



UNITED INDIA INSURANCE CO.LTD.

(A Government of India Undertaking)

REGIONAL OFFICE MUMBAI II

Maker Bhavan I, 3rd Floor, Sir VT Marg, Near Churchgate-400020

Phone No: 9004429260/9969469135

Technical Bid

Note: To be put in a separate envelope superscribing ***“Technical Bid for Office Premises on Lease at ‘Margao’***

Correspondence Address for Tender bids: Business Office Margao, Salgaonkar Chambers, Floor no -2, Margao Salcete Goa – 403601

Ref: Your Advertisement for requirement of Office premises at Margao on Lease basis.

Fields marked * are mandatory

I) Details of Owner

* Name and address for communication with the legal Owner	
Name and Contact details of the person(s) offering the premises on lease and submitting the tender. (Enclose Power Of Attorney if applicant is other than Owner)	
Telephone No.	
Mobile No.	
email ID	

II) Details of Premises offered:

* a) i) Address of the premises offered.	
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ii) Whether premises offered is in a Mall? iii) Period of lease offered	_____ Years
* b) i) Carpet area in sq.ft. (excluding Balcony, staircase, Veranda, toilets, Common area etc. Rent rate will be considered on the basis of Carpet area only). ii) Whether premises offered is in the shape of a Hall or rooms? iii) No. of Halls or rooms	
c) (i) On which floor, the premises offered is situated? (ii) Is it a Multi-storied Building? If yes, mention the total no. of floors in the building.	
* d) Usage of Property (As approved by Competent Authority) (Commercial/Residential/others) Only commercial approval property will be considered	
* e) Year of Construction of the Building:	
* f) Width of the road where the property is located	
g) No. of Toilets provided inside the premises separately for Men , Women	Men: _____ Women: _____
h) Whether provision of toilet for Persons with Disabilities	Yes/No.....
i) No. of Toilets outside the premises but on the same floor for common use.	
* j) Proximity to Banks / Commercial Complexes/Transport/Railway facilities.	

<p>* k) Specification of the construction/material used.</p> <p>1) Class of construction</p> <p>2) Type of construction</p> <p> i) RCC framed construction</p> <p> ii) Load bearing walls</p> <p> iii) Any other construction</p> <p> iv) Clear height from floor to ceiling (in ft.)</p>	
<p>l) Special Hazards like water logging etc. in the area.</p>	
<p>m) Adverse features like polluting Industries, Garbage Yard etc. situated nearby, if any</p>	
<p>* n) Whether the premises ready for occupation</p>	<p>Yes/No</p>
<p>o) Whether the building has underground/overhead water storage tank?</p>	<p>Yes/No</p>
<p>p) Any established easements regarding right of way/passage for mains of water/electricity?</p>	<p>Yes/No</p>
<p>q) Does the site or portion fall within Railway/National Highway/underground cable/Metro traverse site?</p>	<p>Yes/No</p>
<p>* r) Enclose Lay-out plan of the building</p>	<p>Yes/No</p>
<p>* s) Type of flooring provided in premises</p>	
<p>* t) Whether building plan approved by the local authorities or not</p> <p>Enclose copy of the approval</p>	
<p>u) Whether accommodation offered for rent is free from litigation including any encumbrances, disputes with regard to Ownership, pending taxes, dues or life</p>	

v) Whether Clearances, no objection certificate obtained from all relevant central/state/ municipal authorities for use as Office/commercial premises	
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III) Other Details:

a) i) Whether the Premises is in good condition. ii) Whether premises requires major repairs.	Yes/No Yes/No
b) Whether the locality is prone to hazards like Inundation/flood etc.	Yes/No
c) Whether there is cross-ventilation and provision for adequate sun light.	Yes/No
* d) Whether Municipal laws are complied with.	Yes/No
e) Availability of covered/open parking place. No. of vehicles that can be parked (Cars/ Two Wheelers)	
* f) Whether Lift facility is available. If so, give details.	Yes/No
g) Whether Generator/Power backup is available for offered premises.	Yes/No

IV) Amenities:

* a) Whether water supply available round the clock	Yes/No
* b) Whether 3-Phase Power supply	

available; if not, whether the owner is ready to provide 3-phase electric supply	Yes/No
c) Sanctioned Load of electricity.	KVA/MVA
d) Availability of Fire Station in the vicinity.	Yes/No
e) Locality's proximity to the following places in Km:	
1) Railway Station Km
2) Market/Super Market Km
3) Hospital Km
4) Bank Km
5) Bus stand Km
f) Details of boundary and adjacent buildings:	
1) North by:	
2) East by:	
3) South by:	
4) West by:	
g) Fire Exit	Yes/No
* h) Is Proper sanitary/sewerage system available?	Yes/No

i) Other facilities and amenities available with the building	
j) Any other salient aspect of the building, which the party may like to mention:	

I/We confirm that I/We have read the terms and conditions and that the above information is true...

I/ We hold clear title to the property and the lease is offered in compliance of local rules and regulations.

Place

Signature

Date

Name/seal of bidder

Note :

- This Technical bid and Financial Bid should be sent in two **SEPERATE** envelopes closed and sealed and super scribed "TECHNICAL BID & FINANCIAL BID" on it, for Office Premises on Lease at MARGAO premises.
- Both the Technical and Financial Bid envelopes shall be put in a bigger envelope which will be super scribed "**OFFER FOR OFFICE PREMISES ON LEASE AT MARGAO**".