

दि ओरिएण्टल इन्श्योरेंस कंपनी लिमिटेड

(भारत सरकार का उपक्रम)

क्षेत्रीय कार्यालय

48-14-111, 'श्री नित्या' कॉम्प्लेक्स, द्वितीय तल,
कर्नाटक बैंक के सामने, रामा टाकीज रोड,
सी.बी.एम. कंपाउण्ड, विशाखापट्टणम-530013. (आं.प्र.)



The Oriental Insurance Company Limited
(A Government of India Undertaking)

Regional Office:

48-14-111, "SRI NITYA" Complex, IInd Floor,
Opp. Karnataka Bank, Rama Talkies Road,
C.B.M. Compound, Visakhapatnam - 530 013.(A.P.)

Web : www.orientalinsurance.org.in

Ph : 0891-2546462 to 490

Dept: Estt.

Dated: 27-06-2023

RE: OFFICE PREMISES ON LEASE BASIS – B.O., SRIKAKULAM.

In response to our Advertisement Dt. 25.02.2023, we have received technical bids and the Competent authority had found the premises offered through Technical Bids are unfit for occupation as per our requirements. Hence the Competent authority has decided to go for retendering inviting fresh technical and Financial bids as per the details given in Annexure-1

Deputy General Manager I/C

THE ORIENTAL INSURANCE COMPANY LIMITED
REGIONAL OFFICE, 48-14-111, 2nd FLOOR,
SRINITYA COMPLEX, OPP:KARNATAKA BANK,
RAMATALKIES ROAD, VISAKHAPATNAM – 530013
PH: 0891-2546473,2546483

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, Verandaha etc) in the specified localities of Srikakulam Municipal 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 Deputy General Manager I/C, The Oriental Insurance Company Limited, Regional Office, 48-14-111, 2nd Floor, Srinitya complex, Opp:Karnataka Bank, Ramatalgies Road, Visakhapatnam – 530013 by **14.07.2023** before close of office hour. The date of opening Technical bid shall be displayed in Company's Portal.

The format for bid may be obtained from the above referred Regional Office at Visakhapatnam or at Branch Office, D.No.4-7-14, Opp: Karnataka Bank, G.T.Road, Srikakulam during office hours or may be downloaded from our company website: www.orientalinsurance.org.in (under 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.

All amendments/information/clarifications with respect to this Tender will be uploaded on our Company's Website www.orientalinsurance.org.in and notice thereof will not be published in any newspaper. All bidders are, therefore, advised to visit the website regularly for updates. The bidders who have submitted their bids vide our Advertisement Dt. 25.02.2023 are not eligible to apply if they are offering same premises.

Date:

Deputy General Manager I/C

ANNEXURE-2

THE ORIENTAL INSURANCE COMPANY LIMITED
REGIONAL OFFICE, 48-14-111, 2nd FLOOR,
SRINITYA COMPLEX, OPP:KARNATAKA BANK,
RAMATALKIES ROAD, VISAKHAPATNAM – 530013
PH: 0891-2546464,2546483

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 Finanacial 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 Deputy General Manager I/C
The Oriental Insurance Company Limited,
Regional Office, 48-14-111, 2nd Floor,
Srinitya complex, Opp:Karnataka Bank,
Ramatal kies Road, Visakhapatnam – 530013

Latest by **14-07-2023** before close of office hour.

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.

Deputy General Manager I/C



I. Details of the owner

2- Telephone No./Mob.No.
Email Id:

4- Whether permission of Residential-Commercial : Proof of same must be attached

Floor of the offered premises – (Ground/Fist/Second/Third floor)

III Details of the property:

Excluding (i) Bath Room and Lavatory (ii) Verandahs (iii) Corridors and passages
Excluding (I) Bath room and Lavatory (v) Staircase (vi) Shaft and Machine room for lift
(v) Air Conditioning Plant Rooms (viii) shaft for sanitary pipings etc.

2-If proposal is for ready built premises year of Construction	Yes/No
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- (a) Percentage stage of Construction
- (b) Time in which the premises would be ready for operation
- (c) Total area of the premises to be provided by offerer

4- Whether parking space will be provided	Yes/No
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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 available (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/Airport
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 3 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 Antena or any other like device to facilitate the business operation of 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 accordingly to actual measurement not exceeding are advertised for by OICL.

Place :

Signature

Date :

Name:

Designation of Duly authorised attorney

THE ORIENTAL INSURANCE COMPANY LIMITED
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FINANACIAL BID

I 1.Name and Address of owner

2. Telephone No./Mob.No.
 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
 Excluding (I) Bath room and Lavatory (v) Staircase (vi) Shaft and Machine room for lift
 (v)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 are advertised for by OICL.

Place

Signature