



युनाइटेड इंडिया इश्यूरेन्स कं. लिमिटेड  
UNITED INDIA INSURANCE CO. LTD.

SCO NO. 123-124, SECTOR 17-B, CHANDIGARH - PH. NO. 0172-5039032-5045849

## TENDER FOR OFFICE SPACE ON LEASE AT SOLAN HP

### TERMS AND CONDITIONS

1. Interested Parties/ Builders/ Landlords/ owners including Public Sector Enterprises/ Govt. Undertakings/ Govt. Depts with clear marketable title deeds and proper Building plan approved by the Competent Authority with permission from local Authorities to carry out Commercial activities any collect tender documents (two different forms) i.e. " Technical bid" and "Financial bid" along with terms and conditions, from **31.03.2023 to 17.4.2023** during Office hours from the above address OR these forms can be downloaded from tab Tenders/RFPs on **Company' s website <http://www.uiic.co. in>**.
2. The Terms and conditions shall form part of the tender to be submitted by the bidder.
3. The bids should be completed in all respects and no column to be left blank. All pages of tender documents are to be signed by authorised signatory of the bidder and the bids should be duly sealed separately in two envelopes superscribed "Technical bid" and "Financial bid" and both the sealed envelopes to be put in third envelope superscribed "Tender documents for BO Solan " premises addressed to the Dy. General Manager, at above address and to be received on or before **2.30 pm on 17.04.2023**.
4. The Company shall not be responsible for tenders lost in Transit/postal delay. The tender documents received after the due date and time will not be entertained. No brokerage/commission is payable. The Technical bids will be opened on **18.04.2023 at 4.00 p.m.** in the presence of bidders present.
5. Carpet area (excluding balcony, verandah, common area, pillars, walls, staircase, toilets etc) should be the basis for quoting rent per sq.ft. amenities including parking space, other conveniences, municipal taxes / surcharges wherever to be borne by the Lessee.  
**Average monthly outgo (except service tax wherever applicable will be extra) per sqm of the carpet area over the entire lease period offered is the basis to find out the lowest bid.**
6. Carpet area offered should be maximum 1000 sqm. Initial lease period to be minimum for 9/10 years and maximum rent escalation to be upto 15% after every 3 years or upto 25% after every 5 years. Security/deposit to be upto maximum of six months' rent. Others terms and conditions will be as per Company's standard format of lease agreement a copy of which is uploaded on company's website with tender documents.
7. Company reserves the right to accept or reject any or all the offers without assigning any reasons whatsoever.

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