

UNITED INDIA INSURANCE CO LTD

[A Government of India Enterprise]

Estates Department – Regional Office

BLOCK – A , 5TH FLOOR, OCHC BUILDING, UNIT –III, KHARAVELA NAGAR, BHUBANESWAR, ODISHA –
751001, PHONE – 0674-2394840 FAX : 0674 - 2391739

TENDER – NEW PREMISES FOR BO BARGARH, ODISHA **TECHNICAL BID**

[To be kept in a Separate Sealed Envelope]

1. Details of the Owner

Name

Address for Communication

Telephone Number

Mobile Number

Email ID

2. Details of the Premises

Address

Ownership of the Premises

[Individual / Joint / Company / Family]

Period of Lease Offered

*[Minimum of **9 Years**]*

*Options of Escalation (choose **ONE**)*

{15% after every 3 years} (or)

{25% after every 5 years }

*Is Premises inside a Commercial
Complex or a Shopping Mall or a
Residential Building or an Office
Complex? (Tick whichever is applicable)*

YES

or

NO

Carpet Area of the Premises

[This area excludes area covered by walls, toilets, balcony, stair case,

_____ Square Feet

common area, verandah, lift area etc.]

Rent shall be payable ONLY on Carpet Area

Is the Premises a Single Continuous Hall? (Tick whichever is applicable)

YES | or | NO

Does the Premises have separate internal rooms? If Yes, how many?

Level/Floor in which the Premises is located?

Total number of Storeys/Floors in the building

Utilization of the Building, as approved by the Competent Authority

[Commercial / Residential / Mixed]

Year in which the Construction of the Building is Completed

Width of the Road | on | which | the | Building is Located

Type of Construction of the Building

[RCC Framed / Load Bearing / Steel Structure / Others]

Clear Height from the Floor to the Ceiling of the Premises

Is the Building located in an area where waterlogging/flood occurs?

YES | or | NO

Is the Premises ready for Occupation?

YES | or | NO

Please Attach a Layout of the Premises & the Copy of the Sanctioned Plan of the Building

3. Features, Facilities & Amenities

Does the Premises has Proper Cross Ventilation for Air Circulation?

YES | or | NO

Number of Windows in the Premises

Does the Building has a Passenger Lift installed? If Yes, mention the distance from the Premises Offered & the Carrying Capacity of the Lift.

Does the Building has a Service Lift installed? If Yes, mention the distance from the Premises Offered & the Carrying Capacity of the Lift.

<i>Does the Building has Fire Safety Systems? If Yes, give details. [Fire Hydrant / Fire Detection & Alarm / Sprinklers / Portable Fire Extinguishers / Fire Escape]</i>			
<i>Are there any Separate Toilets for Gents & Ladies INSIDE the premises? If yes, give details.</i>			
<i>Are there any Separate Toilets for Gents & Ladies OUTSIDE the premises for common use, on the same floor? If yes, give details</i>			
<i>When was the Premises Last Painted?</i>			
<i>Is the Building Cosntructed according to the all the applicable Municipal Laws?</i>	YES	or	NO
<i>How many Dedicated/Reserved Two-Wheeler Parking be provided for the Premises inside the Building?</i>			
<i>How many Dedicated/Reserved Four-Wheeler Parking be provided for the Premises inside the Building?</i>			
<i>Is there an adequate Vacant Space in front of the Building for movement / parking of trucks / heavy vehicles?</i>			
<i>Does the Premises have Power Backup? If Yes, Provide the Details like Source of Back-up, kVA etc.</i>			
<i>Is Water Supply available to the Premises round the Clock?</i>	YES	or	NO

<i>What is the Sanctioned Electricity Load for the Premises?</i>	_____kVA		
<i>Is 3-Phase Power available to the Premises? If No, is the Owner willing to provide at his Cost?</i>			
<i>Is a Separate Electricity Meter Provided for the Premises? If No, is the Owner willing to provide at his Cost?</i>			
<i>Does the Building have Large Adequate space on the Front Elevation for installation of Name Board?</i>	YES	or	NO
<i>Does the Premises have Overhead Water Storage Tank?</i>	YES	or	NO
<i>Does the Premises have Underground Water Storage Sump?</i>	YES	or	NO

4. Proximal Facilities & Boundaries of the Premises

<i>Distance Nearest Fire Station</i>	
<i>Distance to Nearest Railway Station</i>	
<i>Distance to Nearest Hospital</i>	
<i>Distance to Nearest Bank</i>	
<i>Distance to Nearest Bus Stand</i>	
<i>Distant to Nearest Market</i>	
<i>Boundaries</i>	<i>North</i> - <i>South</i> - <i>East</i> -

5. Terms & Conditions:

1. I/We confirm that all the details of material facts declared by me are true to the best of my knowledge.
2. I/We understand that the bid shall be rejected if, any deviations from the above facts are found to the **Estates Committee of 'United India Insurance Company Ltd'**, during their inspection of the Premises.
3. I/We undertake that I/We shall not resort to any sort of canvassing / mal practices to influence the decision of **Estates Committee of 'United India Insurance Company Ltd'**.
4. I/We affirm that I/We hold the clear title of the ownership of the premises and have the absolute rights to offer it on lease and to collect rent, in return.
5. I/We declare that I/We shall co-operate to the fullest to the **Estates Committee of 'United India Insurance Company Ltd'**, during their inspection of the premises.
6. I/We confirm that the lease of the premises is being offered in compliance with the local rules & regulations.
7. I/We undertake that I/We shall abide by the set procedures/processes of **'United India Insurance Company Ltd'**.
8. I/We understand that non-acceptance of any of the stipulated tender conditions or non-adherence to any of the material facts stated by me, shall make the bid liable to be rejected.

Name, Signature & Seal of the
Bidder

Place: _____
Date: