



Life Insurance Corporation of India

ENGINEERING DEPARTMENT

WESTERN ZONAL OFFICE

**'Yogakshema' 1st Floor, West Wing,
J.B. Marg, Mumbai- 400 021.**

PURCHASE OF RESIDENTIAL FLATS FOR GIC OF INDIA



Life Insurance Corporation of India

ENGINEERING DEPARTMENT
WESTERN ZONAL OFFICE
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PURCHASE OF FOUR (4) RESIDENTIAL FLATS OF 3 BHK & THIRTY (30) RESIDENTIAL FLATS OF 2 BHK IN MUMBAI FOR GIC OF INDIA

- **Requirement Details**
- **How To Apply**
- **Important Dates**
- **Instructions and tender details**
- **Technical Bid**
- **Price Bid**



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PURCHASE OF FOUR (4) RESIDENTIAL FLATS OF 3 BHK & THIRTY (30) RESIDENTIAL FLATS OF 2 BHK IN MUMBAI FOR GIC OF INDIA

General Insurance Corporation of India intends to purchase about **four (4)** residential flats of 3 BHK and thirty (30) residential flat of 2 BHK ready built or flats likely to become ready in about 3/6 months in Mumbai as per details given below :-

Area of flat (Carpet Area.)	Number of flats	Location	Remarks
1500 Sq. Ft.	2	South Mumbai upto Prabhadevi Dadar (West) and Bandra (West)	3 Bed Room Hall and Kitchen
1000 Sq. Ft	2	South Mumbai upto Prabhadevi Dadar (West) and Bandra (West)	3 Bed Room Hall and Kitchen
550 - 600 Sq. Ft	30	Suburban Mumbai upto Malad / Mulund / Thana	2 Bed Room Hall and Kitchen

The receipt of application from builders at this office will be upto 1.00 pm on 19.02.2010. For further details, please log on to our website www.licindia.in .

No brokers please.

CHIEF ENGINEER

LIFE INSURANCE CORPORATION OF INDIA
ENGINEERING DEPT., WZO, MUMBAI.

PURCHASE OF FOUR (4) RESIDENTIAL FLATS OF 3 BHK & THIRTY (30)
RESIDENTIAL FLATS OF 2 BHK IN MUMBAI FOR GIC OF INDIA

General Insurance Corporation of India desires to purchase **four (4)** residential flats of 3 BHK and **thirty (30)** residential flats of 2 BHK in Mumbai ready built residential flats or flats likely to become ready in about 3/6 months complete with all the necessary permissions and certifications from the concerned local authorities for use as residential accommodation. The property should be free from encumbrances and provisions of urban land ceiling act and the owner must have a clear and marketable title on the same. **The flats likely to be ready for occupation with guaranteed possession and permanent water/electricity connection within 3 to 6 months may also be considered at Corporation discretions.** The details of requirement of flats and the schedule of issuance and receipt of filled in application forms etc. are tabularized for easy comprehension followed by details as under.

Details of requirements of flats

Area of flat (Carpet Area)	Number of flats	Location	Remarks
1500 Sq. Ft.	2	South Mumbai upto Prabhadevi Dadar (West) and Bandra (West)	3 Bed Room Hall and Kitchen
1000 Sq. Ft	2	South Mumbai upto Prabhadevi Dadar (West) and Bandra (West)	3 Bed Room Hall and Kitchen
550 - 600 Sq. Ft	30	Suburban Mumbai upto Malad / Mulund / Thana	2 Bed Room Hall and Kitchen

While the total number of flats which may be purchased is as given in the above table, our **Corporation prefers that four (4) residential flats of 3 BHK should be in a same building.** Further, our Corporation prefers that the thirty (30) residential flats should be in a **same building**, however the minimum offer by an individual bidder should **not be less than 10 nos. in a single building.** In

that event the Corporation reserves the right to purchase 30 flats in 2 / 3 buildings.

Schedule of issue and acceptance of forms etc.

