area as mentioned in the tender with a variation + - (10 %) will be considered.
- 2) Flats/ house location within 5 k.m. from the nearby Railway Stations in the specified locality will only be considered.
- 3) Preference will be given to the vendor offering all required number of flats in a single building/complex.
- 4) Flats/ houses with reserved covered car parking shall be given preference.
- 5) 2BHK flats should consist – 2-bedrooms, Hall, kitchen, with toilet & bathroom, 1 or 2 balconies.
- 6) The Complex having facilities like lawn Gymnasium, health club, Intercom at each flat, security arrangement will be preferred.
- 7) The flats/house would be preferred/rated keeping in view the locational advantage, accessibility, transport facilities, surrounding environment, quality of constructions, reputation/credibility of the vendor/builder, internal layout of the flats, efficiency of space amenities such as Water purifier, Geysers, Solar water heating system, Piped Natural gas supply system, Lawn and playground, Health club/Indoor games, Community Hall, DG set facility, lift, Water supply-Municipal/tube well, Electric fittings: Fans/exhaust fans/tube light etc., Easy approachability, quality of construction, No. of flats offered, Age of Building and any other additional facility. Proposals not obtaining minimum qualifying marks will be rejected.(Selection Matrix-Scoring sheet is attached) Please also note that merely obtaining qualifying marks will not automatically entitle the bidder for selection.

8) Specifications of the building:

Sl	Descriptions	Specifications
1	Bldg., Structure	RCC Frame
2	Flooring	--
	Hall, Bedrooms	Vitrified/ceramic
	Kitchen	Marble/natural stone/aniskid vitrified or ceramic tiles.
	Toilets and batharooms	Antiskid ceramic/marble
3	Kitchen platform	Granite top with branded stainless steel sink
4	Door frames/shutters	Wooden frames with flush door shutters.
5	Main doors	Wooden frame with wooden/flush door shutter with M.S. security grill door.
6	Windows	Wooden/ Aluminium with M.S. Security grills.
7	Water supply and sanitary fittings.	Good branded quality water supply and sanitary fittings.
8	Electrical wiring and installations/fittings	Concealed copper electrical wiring and branded electrical accessories & fittings with ELCB provision.
	Signature of vendor with seal	



- 9) Proposal of the building more than 25 years old will not be considered.
- 10) Proposal of flats at 4th onward floors without lift facility will not be considered.
- 11) LIC will not pay any society charges or other municipal tax, GST etc.
- 12) The first 40, L1 flats will be taken subject to qualifying technical bid and selection matrices.
- 13) If the rate per sq.ft. is found to be same for more than 1 bid then, bids will be considered in the order of their ranking on selection matrix score from highest to lowest.
- 14) Zonal Manager, WZO reserves the right to cancel any or all bids without assigning any reasons whatsoever.

Regional Manager (Estates)

Place: Mumbai
Date:

Signature of vendor with seal

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