

Tender No: LIC/SZ/PROJ/BO-TIRUCHENGODE/2025-26

Date: 09.12.2025

### **NOTICE INVITING e-TENDER (NIT)**

**Life Insurance corporation of India** invites e-Tender in Three bid system from experienced and eligible bidders for **“Proposed Construction of Branch Office building at TIRUCHENGODE under SALEM DIVISION including builder’s work, modernization, modular furniture, supply of chairs, water supply, sanitary installation, AC installation, Down comer fire system, & electrical installation and other ancilliary works”** as per schedule as under;

I	Tendering Document No	LIC/SZ/PROJ/BO-TIRUCHENGODE/2025-26 dated 09.12.2025
II	Name of the Work	<b>PROPOSED CONSTRUCTION OF BRANCH OFFICE BUILDING AT TIRUCHENGODE UNDER SALEM DIVISION INCLUDING BUILDER’S WORK, MODERNIZATION, MODULAR FURNITURE, SUPPLY OF CHAIRS, WATER SUPPLY, SANITARY INSTALLATION, AC INSTALLATION, DOWN COMER FIRE SYSTEM, &amp; ELECTRICAL INSTALLATION AND OTHER ANCILLIARY WORKS</b>
III	Brief description /scope of Work	<b>Construction of Branch Office building at TIRUCHENGODE under SALEM DIVISION including builder’s work, modernization, modular furniture, supply of chairs, water supply, sanitary installation, AC installation, Down comer fire system, &amp; electrical installation and other ancilliary works</b>
IV	Estimated Cost	<b>Rs. 4,97,16,854.00 (Rupees Four Crores Ninety Seven lakhs Sixteen Thousand Eight Hundred and Fifty Four Only) excluding GST</b>
V	Sale Period (Downloading)	<b>09.12.2025, 11.02 hrs To 30.12.2025, 23:59 Hrs</b>
VI	<b>Last date &amp; Time for submission of online tender.</b> Deposit of EMD & Tender Fee (By NEFT)	<b>30.12.2025, 23:59 Hrs</b>
VII	Opening of BID I & II	<b>31.12.2025 at 15.30 Hrs</b>
VIII	Pre Bid Meeting	<b>24.12.2025 at 11.30 Hrs at office of Chief Engineer, LIC Building, Engg. dept. 9<sup>th</sup> floor, 153, Anna Salai, Chennai.</b>
IX	Period for completion of work.	<b>14 Months.</b>
XI	Earnest Money Deposit	<b>Rs. 9,94,000/- (Rs. Nine Lakhs Ninety Four Thousand Only) Payment in the form of ‘NEFT’ in favour of “Life Insurance Corporation of India” payable at Chennai</b>

XII	Tender Cost/Tender processing Fees	<b>Rs. 1000/- + 18% GST (Rs 1180/-) Non refundable Tender cost / tender processing fees in the form of 'NEFT Payment' payable at Chennai in favor of "Life Insurance Corporation of India"</b>
XIII	Period during which hard/soft copy of 'NEFT' payment - Documentary proof for EMD and Cost of Tender Document, e-tender processing fee, other document as per NIT shall be submitted.	<p>Up to 31.12.2025; 11.00 Hrs (IST) to be submitted to :</p> <p><b>The Chief Engineer, LIFE INSURANCE CORPORATION OF INDIA, Engineering Department, 9<sup>th</sup> floor, Southern Zonal Office, "LIC Building", 153, Anna Salai, Chennai – 600 002</b></p> <p>Bidder has to submit the EMD and Tender Cost within date &amp; time as specified, scanned copy of the NEFT form to be uploaded in e-Portal. Physical /soft copies of the NEFT form for EMD &amp; Tender Fee also to be sent to the mentioned address on or before the key dates.</p>

The tender document can be downloaded from website [www.tenderwizard.com/LIC](http://www.tenderwizard.com/LIC). Corrigendum(s)/Amendment(s), if any, will be uploaded only on the website and will not be published in any other media.

For Registration and for further details on e-tendering, please visit website of above mentioned portal (website) or below mentioned Helpdesk details.