Sr.no.	Details	Important Dates
1.	Dates of issue of application forms	04.01.2010 to 05.02.2010
2.	Date of prebid meeting	11.30 am on 12.02.2010
3.	Last date of submission of filled in application forms.	Upto 1.00 pm on 19.02.2010
4.	Opening of technical bids	3.30 pm on 19.02.2010
5.	Validity of offer	6 months w.e.f 19.02.2010

The prospective bidders meeting the above requirements are requested to collect tender documents viz; technical bid & price bid from the office as per above dates on payment of non refundable tender fees of Rs. 1,000/- by cash receipt / DD or Pay order in favour of LIC of India payable at Mumbai and those who are downloading tender from website have to submit non refundable tender fee of Rs. 1000/- at the time of submission of tender along with tender in form of DD or Pay order in favour of LIC of India payable at Mumbai. The tender documents will be issued between 11.00 a.m. to 3.30 p.m. on all working day from Monday to Friday and from 11.00 a.m. to 1.00 p.m. on Saturdays (excluding Corporation holidays and Sundays) at the following address:

**Life Insurance Corporation of India
Engineering Dept., Western Zonal Office,
1st floor, West Wing,
Yogakshema Building, Jeevan Bima Marg,
Mumbai - 400 021.**

The tender documents can also be downloaded from the Corporation's web site **www.licindia.in**. Separate tender documents are to be submitted for each proposal. The completed sealed tender documents(technical bid and price bid in separate sealed envelopes to be placed in a single cover to be super scribed with the legend "**Life Insurance Corporation of India, Mumbai - Offers for 4 residential flats of 3 BHK and 30 residential flats of 2 BHK for GIC of India**" along with certified true copies of documents/credentials like clear title., Municipal approved layout plan, NOC, IOD, occupation/completion certificates if available etc. as mentioned therein should be submitted latest by **1.00 pm on 19.02.2010** at the address mentioned above.

The technical bids will be opened at **3.30 pm on 19.02.2010** at the above office of L.I.C.of India in presence of tenderers, who chose to be present there at. All tenderers are advised in their own interest to be present on that date, at the specified time. **Offers from brokers will not be entertained.**

Priority will be accorded to the property to be disposed of by the Public Sector Corporations/undertakings or Govt. Depts., provided Corporation's requirements and rates thereof are in consonance with extant rules of the Corporation/CVC.

The Corporation reserves the right to reject any or all the tenders without assigning any reason there for. Canvassing in any form will disqualify the tenderer. **No brokerage will be payable.**

Note: Points to be noted while submitting tender.

- 1).** If all the flats are in same building than single technical bid may be enough however for the financial/Price bid separate envelop with rates of flats if different to be submitted separately.
- 2).** If the flats are located in different locations/buildings/blocks than separate technical & price bid to be submitted for flats in each locations/buildings/blocks.
- 3).** Please note that the fees of blank enrolment Rs. 1,000/- (One thousand only) to be paid one time only. However for quoting for different buildings photocopy of technical bid & financial/price bid can be done at owner/builder end. Same has to be submitted in different envelop.
- 4).** The prospective bidders meeting the above requirements are requested to collect tender documents viz; technical bid & price bid from the office as per above dates on payment of non refundable tender fees of Rs. 1,000/- by cash receipt / DD or Pay order in favour of LIC of India payable at Mumbai and those who are downloading tender from website have to submit non refundable tender fee of Rs. 1000/- at the time of submission of tender along with tender in form of DD or Pay order in favour of LIC of India payable at Mumbai.

L.I.C.OF INDIA

CHIEF ENGINEER



Life Insurance Corporation of India

ENGINEERING DEPARTMENT
WESTERN ZONAL OFFICE
'Yogakshema' 1st Floor, West Wing,
J.B. Marg, Mumbai- 400 021.

PURCHASE OF FOUR (4) RESIDENTIAL FLATS OF 3 BHK & THIRTY (30) RESIDENTIAL FLATS OF 2 BHK IN MUMBAI FOR GIC OF INDIA

INSTRUCTIONS & TENDER CONDITIONS

LIFE INSURANCE CORPORATION OF INDIA
WESTERN ZONAL OFFICE, MUMBAI.

PURCHASE OF FOUR (4) RESIDENTIAL FLATS OF 3 BHK & THIRTY (30)
RESIDENTIAL FLATS OF 2 BHK IN MUMBAI FOR GIC OF INDIA

Instructions & tender conditions:

The tender consists of two parts viz; technical bid including terms and conditions and the price bid. Separate technical and price bids are to be submitted for each proposal. The technical bids and price bids for all proposals each enclosed in separate sealed envelopes subscribing **TECHNICAL BID** and **PRICE BID** (i.e. all technical bids and price bids separately) are to be placed in a single envelope super scribing with the legend “**Life Insurance Corporation of India, Mumbai - Offers for 4 residential flats of 3 BHK and 30 residential flats of 2 BHK for GIC of India**”.

