

Life Insurance Corporation of India

HOWRAH DIVISIONAL OFFICE

Rallis Building, 16, Hare Street, Kolkata – 700001.

Re: Tender for Purchase of premises for LIC of India at.....

“TECHNICAL BID”

LIC of India Tender Document no. :

1. Reference No.

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

2. Details of Vendor/firm/builder/owner -

2.1 Name :

2.2 Address & Phone No. Fax No. & E-mail address :

2.3 Name of contact person :

2.4 Status of vendor/firm :

(individual/sole Proprietor/partnership/Pvt.Ltd./Public Ltd. etc.)

3. Marketability of Title Deeds of the Vendor -

3.1 Solicitor's/Advocate's name & address

Phone/FAX nos. :

3.2 Detailed report of the solicitor/advocate

For marketability of title is to be enclosed :

Signature of vendor with Seal

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4. **Details of the locality -**

4.1 Address and locality in which the property is situated :

4.2 Character / type of locality -

- a) Residential :
- b) Commercial :
- c) Shopping Complex :
- d) Industrial :
- e) Slum :

4.3 Whether the locality is free from special

hazards like fire, flood, Earthquake etc. :

4.4 Whether the locality has protection from adverse influence such as –

- a) Encroachments :
- b) Industrial Nuisance, smoke, dust, noise etc. :

4.5 Locality's proximity to the following places in kms. -

- a) Railway station :
- b) Market/supermarket :
- c) School/colleges/university :
- d) Hospital :

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- e) Bank :
- f) Bus stand :
- g) Aerodrome :
- h) Post Office :

5. Details of the property -

5.1 Usage of property (As approved by Competent Authority) -

- a) Residential :
- b) Commercial :
- c) Residential & Commercial :
- d) Shopping Centre :

5.2 Whether the proposal is for sale of premises in a multistoried building ?

5.3 No. Of floor levels in the building :

5.4 At which floor the premises are offered ?

5.5 No. Of floors offered if any, in the building :

5.6 Area of premises offered :

- a) Super built-up Area : _____ sq.ft.
- b) Plinth Area : _____ sq.ft.
- c) Carpet Area : _____ sq.ft.

(Tenderers are advised in their own interest not to leave any of the aforesaid columns blank under any circumstances. Tenderers are also requested to enclose layout plans of the premises on offer)

(Carpet Area and Plinth Area will be reckoned as per relevant IS Code 3861-1975 or its latest version.)

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5.7 Age/ Condition of the construction/building :

5.8 Newly constructed within 2 years, Completion

and Occupation Certificate with date to be enclosed :

5.9 For building more than 2 years old one –

Mention year of completion as given in

Completion and Occupation Certificate :

5.10 Under construction – Mention stage of construction :

5.11 Time period required to complete the construction :

5.12 Specifications of the construction/material used :

a) Peripheral walls - Material used : Thickness :

b) Partition walls - Material used : Thickness :

c) Internal & external finishes :

Wall/ceiling plastering:

Putty/plaster of Paris works :

Painting (quality of paint used) :

d) Doors & windows (material used in frame & shutter) :

e) Type of flooring :

f) Type of electrical wiring :

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5.13 Class of construction (A,B or C as specified by CPWD) :

5.14 Whether RCC framed structure or on load bearing walls :

{Give specification of the construction in details (separate sheet may be used if required)}

5.15 Whether Structural Stability Certificate enclosed :

(Certificate shall be from licensed Structural Engineer)

6. Details of boundary and adjacent buildings -

Boundaries of the property :

a) North:

b) East:

c) South :

d) West:

7. Amenities provided -

i) No. Of fans :

ii) No. Of geysers :

iii) Wardrobes :

iv) Exhaust fans :

v) Wash basins and mirrors:

vi) Shower in the bathroom/bathtubs :

vii) Any other facility like Telephone, dish antenna, intercom, internet :

viii) Details of special internal finishes if any:

8. Common facilities provided :

i) Car garage/ car parking space :

ii) By-cycle/Two wheeler parking space :

iii) Electric power :

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- iv) 24 hrs. Water/overhead tank/ borewell :
- v) Nos. of lift provided & Capacity of the lifts:
- vi) Generator for emergency :
- vii) Anti lightening Device ;
- viii) Fire fighting arrangements ;
- ix) Anti burglary device ;
- x) Security arrangements ;
- xi) Proper sanitary/ sewerage system ;

9. Details of plan/blue prints/sanctioned plan -

9.1 Whether the plan of the property is
sanctioned by Competent authority :

9.2 If sanctioned, please enclose copy of
approved architect floors & site plans :

9.3 Name & address/phone no. of architect/Engineer :

10. If the plans are not sanctioned -

10.1 Give reasons :

10.2 How much time will be taken to obtain sanctioned :

10.3 Is there any deviation from the sanctioned plan ?

10.4 Can these deviations be regularized ?

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11. Provision for proper arrangements of fire safety -

11.1 Are the safety measures taken ?

11.2 if yes, give details of arrangements :

11.3 Is No Objection Certificate obtained/secured
from fire control authorities ?

11.4 If yes, produce copies of proof/certificates :

List of Annexure :

(Attach separate sheet if space is found insufficient)

N.B.: 1. "Technical bid" be put in a sealed envelope and same shall be placed along with "Price bid" cover in the envelope supplied for the purpose by the Corporation.

2. No indications as to price aspects or financial stipulations are to be given in the Technical Bid. In case any reference to price or any other extraneous consideration is made in the "Technical bid", the tender will be rejected.

Signature of Vendor with Seal

Place :

Date :

Opening Assessment of Price Bids

1. The price bids are normally to be opened only if at least two technical bids are found suitable. In case only one Technical bid is found suitable, the case will be referred to the Competent Authority with full facts for approval for opening the Price Bid, which may, thereafter, be accepted if found suitable. Single valid tender or offer from State/Central Agencies/Undertakings may however, be opened by the Zonal Purchase Committee/Divisional Purchase Committee without reference to Zonal Office.
2. Price Bids of such short-listed and ranked offers are then to be opened on a given date and time by pre notifying the vendors of these offers. A comparative statement shall be prepared and the tenders be evaluated to ascertain lowest offer. These tenders can be called as L1 (lowest), L2 (next lowest) etc.

Valuation if required, should be got done from the reputed Panel Valuers, who are already on our Panel.

Signature of Vendor with Seal

Place :

Date :

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