



E-Tender

For

Comprehensive Insurance of IFCI Properties/Assets across India

General Manager (Estates)

IFCI LIMITED

(A Government of India Undertaking)

Regd. Office: IFCI Tower, 61 Nehru Place, New Delhi-110019

Website: www.ifcilttd.com

Telephone- 011-26487444/41732000

Introduction: The Industrial Finance Corporation of India (IFCI Ltd.) was established on July 1, 1948, as the first Development Financial Institution in the country to cater to the long-term finance needs of the industrial sector. IFCI is a Government of India Undertaking under the aegis of the Department of Financial Services, Ministry of Finance, GOI, primarily a Non-Deposit Taking NBFC.

(I) Schedule of RFP/Tender

IFCI Ltd., New Delhi invites e-tender under **single packet system from eligible, Insurance Companies for Comprehensive Insurance of IFCI Properties/ Assets across India w.e.f. 02.06.2024 till 01.06.2025.**

IFCI reserves the right to alter the scope of work at any stage with suitable adjustment in premium payable.

Name of Work	Comprehensive Insurance of IFCI Properties/Assets across India.
Mode of Tender/ RFP	E-Bidding/E-tender
Type of Bid	Single Packet Bid
Tender Document	The details can be downloaded free of cost from GEM portal www.gem.gov.in
Estimated Bid Value/premium (Including 18% GST)	Rs.26.52 Lakhs per annum
Date of Pre-bid Meeting	12/04/2024, 11:00 AM. Pre-Bid Meeting to be held physically at 12 th Floor, IFCI Tower, 61 Nehru Place, New Delhi.
Clarifications, if any	On the day of Pre-bid Meeting.
Last Date and Time for submission of bids	02:00 PM, April 19, 2024
Date & time of opening of bids	2:30 PM, April 19, 2024
Notice for amendment if any	Shall be hosted on GEM portal.
Address of Communication	The General Manager (Estates), IFCI Ltd. 12th floor, IFCI Tower, 61 Nehru Place, New Delhi – 110 019.
Validity of Proposal	The rates in tender document shall be kept open from acceptance for a minimum period of 90 (ninety) days from latest due date of offer submission (incl. extension, if any).
Contact Person: In case of any query, you may contact any of the following officials	a) Shri Amit Joshi, AGM at New Delhi (011-41732174) and b) Shri O P Verma, CSO at New Delhi (011-41732176)

Note: IFCI reserves the right to cancel the Tendering process at any stage during the Tender Process without assigning any reason thereof and IFCI reserves the right to reject any or all other bids received without assigning any reasons thereof.

(II) INSTRUCTIONS TO BIDDERS

1. Bidders who wish to participate in this tender will have to register online at <https://gem.gov.in>. The bidders are requested to read carefully the user manual available on website <https://gem.gov.in> before initiating the process of bid submission.

In case of any clarification / assistance Bidder may contact the Help Desk of GEM before Online Bid Submission as per the details mentioned below:

E-mail ID: helpdesk-gem@gov.in

Phone No.: 07556681401, 07556685120, 01169095625

2. **Online Submission of E-Bids:** Bidder shall submit their offers online in an electronic format under single packet system having both Technical and Financial Bid in **Government e-Market Place (GEM)** on website <https://gem.gov.in>

3. **Procedure for submission of E-Tender/Bids:** The e-tender will have to be submitted within the time specified on website <https://gem.gov.in> in the following manner: -

Technical Bid and Financial Bid: -

The technical information has to be prepared carefully as indicated in the tender document. Only relevant and to the point information/document should be uploaded in scanned copies (pdf) format. Failure to provide any required information, may lead to the rejection of the offer. Bidders must read the tender document very carefully before signing on it. Technical formats i.e. all annexures and any other relevant supporting documents/ required eligibility documents etc. including all the pages of tender document must be signed by the authorized representative along with date as token of acceptance of the terms & conditions of tender and uploaded.

Further, Bidder(s) must read the terms and condition as mentioned in this tender document and submit the financial bid/price in GEM portal accordingly. Bidder(s) are required to check the prices/amount carefully before uploading financial bid.

4. **Authorization and Attestation:** The bidder has to submit an authorization letter or valid Power of Attorney on behalf of company/firm for signing the documents.
5. Submission of more than one bid is not allowed.
6. Conditional bids would be summarily rejected.
7. In case no bid/offer or single bid/offer is received, or any other reason whatsoever, IFCI may at its sole discretion cancel the whole bidding process or extend the last date and time of submission of the bid.

