



दि न्यू इण्डिया एश्योरन्स कम्पनी लिमिटेड

(भारत सरकार का उपक्रम)

THE NEW INDIA ASSURANCE COMPANY LTD.

(Government of India Undertaking)

क्षेत्रीय कार्यालय: ग्रीन हाउस, 15/60, सिविल लाइंस, कानपुर – 208001

Regional Office: Green House, 15/60, Civil Lines, Kanpur – 208001

CIN No.: L66000MH1919GOI000526

TENDER NOTICE FOR COMMERCIAL SPACE ON LEASE/ RENT BASIS

AT LAKHIMPUR KHERI (UTTAR PRADESH)

Tender Reference No. 05/KRO/ESTB/MBO 421402 / 2025-26

Sealed offers (Technical and Financial) are invited for acquiring commercial space for business office on lease/ rent basis in Lakhimpur Kheri (Uttar Pradesh) for approximately area of **1600 -1800 Sq Ft** with 24 hrs drinking water supply and 3 phase electricity connection, in a ready state of possession, with car and two wheeler parking facilities. Interested Party/ Parties may submit their offers in sealed envelope mentioning 'Technical Bid' and 'Financial Bid' placed in an envelope super scribed "Offer of Premises for Business Office at Lakhimpur Kheri (Uttar Pradesh)" along with copies of duly approved plan, title deed, layout of the building etc. at the Regional Office, Kanpur at the below mentioned address latest by 23 Feb 2026.

**"The Regional Manager,
Estate & Establishment Department,
Regional Office, Kanpur
Green House, 15/60
Civil Lines, Kanpur -208 001"**

The tender documents can be collected from the "Regional Office, Kanpur – Green House, 15/60, Civil Lines, Kanpur – 208001 / Business Office, Lakhimpur Kheri - Jai Prabha Complex, Mela Road, Lakhimpur Kheri - 262701" between 10.00 a.m. to 1.30 p.m. and 2.00 to 5.30 p.m. from Monday to Friday excluding Saturday and Sunday and any other holiday. The tender forms can also be downloaded from company website <https://www.newindia.co.in> . The last date for submission of the tender at the Regional Office address by registered Post/ Courier is **23 Feb 2026**.

The Company reserves the right to reject all or any of the offers in full or in part without assigning any reason thereof.

Regional Manager 30/01/2026
Estate & Establishment Department

पंजीकृत एवं प्रधान कार्यालय: न्यू इंडिया एश्योरेंस बिल्डिंग, 87 एम.जी. मार्ग, फोर्ट, मुंबई - 400 001

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TECHNICAL BID

Tender Reference No - **05/ KRO/ ESTB/MBO 421402/ 2025-26**

Terms and conditions for Lease / Rent of Office premises at Lakhimpur Kheri, Uttar Pradesh.

TERMS & CONDITIONS

1. The terms and conditions are forming a part of the tender to be submitted by the offerer to the Company.
2. Company reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
3. Tender document received by the Company after due date and time given shall be rejected.
4. All tenderers are requested to submit the tender documents including TECHNICAL BID AND FINANCIAL BID duly filled in with the relevant documents / information at the following Address: -

**"The Regional Manager
Estate & Establishment Department,
Regional Office, Kanpur
Green House, 15/60
Civil Lines, Kanpur -208 001"**

5. All columns of the tender documents must be duly filled in and no column should be kept blank. All the pages of the tender documents are to be signed by the authorized signatory of the tenderer. Any over writing or use of white ink is to be duly initialed by the tenderer. The Company reserves the right to reject the incomplete tenders.
6. Rent after execution of deed shall be paid to the landlord by Account payee cheques only and no brokerage shall be paid to any broker.
7. Income tax and other statutory clearance shall be obtained by the vendors at their own cost as and when required.

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8. The offer should remain valid at least for a period of 6 months to be reckoned from the date of advertisement.
9. There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other condition, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the vendor is required to attach a separate sheet marking “list of deviation”.
10. The tenderer shall submit tender documents in separate sealed envelopes mentioning as ‘**Technical Bid**’ and ‘**Financial Bid**’ and enclose both in one envelope super scribed as ‘Tender for office premises at Lakhimpur Kheri, Uttar Pradesh’.
11. Separate tender forms in original are to be submitted for the location. No Xerox copies will be entertained. The Technical Bids will be opened in the presence of tenderers at Regional Office, Kanpur on 24 Feb 2026 at 11:30 Hrs. All tenderers are advised in their own interest to be present on that date, at the specified date and time.
12. Canvassing in any form will disqualify the tenderer.
13. The short-listed vendors will be informed by the Company for arranging site-inspection of the offered premises.

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To,

**The Regional Manager
Estate & Establishment Department
Regional Office, Kanpur**

Ref - Your advertisement in _____ newspaper / Company's website on _____ for requirement of premises at Lakhimpur Kheri on Rent / Lease / Purchase.
Tender Reference no. **05/ KRO/ ESTB/MBO 421402/ 2025-26**

1. Details of Builder / Owner: -

i. Name:

ii. Address & Phone no.:

2. Marketability of Title Deeds of the vendor:

a) Solicitor's/ Advocate's Name & Address:

b) Whether detailed report of the Solicitor/Advocate for marketability of titles is enclosed:

c) Whether the premises offered is free from litigation / encumbrance

3. Details of the property offered: -

i. Full address of the premises offered:

ii. Usage of property (As approved by Competent Authority)

a. Commercial:

b. Residential & Commercial:

c. Shopping Centre:

iii. No. of floors in the building:

iv. At which floor the premises is offered:

(Preferably the offered premises should be on a single floor)

v. Area of premises offered:

a. Super Built – up Area : _____ Sq. Ft.

b. Built- up Area : _____ Sq. Ft.

c. Carpet Area : _____ Sq. Ft.

