



O.S./Estates Department
Divisional Office-1, P B NO.6694, II FLOOR
JEEVAN PRAKASH, J.C.Road, Bangalore-01

Commercial Office space available for letting out on lease basis at various LIC buildings in Bengaluru city, in areas **Jeevan Soudha Building (J.P.Nagar)-1200 sqft, Indian Mutual Limited Building (NR Square) -4848 sqft, Jeevan Sampige Building (Malleshwaram)-5991 sq.ft, United India Building (J.C.Road)-60 sqft, Jeevan Mangal Building (Hayes Road)- 11711 sqft., Jeevan Swarna Building (Jeevan Bima Nagar Branch Office)-3532 sqft. , Jeevan Jyothi Building (Indira Nagar)- 1454 sqft., LIC KGF -116 sqft. LIC, Channapatna-135 sqft. and Canara Mutual Building (Residency Road)-1450 sqft.. For Complete details, please log on to www.licindia.in > Tender > 'Advertisement for Letting out Vacant premises-Bangalore. Interested parties may submit their application in Annexure 'A' to Manager (Estates), LIC, Bangalore DO-I, J.C.Road, Bangalore latest by 19.07.2024, by 3.00 pm. LIC of India reserves the right to accept or reject the tender offers in part or full without any assigning any reasons.**

Place: Bengaluru
Date: 20.06.2024

Sd/-
Sr.Divisional Manager





Terms and Conditions for submission of bid in Introductory Form

These terms and conditions along with any other instructions, issued by LIC of India in relation to this bidding process will form part of the bid to be submitted by the Bidder/Applicant to LIC of India. All columns of introductory form must be duly filled in and no column should be kept blank. All the pages of the introductory document are to be signed by the authorized signatory of the bidder/applicant. Use of correction fluid is not permitted.

1. The bidder/Applicant have to pay all Municipal Taxes, GST, Maintenance Charges (if any), cess and other levy including penalties, if any, and any other statutory charges/fees etc. imposed or revised from time to time by the Central Government, State Government, or other local or civil authorities in addition to monthly rent in respect of the premises taken on lease.
2. If the premises is allotted to any bidder, six months' advance rent will be required to be deposited with LIC of India and no interest will be given in case of refund at the time of vacation of premises.
3. At the time of negotiation you will be required to submit documentary proof about your financial stability and identification.
4. The allotment of premises shall be made to the party who is prepared to pay the highest rent provided it is otherwise acceptable and as per the rate of rent recommended by the Rent Negotiation Committee.
5. Canvassing in any form will disqualify the Bidder/Applicant.
6. Highest Bidder will be called for negotiations with Rent Negotiation Committee.
7. EMD amount of Rs.2000/- for premises having area upto 1000 sq. ft. and Rs.4000/- for premises having area above 1000 sq. ft. is payable by DD in favour of LIC of India along with bid.
EMD amount of unsuccessful bidders will be refunded without interest within one month of the finalization of bid process. EMD amount of successful bidder will be adjusted towards advance deposit. If the successful Bidder refuses to accept the premises bid for, EMD amount will be forfeited.
8. **Lease Agreement** of the premises will be executed immediately after finalization of the deal. No deviations in **Lease Agreement** are acceptable to us. **Draft of the Lease Agreement** is uploaded in the site. Bidders can download the above Draft from the site for their information.
9. All documents to be submitted along with Introductory Form.
10. These are brief terms and conditions of letting out the premises to bidders. Other conditions will be informed if bidder is called for negotiation.

Manager (Estates)

Place: Bangalore

Date: 20.06.2024

Declaration by the Bidder

_____ (Name of the Bidder) hereby declare that I have seen the premises proposed above and agree to accept it on rent in "as is where is" condition. I also agree to abide by all the rules, terms and conditions forming part of this bid or imposed later

ANNEXURE - B



O.S./ Estates Department
Divisional Office-1, P B NO.6694, II FLOOR
JEEVAN PRAKASH, J.C.Road, Bangalore-01

INSTRUCTIONS / TERMS AND CONDITIONS TO BIDDERS - ADVERTISEMENT DATED 20.06.2024

Applications are invited PREFERABLY from GOVT. , SEMI GOVT., PSU's, BANKS and Reputed Private Firms for TENANCY of our Properties available at following different Locations.

- 1) 'Jeevan Soudha Building', J.P.Nagar , Bengaluru,
Total Available Space Ground Floor 1212 Sqft. ,
- 2) ' Indian Mutual Building', N.R.Square , Bengaluru,
First Floor: 2445 Sqft., Second Floor 2403 Sqft. ,
Total Available space: 4848 Sqft.
- 3) 'United India Building', J.C.Road , Bengaluru,
Total Available Space Ground Floor- 60 Sqft.
- 4) 'Jeevan Sampige Building', Malleshwaram, Bangalore,
Total Available Space Third Floor 5991 sqft .
- 5) 'Jeevan Mangal Building', Hayes Road, Bengaluru,
First Floor: 5875 Sqft., Second Floor 1686 Sqft. , Third Floor 4150 Sqft.
Total Available space: 11711 Sqft.
- 6) 'Jeevan Swarna', LIC Of India , Jeevan Bima Nagar Branch Office Premises:
Near Jeevan Bima Nagar Bus Stand, Total Available Space First Floor 3532 sqft.
- 7) 'Jeevan Jyothi' Building , LIC Of India, Div. Office-2 , Indira Nagar Stage-II,
Behind BDA Complex, Bangalore : Total Available space : G. floor 1454 Sqft.
- 8) LIC Of India, Branch Office, Dr.Ambedkar Road, Robertsonpet, KGF.
Total Available Space: G.Floor 116 Sqft.
- 9) LIC Of India, Branch Office, No.640/1, Chikkamalur, Bangalore-Mysore
Highway, Channapatna, Total Available Space : G.Floor 135 Sqft.
- 10) 'Canara Mutual Building', No.4, Residency Road, Bangalore,
Total Available Space Second Floor 1450 sqft.