1.1	The terms and conditions shall form part of the tender to be submitted by the tenderers.
1.2	Tender documents received by the LIC after due date and time i.e. after 1.00 pm on 19.02.2010 shall not be considered and rejected.
1.3	All tenderers are requested to submit the tender documents(TECHNICAL BID and PRICE BID)duly filled in with all relevant documents/and complete and correct information at the following address:-

Chief Engineer
L.I.C. Of India,
Yogakshema bldg, West Wing,
1st floor, Jeevan Bima Marg,
Mumbai - 400 021.

1.4	All columns of the tender documents must be duly filled in and no column should be left blank. All the pages of the tender documents are to be signed by the authorized signatory of the tenderer. Any overwriting or use of white ink is to be duly initialed by the tenderer. The Corporation reserves the right to reject the incomplete tenders.
1.5	In case the space in the tender document is found insufficient, the tenderers may attach separate sheets.
1.6	The offer should remain valid at least for a period of 6 months to be reckoned from the last date of submission of offer i.e. from 19.02.2010

1.7	There should not be any deviation in terms and conditions that have been stipulated in the tender documents. However, in the event of imposition of any other condition, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the tenderer is required to attach a separate sheet marking “list of deviations” .
1.8	The technical bid will be opened at 3.30 pm on 19.02.2010 on in the presence of tenderers who choose to be present at the above office. All tenderers are advised in their own interest to be present on that date at the specified time.
1.9	The Corporation reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
1.10	Canvassing in any form will disqualify the tenderer. No brokerage will be paid to any broker.
1.11	Offers from reputed developers may be preferred.
1.12	Offers with covered parking will be preferred.
1.13	The short-listed tenderers will be informed by the Corporation for arranging site-inspection of the offered premises.
1.14	Income tax and other statutory clearances shall be obtained by the tenderers at their own cost as and when required. All payments to the successful tenderers shall be made by Account Payee cheques / Pay order only.
1.15	Offers of extended constructions over the existing buildings with external columns will not be considered.
1.16	A pre-bid meeting of all the intending tenderers desirous of attending shall be held at 11.30 am on 12.02.2010.
1.17	The bids will be evaluated on techno commercial basis giving weightages to the qualitative 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 internal layout of flats and layout of buildings in complex etc.
1.18	Conveyance of the property will be made in the name of the GIC OF INDIA, MUMBAI immediately after finalization of the deal.
1.19	The payment will be made against the conveyance of property in the name of the GIC OF INDIA and also on full possession of the property by the GIC OF INDIA.
1.20	A sum equivalent to 2 ½ % of the total value of deal shall be deducted from the final payment of the vendor and shall be paid after the defects liability period of 12 months , on rectification and making good all the defects noticed during the defects liability period. A bank guarantee of equivalent amount may also be considered.
1.21	In case of default in completion of work/handing over flats to the Corporation within the stipulated period/authorized extended period,

	liquidated damages @ 0.5% per week subject to a maximum of 5% of the deal value will be charged to the vendor by the Corporation.
1.22	Measurement of built up area : The built up area of a flat alone will be measured at its floor level by measuring out to out dimensions between exterior plastered surfaces of external walls. In case of common walls with adjoining flat 50% of the thickness of the common wall will be measured. Please note that built up area of flat will not include staircases, dry balcony, flower beds garden balconies, lift lobby, mummies, common entrance lobby/lounge, outside passage, pump room, security cabin. O.H./suction tank, sanitary duct/shaft, refuge area health club, gymnasium, area under stilts etc. Further, the projections of columns/walls/boxing/fins etc. beyond external face/line of the wall will not be considered for measurement of built up area of the flat. The area of the open balcony of the flat will be considered @ 50% of actual area and built up area of the fully covered balcony with windows will be considered full, in case there is official permission available from statutory authority to do so. The projected niches/cupboard spaces having height less than 7 feet and breadth less than 1 ft 6 inches will not be considered. The cost of the flat will be decided based on joint measurements of the BUA at site as per norms stated above. The bids will be evaluated on techno commercial basis giving weightage to the qualitative aspect in various parameters like location, distance, amenities available, exclusively etc. as already mentioned under tender for residential flats Para 1.17
1.23	The finally selected bidder based on the techno-commercial evaluation of the property will have to give any irrevocable letter of undertaking to the Corporation that he will keep his commitment for sale of flats to the Corporation and will not back out for any reason whatsoever. The Corporation will also have discretion to ask for suitable EMD/Bank Guarantee at the time of issuing the letter of intent to the vendor for purchase of flats for the purpose as above.
1.24	Certificate – We have carefully perused the aforesaid terms and conditions and agree to abide by the same in the event of our offer is accepted by GIC OF INDIA.