Office Address :	Help Desk Contact Details:
M/s.Antares Systems Ltd E-Tender helpdesk #24, Sudha Complex, 03 <sup>rd</sup> Stage, 04 <sup>th</sup> Block, Basaveshwaranagara, Bangalore – 560079.	<p><b><u>Regarding Registration Contact Nos:</u></b> Tel: 080-40482100 Lokesh - 9686115304 Dinesh – 9962676264</p> <p><b><u>Regarding DSC Contact Nos:</u></b> Lokesh - 9686115304</p>

## IMPORTANT INSTRUCTIONS

Contractors are advised to read prequalification criteria carefully for their eligibility and submit their bid accordingly. Uploading of all requisite documents with BID-II for considering eligibility and opening of financial bid is a must. Brief particulars of some of the essential documents required to be submitted are listed below:

S.No.	Requirement	Document to be uploaded
1	Constitution of Firm	Self attested copy of Constitution of Organization/ firm
2	For proof of Average annual financial Turnover on Construction activities during any last 3 (three), ending 31 <sup>st</sup> of the previous financial year i.e. 31.03.2025	(i) <b>Self attested copies</b> of Statement of accounts of last three financial years. (ii) Self attested copies of audited balance sheets of last three financial years as above <b>duly certified by Chartered Accountant with registration number of CA. CA Certificate must have UDIN number.</b> (iii) <b>CA certificate</b> showing annual turnover in last three financial years. (iv) In case of work completed in Private Organization, the copies of Form 16 A and Form 26 A of relevant period.
3	Bank solvency certificate	Self Attested Copy of Bank solvency certificate as per requirement mentioned in bid document
4	Requisite tender processing fees + GST on tender fees	<b>As per details mentioned in BID-I</b>
5	Earnest Money Deposit	<b>As per details mentioned in BID-I</b>
6	Qualifying value of work as per requirements mentioned in Pre-qualification Tender Notice	(i) Self attested Copies of completion certificates in support of similar nature work completed. (ii) Letter of Intent in support of similar nature work completed. (iii) Agreement in support of similar nature work completed. (iv) Copy of final bill for qualifying work.
7	Attestation of all documents	All the documents are to be self attested by an authorized person of the applicant with an undertaking that full responsibility is taken by him/ her on behalf of the applicant for submitting documents' veracity
8	Authenticity of all documents	Documents to be submitted by the bidders must be self attested, authentic, verifiable and genuine. If any document submitted / uploaded by the bidders is found false, forged or fabricated during verification process and/ or after opening of Price Bid, not only EMD will be forfeited in totality but also bidder will be debarred from LIC of India from participating of tendering for a period of 3 years and such information will also be shared with other organizations
9	Pre Contract Integrity Pact	Signed and stamped copy of Pre Contract Integrity Pact as per pro-forma available in the bid documents
10	Enrolment Form	Duly filled-in and signed & stamped copy of Enrolment Form mentioning all required details
11	PAN card & GST Registration	Self attested Copy of PAN Card and GST registration to be uploaded
12	Cancelled Cheque	Copy of cancelled cheque of the firm to be uploaded

## PRE QUALIFICATION NOTICE

Life Insurance Corporation of India intends to invite percentage rate tender for the proposed **e-Tender for Proposed Construction of Branch Office building at TIRUCHENGODE under SALEM DIVISION including builder's work, modernization, modular furniture, supply of chairs, water supply, sanitary installation, AC installation, Down comer fire system, & electrical installation and other ancillary works**

The details are as follows.