The offer in prescribed Proforma as per Annexure 'A' (Introductory form for leasing space) should be sent in a sealed cover superscribed "**Application for office premises at (ADDRESS mentioned in Annexure-B)**") to the following address.

The Manager (Estates)LIC of India,
Divisional Office-1
"Jeevan Prakash",
J.C.Road, Bangalore-560001



O.S./Estates Department
Divisional Office-1, P B NO.6694, II FLOOR
JEEVAN PRAKASH, J.C.Road, Bangalore-01

- The tender form/Application form will be available between 20.06.2024 to 19.07.2024 (excluding Saturday, Sunday and holidays) between 11.00 am to 05.00 pm on all working days and upto 12.00 noon on 19.07.2024. The tender form/Application form can also be downloaded from our website www.licindia.in/tender.
- Premises can be inspected from 20.06.2024 to 19.07.2024 on all working days between 11.00 am to 04.00 pm.
- The offer received after the last date and time mentioned above shall be rejected. In case the last date of issue/receipt of tender form is declared/happens to be a holiday, the tender will be issued/received on the following /next working day at the same time.
- The Applicant should state the nature of intended usage of premises; give full Name, Address, Telephone.No of the person for contact.
- The rent should be quoted per sq ft exclusive of Taxes and as per prevailing market rent in the area.
- GST @ applicable rate to be paid by the tenant.
- Actual Chargeable Area will be subject to joint measurement.
- For inspection of the available Premises or for any other query, Estate department may be contacted at Tel: 080-22966509, E-mail: estates.bangalore-do1@licindia.com.
- The last date of submission of application is 19.07.2024 upto 03.00 pm.
- Tenders will be opened on 19.07.2024 at 04.00 pm.
- Selected applicants will be called for discussion with members of Divisional Rent Negotiation Committee for rent finalization.
- Lease will be as per LIC's standard format for a period of 09/10 years with standard rent escalation clause.
- Preference will be given to public sector undertakings/Banks/Financial Institutions of standard repute etc.
- Other terms and conditions will be applicable as per prevailing Estate policy of LIC of India.
- Brokers will not be entertained.
- Vacant premises will be offered on lease basis on monthly rent as per the terms and conditions of the Corporation.
- The lease deed has to be executed and registered as per standard Performa.
- Senior Divisional Manager reserves the right to accept/reject any / all the applications or cancel the tender at his sole discretion without assigning any reason thereof.

Place : Bangalore

Date: 20.06.2024

Sr Divisional Manager

I have gone through all the above instructions and agree to abide by them.

Signature of Bidder with seal





भारतीय जीवन बीमा निगम
LIFE INSURANCE CORPORATION OF INDIA

FINANCIAL BID FOR APPLIED PROPERTY

Name of the Building and address	Area (Sft)	Floor No	Rate per sq. ft (excluding GST)

Please give below the detail of Bidder: - (All fields are mandatory)

Full Name of Firm /Organisation/ Individual	
Present Address	
Name of Contact Person	
Designation	
Office No	
Mobile No	
Email Id	
Nature of business to be conducted in the premises	
Are you related to any employee or ex-employee of Life Insurance Corporation of India	

I _____ (Name of the bidder) hereby declare that I have seen the premises proposed above and agree to accept it on rent in **"as is where is"** condition. I also agree to abide by all the rules, terms and conditions forming part of this bid or imposed later on.

Authorized Signatory:
Name of Person:
Seal (In case of firm/organization)

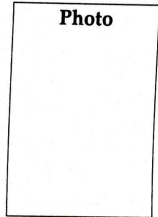
LIFE INSURANCE CORPORATION OF INDIA, Divisional Office-1, J.C.Road , Estate Dept., 2nd floor, Jeevan Prakash Building , Bangalore-560001, Ph No: 080-22966509
E mail Id : estates.bangalore-do1@licindia.com



AnyScanner

INTRODUCTORY FORM FOR LEASING SPACE

1. Name of organization : _____
2. Name of individual (s) : _____
3. Type of organization (proprietorship/ partnership
firm/private/public ltd company)
: _____
4. Registration Number & Date of registration/ Incorporation: _____
5. Licence number (if any) : _____ Expiry Date : _____
6. Nature of Business: _____
7. Goods & Service Tax Registration number (if any)
: _____
8. Duration of Business/Profession : _____
9. Particulars of last premises occupied (if any) : _____
10. Record of past tenancy with LIC (if any) : _____
11. Particulars of family members/ relatives working in LIC: _____
12. Turnover /Net Profit/ Income (Last three financial years) :
1. _____
2. _____
3. _____
13. List of immovable properties owned by applicant(s) with address: _____
14. Preference particulars of the space required:-
- a. Address of premises : _____
- b. Area (sqft) : _____
- c. Floor : _____
- d. Intended usage of space : _____



e. Rate per sqft per month offered: _____ (Rate per sqft per month offered should be exclusive of all Govt taxes and as per prevailing market rent in the area).

15. Documents submitted as :-

- a. Proof of income (last 3 years) : _____
- b. ID Proof : _____
- c. Address Proof : _____
- d. PAN Number : _____
- e. GST No.: _____

16. Contact No. : 1. Mobile _____ 2. Land line _____ 3. Email _____

17. Any other information: _____

I/ we hereby declare that the particulars furnished by me/us in this application are correct and that I/we have not concealed or misrepresented any fact in it.

Place : _____

Date : _____

SIGNATURE OF APPLICANT (S)

Address: _____

Seal: _____