Place :
Date :

Signature and name of
authorized signatory
and seal of the Company.



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WESTERN ZONAL OFFICE

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**PURCHASE OF FOUR (4) RESIDENTIAL FLATS OF 3
BHK & THIRTY (30) RESIDENTIAL FLATS OF 2 BHK IN
MUMBAI FOR GIC OF INDIA**

**TECHNICAL
BID**

**LIFE INSURANCE CORPORATION OF INDIA
WESTERN ZONAL OFFICE, MUMBAI.**

TECHNICAL BID

**PURCHASE OF FOUR (4) RESIDENTIAL FLATS OF 3 BHK & THIRTY (30)
RESIDENTIAL FLATS OF 2 BHK IN MUMBAI FOR GIC OF INDIA
- DETAILS OF OFFER – TECHNICAL BID**

TYPE: _____ BHK
NO. OF FLATS: _____ FLATS

1.	Reference No. Note: The reference no. to be filled up by the tenderers for the particular flat no. offered and shall be quoted in the price bid also.	
2.	Details of tenderer/firm/builder/owner	
2.1	Name	
2.2	Address & phone no. Fax no. & e-mail address	
2.3	Name of contact person duly authorized and his mobile/phone no.	
2.4	Status of tenderer/firm (whether proprietary/partnership) Pvt.Ltd./Public Ltd.etc.	
2.5	Copy of registered memorandum of Understanding between builders (tenderer) and the land owners in case the land does not belong to the builders (tenderer).	
2.6	Marketability of title of the tenderer	
3.1	Solicitor's/advocate's name & address phone/fax nos.	
3.2	Detailed report of the solicitor/advocate for marketability of titles is to be enclosed.	

4.1	Name of the owner	
4.2	Name of the building	
4.3	Usage of property(as approved by competent authority) a. Residential b. Commercial c. Residential & commercial d. Shopping centre	
4.4	Whether the proposal is for sale of residential flats in a multi-storied building.	
4.5	At which floor, the premises (flats) are offered.	
4.6	No. of residential flats offered in the building	
4.7	Area of premises offered per flat	
a.	Carpet area	Sq.ft.
b.	Built up area (BUA) Please refer the mode of (BUA) mentioned under 1.23 of tender conditions	Sq.ft.
4.9	Age/condition of the construction/building	
4.9.1	Newly constructed within 2 years(completion and occupation certificate with date to be enclosed)	
4.9.2	Old construction-mention year of completion (as given in completion/occupation certificate)	
4.9.3	Under construction – mention stage of construction	
4.9.4	Time period required to complete the construction(in case of 4.9.3 above)	

4.10	Specifications of the construction/materials used (May use separate annexure) Type of foundation: Floor : Internal walls : External walls : Doors/windows : Kitchen : Bathrooms : Electrical fans/fittings : Sanctioned electricity load per flat: Whether RCC framed structure Or load bearing walls.	
4.11	Whether structural stability certificate enclosed(Certificate shall be from licensed structural Engineer of BMC)	
5	Details of land/site	
5.1	Tenure of the land	
	a. Free hold	
	b. Lease hold	
	c. If lease hold give residual Period of lease & name of The title holders/lesser d. Annual lease rent & amount e. Consent of lesser for sale of flats:	
5.2	Size of the plot a. Frontage in ft. b. Depth in ft	
5.3	a. Area of the plot b. Covered area ground coverage	
5.4	Topography of the land/site a. Level b. Undulated c. Slopping d. Low lying	
5.5	Source of water supply to the building	
5.7	Site plan of the land/site to be enclosed.	

6.	Details of locality	
6.1	Address and locality in which the property is situated.	
6.2	Character type of locality a. Residential b. Commercial c. Shopping complex d. Industrial e. Slum	
6.3	Whether the locality is free from special hazards like fire/flood etc.	
6.4	Whether the locality has protection from adverse influence such as a. encroachment b. industrial nuisance, smoke, noise etc.	
6.5	Locality's proximity to the following places in kms a. Railway b. Market place c. Schools/Colleges/Universities d. Hospitals e. Bank f. Bus stand g. Aerodrome h. Post Office	
7	Details of boundary and adjacent building	
7.1	Boundary of the property a. north b east c. South d west	
8.	Common facilities provided a. Car parking b. Scooter parking c. Power/electricity supply d. 24 hrs water/overhead tanks	

