

ANNEXURE-1

**THE ORIENTAL INSURANCE COMPANY LTD
REGIONAL OFFICE
PIRMOHANI, KADAMKUAN, PATNA-800003
TELEPHONE- 0612-2688369, 9830512293**

OFFICE PREMISES ON LEASE BASIS

Sealed offers invited in TWO bid system for acquiring commercial premises on rent in the shape of hall/halls having approximate carpet area **800 sq.ft** (excluding Bath room, Lavatory, Verandahs etc) in the specified localities of Jamshedpur for a minimum period of 9/10 years lease to be registered with the appropriate authority for the same period with expense charges to be shared on 50:50 basis. The Technical Bid as well as Financial Bid will only be selected on Carpet Area Basis. The premises should be in ready to move in position, having power back up, toilets for ladies and gents with proper ventilation and should be located on wide road having good approach for entry. All statutory and regulator clearances like lift, fire safety etc from concerned authorities will be secured by landlord only.

Interested parties may submit bids in two separate envelopes duly scribed as "Technical Bid" and "Financial Bid". Both these bids should be put in third envelop superscribed "OFFER FOR OFFICE PREMISES ON LEASE". This should be addressed to The Cheif Regional Manager, The Oriental Insurance Company Limited, Regional Office, Pirmohani, Kadamkuan, Patna-800003 by 06.06.2022 at 03.30 pm. The Technical bid shall be opened on 06.06.2022 at 04.00 pm.

The format for bid may be obtained from the above referred Regional Office address at Patna or local Branch Office Jamshedpur during office hours latest by 06.06.2022 (date) or may be downloaded from our company website : www.orientalinsurance.org.in (Section-Tender). Sealed bids will have to be dropped in to the tender box meant for the same by the tenderer or his representative on or before the last date and time. For bid lost in transit and received late due to any reason, company shall not be liable. Brokers will not be paid any commission by the company and their offer must accompany a letter from the owner authorizing them to quote on their behalf. The company reserves the right to reject all or any of the offers without assigning any reason.

Date- 12.05.2022


Regional Manager


**THE ORIENTAL INSURANCE COMPANY LTD
REGIONAL OFFICE
PIRMOHANI, KADAMKUAN, PATNA-800003
TELEPHONE- 0612-2688369, 9830512293**

IMPORTANT INSTRUCTIONS

- 1 - Technical bid to be put up in envelop-1 duly sealed and super scribed as "Technical Bid" and mentioning your name, address and telephone number thereon.
2. Financial bid to be put up in envelop-2 duly sealed and super scribed as "Financial Bid" and mentioning your name, address and telephone number thereon.
3. Both the Financial and Technical bid envelopes are to be put in the envelop -3 duly sealed and super scribed as " Offer For Office Premises On The Lease Basis" and mentioning your name, address and telephone number thereon.
4. The envelop-3 should be sent to:

**The Regional Manager
Estate Department
The Oriental Insurance Company Limited
Regional Office,
Pirmohani, Kadamkuan, Patna-800003**

Latest by 06.06.2022 at 03.30 P.M.

- 5 Any offer received after this date and time shall not be considered.
- 6 Offer received through post should also reach before the stipulated last date. For offers lost in transit, company will not be held liable.

21/06/2022
Regional Manager

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THE ORIENTAL INSURANCE COMPANY LIMITED
_____ OFFICE (ADDRESS OF OFFICE)

(TELEPHONE NO. _____, _____)

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.

**THE ORIENTAL INSURANCE COMPANY LTD
REGIONAL OFFICE
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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) Bathroom 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 quote rate will be taken as inclusive of all the taxes and charges. Please quote GST separately.

III Terms of lease:

- (a) Period of lease (9, 10 or more ____ years) : _____ Years
(b) 1- Increase in rent after 3 years : @ _____ %
2- Increase in 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 standard lease agreement of the company, which shall be compulsorily registered with the registration authority for a total of lease in one go. I/We agree to bear the registration (expenses) charges on 50:50 basis.

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

Place-

Signature