

AGRICULTURE INSURANCE COMPANY OF INDIA LIMITED

**REGIONAL OFFICE - Pragland Bhawan, 4th Floor, G. S. Road, Opposite Bora Service
(Swadeshi College of Commerce Building) Guwahati - 781007 (Assam). Tel 0361-
2462313, fax- 2462313, e-mail - guwahati.ro@aicofindia.org**

TECHNICAL BID

- I. Details of the Owner
1. Name and Address of the offerer
 2. Telephone Number / Fax number:
 3. Marketability of the Title
 4. Location of the plot/premises
(Attach sketch plan)
- II. Details of the Locality:
1. Proximity to Bank/Post Office/
School/college/Hospital/hopping
Centre/availability of the transport/Railway
Station .
 2. Whether the locality is free from
Special hazards like Fire, Flood, etc.
 3. Is there any adverse feature such as
Industry, which may create noise, smoke,
Dust etc., in the near vicinity.
- III. Details of the property:
1. Ares of the Premises in Sq. Ft.
 - (a) Super Built up area: _____ sq. ft.
 - (b) Built up area: _____ sq. ft.
 - (c) Carper area: _____ sq. ft.

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

Excluding the following:

- (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.

(Please enclose Architects Report showing the measurement of Carpet Area on the basis mentioned above.)

- 2. (a) F.S.I prevailing in the locality.
- (b) % of ground converge permissible in the locality.
- (c) Whether any specific/restriction/development rules are applicable.

3. If proposal is for ready built premises Yes/No

4. If the proposal is for premises under construction:

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

5. If ready built premises:

- (a) Year of construction
- (b) General state of building and premises
- (c) Whether any immediate repairs are needed.
If so, please specify.
- (d) whether completion certificate obtained.
- (e) Whether additional floor can be built on the existing Building under Municipal Bye-laws.
- (f) whether the foundation is strong enough to take load on an additional floor over the Existing structure.
- (g) whether any dispute on property taxes:

- (a) If property tax paid up to date.
- (b) Any pending property tax on the premises to be leased.

6. Whether parking /space will be provided.

7. Does any portion of the property fall within in the Railway/National High way/ underground cable etc.

IV. Terms of lease Offered:

- (a) Initial Period of lease (3 years of 5 years) _____ Years
- (b) (i) Increase of rent after 3 years @ _____%
- (ii) Increase of rent after 5 years @ _____%.
- © Total lease period,
(Total lease period acceptable is either 9 years.

Initial 3 years plus 2 extensions of 3 years each)
OR (10 years (initial 5 years plus 1 extension of 5 year.)

(d) Advance rent:

V. Names of other Public Sector Companies/Banks/
Govt. Officers occupying the existing premises and
Existing rent charged from them.

VI. Registration charges:
(Do you agree to bear the registration charges on 50:50 basis)

VII. Other facilities available:

- (a) Water availability (whether Municipal water/
Bore well water, if through overhead tank or sump) Please clarify.
- (b) Power phase also indicate sanctioned load
For light an power separately
- © Lift facilities.
- (d) Generator for emergency
- (e) Fire Fighting arrangements
- (f) Any other relevant information
(Attach separate sheet, if necessary)

I/We confirm that all the above are true. We also confirm that we hold clear title to the property and all contraction of the accommodation offered are carried out as per local rules and regulations.

Place:

Date:

SIGNATURE

This Technical Bid is to be put up in the envelope duly sealed and scribed as "A - Technical Bid" mentioning your name, address and telephone number thereon.