Sl. No	DESCRIPTION OF THE WORK	Estimated cost (Rs. In lakhs)	Completion period in months	Min. Bank Solvency (Rs. In lakhs)	Average Annual financial turnover on construction works. (Rs. In lakhs)	Experience of having successfully completed similar works during last 7 years ending last day of month previous to the one in which application is invited
1	<b>Proposed Construction of Branch Office building at TIRUCHENGODE under SALEM DIVISION including builder's work, modernization, modular furniture, supply of chairs, water supply, sanitary installation, AC installation, Down comer fire system, &amp; electrical installation and other ancillary works</b>	<b>497.17</b>	<b>14</b>	Solvency / Bankers certificate issued by a Scheduled Commercial (i.e., Indian or foreign banks included in second schedule of Reserve Bank of India Act 1934 excluding Co-operative banks or Regional rural banks) <b>not older than six months</b> from the last date of submission of bid for minimum <b>Rs. 198.87 lakhs</b> is to be submitted in the attached proforma-Annexure-I OR <b>Net worth certificate</b> of minimum <b>Rs. 49.72 lakhs</b> issued/ certified by Chartered Account is to be submitted in the attached proforma-Annexure-II.	<b>Rs. 248.59.</b> The average annual financial turn over shall be derived by considering average of last three financial years ending 31.03.2025. (Scanned copy of certificate from Chartered Accountant to be uploaded with his seal/ signatures registration number and UDIN no.	Three similar completed works each costing not less than the amount equal to <b>Rs. 198.87 Lakh (excluding GST)</b> or Two similar completed works each costing not less than the amount equal to <b>Rs. 248.59 Lakh (excluding GST)</b> or One similar completed work of aggregate not less than the amount equal to <b>Rs. 397.74 Lakh (excluding GST)</b>

### Notes:

- a) The value of executed work (by the bidders in the last 7 years) shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion of the work to **date of BID II (Qualification bid) opening.**

"Similar nature of works" means **construction** works of **RCC framed** Office, Residential building, Shopping Complex, Commercial building, Institutional building but not Industrial building like Warehouse, Factories, and Plants without RCC framed structure.

- b) For qualifying works executed by bidder in private sector, he should submit the details of payment received duly certified by Chartered Accountant i.e., Copy of paid final bill, Form 26AS and Form 16A of relevant period for verification of amount of work done.
- c) The amount of annual turnover as given in pre-qualification criteria shall be only for Construction works duly certified by Chartered Accountant. In case final audited account statements are not available for the last year, then provisional account statements can be submitted duly certified by Chartered accountant.
- d) Even though tenderer may satisfy the above requirements, he would be liable to disqualification if he or anyone of the constituent partner / director has (a) Made misleading or false representations or deliberately suppressed the information in the forms, statements, affidavits, attachments and enclosures submitted in proof of the eligibility criteria documents, qualification requirements etc. and/or (b) Records of poor performance during the last 5 years as on the date of NIT, such as abandoning the work, rescission of the contract for reason which are attributable to non performance of the contractor, inordinate delays in completion, consistent history of litigation resulting in awards against the contractor or any of the constituents, or financial failure due to bankruptcy and so on and / or (c) The applicant or his partners or Directors been black listed in the past by any Central or State Govt. Dept/ Organization.
- e) The bidder as a Joint Venture is not eligible for participation in Bidding.

## 2. KEY CONSTRUCTION ACTIVITIES CRITERIA:

Applicants/ Bidders should have completed 50% in numbers of any of following Key Construction Activities as included in the scope of the proposed work, either completed separately or combined in qualifying works (contract completed).

If the proposed building has the following Ten numbers Key Construction Activities, then the Applicants/ Bidders should have carried out at least five out of them.

- i. RCC work
- ii. Brick /AAC masonry works
- iii. Tiles & Granite works
- iv. Door & Windows works
- v. Sanitary & Plumbing works
- vi. Electrical Installation
- vii. Interior Works
- viii. Modular furniture
- ix. Network cabling
- x. Fire Alarm/Hydrant works

- a) In case, applicant/ bidder is qualifying under Criteria of Work experience with three completed works of similar nature ( contract completed) each costing not less than the amount equal to 40% of the Estimated cost, then 50% in numbers of any of Key Construction Activities of proposed work shall be completed separately or combined in these qualifying works.
- b) In case, applicant/ bidder is qualifying under Criteria of Work experience with two completed works of similar nature (contract completed) each costing not less than the amount equal to 50% of the Estimated cost, then 50% in numbers of

any of Key Construction Activities of proposed work shall be completed separately or combined in these qualifying works or in any of the other completed works of similar nature (contract completed) having value equal to or more than 40% of the estimated cost.

- c) In case, applicant/ bidder is qualifying under Criteria of Work experience with One completed work of similar nature (contract completed) costing not less than the amount equal to 80% of the Estimated cost, then 50% in numbers of any of Key Construction Activities of proposed work shall be completed in this qualifying work or in any of the other completed works of similar nature (contract completed) having value equal to or more than 40% of the estimated cost).