	<ul style="list-style-type: none"> e. Lifts and their numbers f. Generator for emergency g. Anti burglary device h. Security arrangement i. Proper sanitary/sewerage system j. Security arrangement k. Proper sanitary/sewerage system 	
9	Details of plans/blue prints/sanctioned plans	
9.1	Whether plans of the property have been sanctioned by the competent authority	
9.2	If sanctioned, please enclose certified copies of the complete set of approved plans, together with site plans, BMC letter etc.	
9.3	Name and address/Phone no. of architect/engineer	
9.4.1	Is there any deviation from the sanctioned plan?	
9.4.2	Can these deviations be regularized?	
10	Provision for proper arrangement of fire safety	
10.1	Are the safety measure taken?	
10.2	If yes, give details of arrangement	
10.3	Is No Objection Certificate obtained/secured from the fire control authorities	
10.4	If yes, produce certified copies of the same.	
11	Completion/occupation certificate	
11.1	Whether completion/Occupation Certificate issued by the competent authorities	

11.2	Designation of the authorities which has issued the completion/occupation certificates	
12	List of annexure (Attach separate sheet if space is found insufficient)	
12.1	Certificate- We have carefully perused the aforesaid terms and conditions and agree to abide by the same in the event of our offer is accepted by GIC OF INDIA.	

Place :
Date :

SIGNATURE OF TENDERER WITH SEAL



Life Insurance Corporation of India

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WESTERN ZONAL OFFICE
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PRICE BID

PRICE BID

**LIFE INSURANCE CORPORATION OF INDIA
WESTERN ZONAL OFFICE, MUMBAI**

**PURCHASE OF FOUR (4) RESIDENTIAL FLATS OF 3 BHK & THIRTY (30)
RESIDENTIAL FLATS OF 2 BHK IN MUMBAI FOR GIC OF INDIA**

**PRICE BID
(Excluding stamp duty and registration charges)**

**TYPE: _____ BHK
NO. OF FLATS: _____ FLATS**

Ref : Offer for residential flats

Reference of technical bid i.e. _____ no. of flats _____ in _____ floor
Of Building names _____
at _____ Mumbai.

Sl No.	Location	No. of Flats Offered	Flat Nos.	Built up Area of Each flat	Rate Per Sq.ft. (Rs.in figures and words)	Amount (Rs.in figures and words)	Monthly outgoings inclusive of all taxes in Rs.

Number of car parking offered : covered Open
Price for each parking :
Total cost of car parking :

Note:

- a. Tenderer shall quote rate and amount excluding registration and stamp duty charges.
- b. Monthly outgoings quoted above shall be inclusive of all taxes, maintenance charges, water charges etc. These charges may be actual or anticipated in case of under construction proposals.
- c. Price bids be placed in a sealed envelope super scribing "**PRICE BID**" and the same shall be placed along with technical bid cover in a larger envelope super scribed "**Life Insurance Corporation of India, Mumbai - Offers for 4 residential flats of 3 BHK and 30 residential flats of 2 BHK for GIC of India**" The name and address of the tenderer should be mentioned at the **bottom left hand corner of all the envelopes.**
- d. **Measurement of built up area :** The built up area of a flat alone will be measured at its floor level by measuring out to out dimensions between exterior plastered surfaces of external walls. In case of common walls with adjoining flat 50% of the thickness of the common wall will be measured. Please not that built up area of the flat will not include staircases, dry balcony, flower beds, garden balconies, lift lobby, mumties, common entrance lobby/lounge, outside passage, pump room, security cabin, O.H./suction tank, sanitary duct/shaft, refuge area health club, gymnasium, area under stilts etc. Further, the projections of columns/walls/boxing/fins etc. beyond external face/line of the wall will not be considered for measurement of built up area of the flat. The area of the open balcony of the flat will be considered @ 50% of actual area and built up area of the fully covered balcony with windows will be considered full, in case there is official permission available from statutory authority to do so. The projected niches/cupboard spaces having height less than 7 feet and breadth less than 1 ft 6 inches will not be considered. The cost of the flat will be decided based on joint measurements of the BUA at site as per norms stated above.
- e. The bids will be evaluated on techno commercial basis giving weightage to the qualitative aspects in various parameters like location, distance, amenities available, exclusively etc. as already mentioned under instructions and tender conditions for residential flats Para 1.17
- f. Certificate – We have carefully perused the aforesaid terms and conditions and agree to abide by the same in the event of our offer is accepted by **GIC OF INDIA.**

Place :
Date :

Signature of the tenderer with seal