

THE ORIENTAL INSURANCE COMPANY LIMITED
REGIONAL OFFICE, Metro Palace, Ground floor, North Railway Station Road,
Ernakulam, Cochin 682 018.
(Telephone Nos.: 0484 2579100, 2579133, 2397381,2579105)
CIN ; U66010DL1947GO1007158

TECHNICAL BID

I. Details of the Owner

1. Name and Address
2. Telephone Number / Mobile number:
Email ID:
3. Marketability of Title
4. Whether Premises is Residential/Commercial: Proof of same must be attached
5. Location of the plot/premises
(Attach sketch plan)
6. Floor of the offered premises _____ (Ground Floor / First Floor
Second Floor / Third Floor.....)

II. Details of the Locality:
(nearby -----landmark)

III. Details of the property:

1. Carpet Area of the Premises : _____ sq.ft.
(Refer "ISI Code No. S-3861-1975")
 Excluding (i) Bath room and lavatory (ii) Verandahs (iii) Corridors and passages
 (iv) Entrance hall and porches (v) Staircase and munties (vi) Shaft and Machine
 room for lift(vii) Air Conditioning Plant Rooms (viii) Shaft for sanitary pipings etc.
2. If proposal is for ready built premises Yes/NO
 Year of construction _____
3. If the proposal is for premises under construction:
 - (a) Present stage of construction
 - (b) Time in which the premises would be ready for occupation
 - (c) Total area of the premises to be provided by offerer

4. Whether parking space will be provided. Yes / No
- IV. Terms of lease Offered:
- (a) Minimum Period of lease (9 years or 10 years) _____ years
- (b) (i) Increase of rent after 3 years @ 15%
- (ii) Increase of rent after 5 years @ 25%.
- V. Registration charges:
- (Do you agree to bear the registration charges on 50:50 basis)
- VI. Other facilities available:
- (a) Water availability (whether Municipal water / bore well water)
- (b) Electrical Power phase and sanctioned load
- (c) Lift facilities
- (d) Generator / power back up
- (e) Fire Fighting arrangements
- (f) Distance from bus station / Rly. Station / Air-port
- (g) Type of flooring- Granite / marble / vitrified tiles / mosaic / ordinary flooring.
- (h) Age of Building – within 10 years / 10-20 years / 20-30 years / above 30 years.
- (i) Natural light and ventilation.
- (j) Whether premises is fitted with Air conditioners - Yes / No
- (k) Whether premises is fitted with Furniture & Fixtures - Yes / No
- (l) located on Road side / Back side
- (m) Any other relevant information

I/We confirm that all the above are true. We also confirm that we hold clear title to the property and all construction of the premises offered are carried out as per local rules and regulations. I / We also agree to provide space on the terrace of the premises (or at any other suitable area) for installation of INLIAS Antenna or any other like device to facilitate the business operations of the OICL without any extra charges. I/ We also confirm that all statutory and regulatory clearances like lift, fire safety etc, from concerned authorities has been secured by me/us.

I/We hereby declare that if, area quoted is more than the area advertised for by OICL, I/We will be entitled for the rent for area advertised by OICL and OICL will have every right to get my offered premises measured and rent will be paid according to actual measurement not exceeding area advertised for by OICL.

Place:

Date:

SIGNATURE

Name:

Designation of Duly authorized Attorney.

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FINANCIAL BID:

- I. 1. Name and address of owner
2. Telephone Number/Mobile Number
Email ID
3. Address of the property offered.
(GF / FF / SF / TF.....)
- II. Carpet Area of the Premises : _____ sq.ft. @ Rs. _____ per square foot*
- (Refer "ISI Code No. S-3861-1975")
 Excluding (i) Bath room and lavatory (ii) Verandahs (iii) Corridors and passages
 (iv) Entrance hall and porches (v) Staircase and munties (vi) Shaft and Machine room for lift
 (vii) Air Conditioning Plant Rooms (viii) Shaft for sanitary pipings etc.

*The Tenderer is advised to quote the rental rate and various applicable taxes as well as specific charges separately otherwise the quoted rate will be taken as inclusive of all the taxes and charges.

III. Terms of lease:

- (a) period of lease (9, 10 or more ---- years) : _____ Years
- (b) (i) Increase of rent after 3 years : @ _____ %
- (ii) Increase of rent after 5 years : @ _____ %
- (c) Total Lease period
(Minimum lease period acceptable is either 9 years OR 10 years)
- (d) Advance rent.
- (e) Security Deposit

I/We confirm to abide by standard lease agreement of the company, which shall be compulsorily registered with the Registration Authority for a total period of lease in one go. I / We agree to bear the registration charges on 50:50 basis.

I/We hereby declare that if, area quoted is more than the area advertised for by OICL, I/We will be entitled for the rent for area advertised by OICL and OICL will have every right to get my offered premises measured and rent will be paid according to actual measurement not exceeding area advertised for by OICL.

Place: _____

Signature