**Note: For Evaluation:**

Qualification criteria for Key Construction Activities: At least 50% activities as mentioned above to be available. Minimum qualifying amount for individual activities need not be specified.

**3. Average Annual Financial Turn over:**

“The Applicant Should have Average Annual Financial Turn Over of not less than 50% of Estimated cost put to the tender of proposed work, of construction works and shall be derived by considering average of last three financial years ending 31st March of previous Financial Year from the year in which proposed NIT is being published. (Scanned copy of certificates from Chartered Accountant to be uploaded)

Note: In case final audited account statements are not available for the last year, then provisional account statements can be submitted duly certified by Chartered Accountant”

**4. Solvency/Banker Certificate or Net worth Certificate**

“Solvency/ Banker Certificate submitted to be at least 40% of the estimated cost put to the Tender and should not be more than six month Old from the last date of submission of Bid. Solvency/ Banker Certificate should have been issued by a Scheduled Commercial (i.e. Indian or Foreign Banks included in Second Schedule of Reserve Bank of India Act 1934 excluding Co-operative Banks or Regional Rural Banks). (Sample Form for Solvency Certificate — Annexure-I is attached)

Or

Net worth Certificate of minimum 10% of the estimated cost put to the Tender of proposed work issued / certified by Chartered Accountant on basis of Final Audited account or Provisional Account Statement in case final audited account statements are not available ( Sample Form for Net worth Certificate — Annexure-II is attached) ”

**5. Disqualification:**

Even if an applicant meets the qualification criteria, he shall be subject to disqualification if he or anyone of the constituent partner/Director is found to have:

- i) Made misleading or false representations in the forms, statements, affidavits and attachments submitted in proof of the qualification requirements and/ or
- ii) Records of poor performance during the last five years, as on the date of NIT, such as abandoning the work, rescission of the contract for reasons which are attributable to non performance of the contractor, inordinate delays in



completion, consistent history of litigation resulting in awards against the contractor or any of the constituents, or financial failure due to bankruptcy and so on.

6. **Performance report** for qualifying works shall be called from client as per proforma – Annexure “A”.

The Tender Documents consist of BID I, BID II, BID III and Part I. The tenderer shall go through the Part I of the Tender and quote their offer in BID III. The Tenderer shall go through the Part I & Part II (Financial Bid) of the Tender before submitting the Tender.

Construction Associate has to submit the Tender as under:

(1) BID I :

**(a) Tender Fee (non-refundable) of Rs. 1180/- (inclusive of GST at 18%) Payment in the form of ‘NEFT’ in favour of “Life Insurance Corporation of India” as mentioned in the account details in BID I**

**(b) Earnest Money Deposit of Rs. 9,94,000/- (Rs. Nine Lakhs Ninety Four Thousand Four Hundred Only) Payment in the form of ‘NEFT’ in favour of “Life Insurance Corporation of India” as mentioned in the account details in BID I**

(2) BID II: Prequalification Bid (Enrolment form with Annexures) (Page No. 21 to 37). The Tenderer shall fill in the enrolment form and upload the supporting documents / attachments. The scanned/soft copy of the NEFT payment of Tender Fee and EMD shall be uploaded in the Website.

(3) BID III: FINANCIAL BID consisting of documents includes schedule of quantities. The Tenderer shall download the documents, fill in their relevant information, sign & stamp and upload in the portal. The percentage rate in words and figure shall be quoted in the template provided. No other document, conditions shall be uploaded along with documents of FINANCIAL BID.

**Note:**

**(a) Any agency applied and fulfilling the selection criteria may not be considered for enlistment if unsatisfactory performance report/s is/are received for the Completed projects from their previous Employer.**

**(b) The Chief Engineer reserves the right to not open Financial Bid of Tender of any/ all the Applicants at his sole discretion without assigning any reason whatsoever.**

**(c) Only for pre-qualification criteria of minimum value of similar nature of work done 7 years period will be considered; ~~for all other purpose including Bidding capacity, preceding 3 years period only will be considered.~~**

**CHIEF ENGINEER**