



THE ORIENTAL INSURANCE COMPANY LIMITED

(A. Govt. of India undertaking)

REGIONAL OFFICE

G.S. ROAD, ULUBARI, GUWAHATI 781007

PH: 0361 - 2730523, 2730524, 2730527, 2730528

Website :[www.orientalinsurance.org.in](http://www.orientalinsurance.org.in)

CIN-U66010DL1947GOI007158

OFFICE PREMISES ON LEASE BASIS FOR DIVISIONAL OFFICE, ITANAGAR

Sealed offers are invited in **Two Bid** system for acquiring commercial premises on rent in the shape of hall/halls having approximate Carpet Area **2000 sq ft** (excluding Bath Room, Lavatory, Verandahs etc.) in the specified localities **in between A-Sector and D-Sector, Naharlagun nearby main road** for a minimum period of **9 years** lease to be registered with the appropriate authority for the same period with registration charges to be shared on 50:50 basis. The Technical Bid as well as Financial Bid will only be selected on Carpet Area basis. The Premises should be in ready to move in position, having power back up, toilets for ladies and gents, with proper ventilation and should be located on wide road having good approach for entry and parking facilities.

Interested parties may submit bids in two separate envelopes duly scribed as "**Technical Bid**" and "**Financial Bid**". Both these bids should be put in third envelope superscribed "**OFFER FOR OFFICE PREMISES ON LEASE**" This should be addressed to The Regional Manager (I/c), The Oriental Insurance Company Limited, Regional Office, at the above mentioned Address so as to reach us by **25<sup>th</sup> June, 2019** within **4.00 pm**. The Technical Bid shall be opened on **26<sup>th</sup> June, 2019 at 3.00 pm**.

The format for bids may be obtained from the 'ESTATE DEPTT.' of the above referred Regional Office address during office hours latest by **24<sup>th</sup> June, within 4.00 pm** or may be downloaded from our Company Website [www.orientalinsurance.org.in](http://www.orientalinsurance.org.in)(Tenders). Sealed bids will have to be dropped into the Tender box meant for the same by the tenderer or his representative on or before the last date and time. For Bids lost in transit and received late due to any reason, Company shall not be liable. Brokers will not be paid any commission by the Company and their offer must accompany a letter from the owner authorising them to quote on their behalf. The Company reserves the right to reject all or any of the offers without assigning any reason.

  
REGIONAL MANAGER



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ANNEXURE – II

IMPORTANT INSTRUCTIONS

1. Technical Bid to be put up in envelope – 1 duly sealed and superscribed as **"Technical Bid"** and mentioning your name, address and telephone number thereon.
2. Financial Bid to be put up in envelope – 2 duly sealed and super scribed as **"Financial Bid"** and mentioning your name, address and telephone number thereon.
3. Both the Financial and Technical Bid envelopes are to be put up in the envelope – 3 duly sealed and super scribed as **"Offer for Office Premises on lease basis"** and mentioning your name, address and telephone number thereon.
4. The envelope – 3 should be sent to :

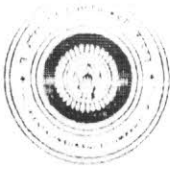
The Regional Manager I/c,  
The Oriental Insurance Company Limited,  
Ulubari, G.S. Road, GUWAHATI – 781 007.

Latest by : **25<sup>th</sup> June, 2019 within 4.00 pm.**

5. Any offer received after this date and time shall not be considered.
6. Offers received through post should also reach before the stipulated last date.

For offers, lost in transit, Company will not be held liable.

  
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**ANNEXURE. - 3**  
**TECHNICAL BID**

I. Details of the Owner

1. Name and Address
2. Telephone Number / Mobile number:
- Email ID:

3. Marketability of Title

4. Location of the plot/premises

(Attach sketch plan)

5. Floor of the offered premises \_\_\_\_\_(Ground Floor / First Floor  
Second Floor / Third Floor.....)

II. Details of the Locality:

(nearby -----landmark)

III. Details of the property:

1. Carpet Area of the Premises : \_\_\_\_\_sq.ft.

(Refer "ISI Code No. S-3861-1975")

Excluding (i) Bath room and lavatory (ii) Verandahs (iii) Corridors and passages  
(iv) Entrance hall and porches (v) Staircase and munties (vi) Shaft and Machine  
room for lift(vii) Air Conditioning Plant Rooms (viii) Shaft for sanitary pipings etc.

2. If proposal is for ready built premises Yes/NO

Year of construction \_\_\_\_\_

3. If the proposal is for premises under construction:

- (a) Present stage of construction
- (b) Time in which the premises would be ready for occupation
- (c) Total area of the premises to be provided by offerer

75

4. Whether parking space will be provided. Yes / No

IV. Term of lease Offered

(a) Minimum Period of lease (9 years or 10 years) \_\_\_\_\_ years

(b) (i) Increase of rent after 3 years @ 15%

(ii) Increase of rent after 5 years @ 25%

V. Registration charges

(Do you agree to bear the registration charges on 50/50 basis)

VI. Other facilities available:

(a) Water availability (whether Municipal water / bore well water)

(b) Electrical Power phase and sanctioned load

(c) Lift facilities

(d) Generator / power back up

(e) Fire Fighting arrangements

(f) Distance from bus station / Rly. Station / Air-port

(g) Type of flooring- Granite / marble / vitrified tiles / mosaic / ordinary flooring.

(h) Age of Building – within 10 years / 10-20 years / 20-30 years / above 30 years.

(i) Natural light and ventilation.

(j) Whether premises is fitted with Airconditioners - Yes / No

(k) Whether premises is fitted with Furniture & Fixtures - Yes / No

(l) located on Road side / Back side

(m) Any other relevant information

I/We confirm that all the above are true. We also confirm that we hold clear title to the property and all construction of the premises offered are carried out as per local rules and regulations. I / We also agree to provide space on the terrace of the premises (or at any other suitable area) for installation of **INLIAS Antenna** or any other like device to facilitate the business operations of the OICL without any extra charges.

Place:

Date:

SIGNATURE

Name:

Designation of  
Duly authorized Attorney.



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**ANNEXURE. - 4**

**FINANCIAL BID:**

- I. Name and address of owner
2. Telephone Number/Mobile Number  
Email ID

3. Address of the property offered.  
(GF / FF / SF / TF.....)

II. Carpet Area of the Premises : \_\_\_\_\_ sq.ft. @ Rs. \_\_\_\_\_ per square foot

(Refer "ISI Code No. S-3861-1975")

Excluding (i) Bath room and lavatory (ii) Verandahs (iii) Corridors and passages (iv) Entrance hall and porches (v) Staircase and munties (vi) Shaft and Machine room for lift (vii) Air Conditioning Plant Rooms (viii) Shaft for sanitary pipings etc.

**The Tenderer is advised to quote the rate which includes all the charges and make specific mention of any other charges/taxes.**

III. Terms of lease:

(a) period of lease (9, 10 or more ---- years) : \_\_\_\_\_ Years

(b) (i) Increase of rent after 3 years : @ \_\_\_\_\_ %

(ii) Increase of rent after 5 years : @ \_\_\_\_\_ %

(c) Total Lease period

(Minimum lease period acceptable is either 9 years OR 10 years)

(d) Advance rent.

(e) Security Deposit

I/We confirm to abide by Standard Lease Agreement of the Company, which shall be compulsorily registered with the Registration Authority for a total period of lease in one go.

I / We agree to bear the registration charges on 50:50 basis.

Place:

Signature