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- vi. a) List of common area as included for the purpose of computing Super Built-up Area.
- b) Details of the parking facilities available. :
- c) Whether cross ventilation is available. :
- vii. a) Year of the Construction of the Building :
- b) Estimated life span of the building :
- viii. Specification of the construction / material used :
- i) Class of Construction :
- ii) Type of construction
- a) RCC framed structure :
- b) Load bearing walls :
- c) Any other :
- iii) Clear height from floor to ceiling (in ft.) :
- iv) Earth quake resistance level of construction :
- ix. Period of lease offered:

4. Details of land/ site:-

- i. Tenure of the land
- a) Free hold:
- b) Lease hold:
- a. If lease hold give residual
Period of lease & name of title holders. :
- b. Annual lease rent & amount :
- ii. Size/ Dimension of the plot in ft.
- a) Frontage :
- b) Depth :
- C) Other sides :

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iii. Area of the plot:

a) Covered area : _____ Sq. Ft.

b) Open area : _____ Sq. Ft.

iv. Whether the building has underground / overhead water storage tank :

Yes/No

v. Any established easements regarding right of way/ passage for mains of water/ electric:

vi. Does the site or portion fall within railway/ National Highway/ underground cable/Metro traverse site: **Yes/No**

vii. Layout of the building enclosed: **Yes/No**

5. Details of the locality:-

i. Address and locality in which the property is situated:

ii. Character/ Type of locality: **a / b / c / d / e**

a. Residential b. Commercial c. Shopping complex

d. Industrial e. Slum

iii. Whether the locality is prone to : **Yes/No**

hazards like inundation / flood, etc

iv. Locality's proximity to the following place in kms:

a) Railway station :

b) Market/ supermarket :

c) Hospital :

d) Bank :

e) Bus stand :

6. a.) Details of boundary and adjacent buildings b.) Premises Offered

i) Boundary of the Property :

a) North:

b) East:

c) South:

d) West:

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7. Amenities Provided

- i) Provision for no. of toilets :
- ii) a) No of phases of electricity connection: (Single / Two / Three Phase)
- b) Standards of earthing arrangement:
- iii) Facilities for 24 hours water supply: **Yes/No**
- iv) Safety and Security arrangement: **Yes/No**
- v) Fire Exit: **Yes/No**
- vi) Availability of space on roof of the building for installation of V-SAT: **Yes/No**

8. Common Facilities Provided :

- i) Car parking space: _____ Number of Vehicles
- ii) Scooter/Motor cycle parking space: _____ Number of Vehicles
- iii) Lifts and their Nos.:
- iv) Generator for emergency: **Yes/No**
- v) Anti Lightning Device/ Lightning Arresters: **Yes/No**
- vi) Security arrangements: **Yes/No**
- vii) Proper sanitary / sewerage system : **Yes/No**

9. Details, of Plans /Blue Prints/ Sanctioned plan :

- i) Whether the plan of the Property
is sanctioned by Competent Authority : **Yes/No**
- ii) If sanctioned, please enclose copy of
approved land / site plans : **Attached / Not Attached**
- iii) Whether occupancy / completion certificate obtained: **Yes/No**

10. Provision of proper arrangement of Fire safety :

- i) Are the safety measures taken : **Yes/No**
- ii) If yes, give details of arrangements :
- iii) No Objection Certificate has been achieved /
secured from fire control Authorities : **Yes/No**

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iv) If yes, produce copies of proof certificates : **Attached / Not Attached**

11. List of annexures :

Signature

(Owner/ Authorized Representative)

PLACE :

DATE :

PS : All pages should be signed.

[Tenderers are advised in their interest to not to leave any of the aforesaid columns blank under any circumstances. Tenderers are also required to enclose layout plans of the premises on offer].

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FINANCIAL BID

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To,

The Regional Manager

Estate & establishment Department

Regional Office, Kanpur

The New India Assurance Co. Ltd.

Ref – Your advertisement dated ____ in ____ newspaper / Company's website with regard to lease of premises _____ I / We offer you the premises described below on lease basis as under:

- 1) ADDRESS OF THE PREMISES OFFERED
- 2) CARPET AREA OF THE PREMISES OFFERED
- 3) MONTHLY RENTAL IN RS. PER SQ. FT. PER MONTH ON CARPET AREA
- 4) MAINTENANCE CHARGES PER SQ. FT. / PER MONTH / ON CARPET AREA
- 5) ANY OTHER TAXES / CESS / CHARGES
- 6) TOTAL OF 3, 4 & 5 ABOVE (RENT)
- 7) PERIOD OF LEASE (MINIMUM 9 YEARS WITH RENEWAL ON EVERY 3 YEARS OR 10 YEARS WITH RENEWAL ON EXPIRY OF 5 YEARS)
- 8) PERIODICAL ENHANCEMENT IN % (AFTER EVERY 3 OR 5 YEARS AS APPLICABLE)
- 9) REGISTRATION CHARGES TO BE BORNE EQUALLY ON 50:50 BASIS

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DECLARATION:

1. I / We are aware that the 'RENT' (no 6 above) mentioned above will be inclusive of all amenities including parking space, other conveniences provided by the landlord, municipal taxes, rates / surcharges & cess etc.
2. It is my / our duty to pay the statutory liabilities / dues in relation to the premises offered above, to the appropriate authority within the due date & the Company shall have no other responsibility other than payment of the rent as mentioned above.

Signature

(Owner/ Authorized Representative)

Date:

Place:

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