8. Any separate discount letter on the financial price shall not be considered by IFCI and shall be a ground for disqualification/rejection. Evaluation of financial bid(s) shall be considered only on the total quoted price in financial bid submitted by the bidders.
9. The Bidder should submit necessarily a cancelled cheque leaf/ RTGS details, Copy of PAN Card, GST No., HSN/ACS Code etc.
10. **Amendment to the document:** At any time prior to the deadline for submission of Bids, IFCI may, for any reason, whether at its own initiative or in response to a clarification sought by any prospective bidder, modify the bidding documents by amendment/addendum/corrigendum. The information of corrigendum/amendment will be uploaded on GEM portal only.
11. IFCI reserves the right to request for any further documents/certificates/clarifications from the bidder and the same must be submitted within stipulated time of receipt of any such communication from IFCI, failing which the bidder shall be summarily disqualified.
12. IFCI reserves the right to split the job into two or more parts and to award the work to separate agencies/bidders subject to the work experience and fulfilment of other terms & conditions and specifications.
13. **IFCI does not bind itself to accept the lowest offer and reserves the right to reject any or all other tenders received without assigning any reasons thereof.**
14. Not more than one tender shall be submitted by one contactor or contractors having business relationship. Under no circumstance will father and his son(s) or other close relations who have business relationship with one another (i.e when one or more partner(s)/director(s) are common) be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tenders of both parties liable to rejection.
15. **Preference to the MSE bidders:** Preference may be given to the MSE bidders as per guidelines of MSME who are registered as MSE in any of the recognized body as specified by Ministry of Micro, Small & Medium Enterprises (MSME) as per the provisions of the prevalent Public Procurement Policy for MSEs issued by the Ministry of Micro, Small & Medium Enterprises, Govt. of India. MSE bidders are exempted from EMD, and tender document fees provided they submit necessary certificate for benefit of exemption in fees and EMD.
16. **Abnormal Rates:** The bidder is expected to quote rate after careful analysis of cost involved considering all specifications and conditions of contract. In case it is noticed that the rates quoted by the bidder are unusually high or unusually low, it will be a sufficient ground for rejection of the tender unless the reasonableness of the rates is convincing. For scrutiny, the analysis for such rates is to be furnished by the bidder on demand.

(III) ELIGIBILITY CRITERIA

ELIGIBILITY CRITERIA FOR PRE-QUALIFICATION OF THE BIDDERS

Bids fulfill following Technical Eligibility Criteria shall be eligible for Financial Evaluation:

Sl. No.	Eligibility Criteria	Supporting Documents
1	The firm/company should have been in existence in India for a period of at least 10 Years as on 31.03.2024.	Enclosed copy of Registration certificate and Commencement of Business.
2	Bidder should be registered with IRDA with a valid IRDAI license as on 31.03.2024	Valid proof must be enclosed.
3	a) The company/firm should have provided insurance cover to at least three Public Sector/ Private Sector institutions with assets not less than Rs.1000 crore each OR b) The company/firm should have provided insurance cover to at least two Public Sector/ Private Sector institutions with assets not less than Rs.2000 crore each OR c) The company/firm should have provided insurance cover to at least one Public Sector/ Private Sector institutions with assets not less than Rs.3000 crore each.	Valid proof must be enclosed.
4	Average Annual premium receipt during the last three financial years, FY 2020-21, FY 2021-22, FY 2022-23 should be Rs.1,06,00,000 or above.	Enclose copy of Turn over certificates or audited balance sheet certified by any Chartered Accountant.

IMPORTANT NOTE: IFCI reserves the right to examine the details furnished by the Insurance Company. The Financial Bids will be considered only those Bidder(s), who qualify minimum eligibility criteria and fulfilling terms and conditions specified in bid. IFCI reserves the right to reject the Tender without assigning any reason thereof.

(IV) SCOPE OF WORK

Centralized Comprehensive Insurance Policy of All Properties of IFCI Situated across India.

IFCI intends to take Comprehensive insurance from IRDAI licensed General Insurance Company operating in India to insure its properties/assets situated across India under the ownership/lease of IFCI Limited viz., Office Buildings, Residential Buildings/Colonies, Plant & Machinery, Furniture Fixtures, Electrical Installations, Firefighting and allied services, Lifts, Chiller Plants, and Machinery against various risks as specified at **Annexure '8'**, for a period of one year w.e.f. **02.06.2024 to 01.06.2025**. The estimated value of sum insured is **Rs.493.83 Crore**. The policy shall also provide an additional cover of **Rs.130 Crore** towards third party liability arising in the event of malfunctioning of Lifts installed at different locations at Pan India.

The selected insurance company will insure all properties of IFCI situated across India viz., Office Buildings, Residential Buildings/Colonies, Plant & Machinery, office equipment, Furniture Fixtures, Electrical Installations, Firefighting and allied services Machinery, chillers, Lifts with **Reinstatement Value Clause, add on covers including** Architects, surveyors and consulting engineer's fees, removal of debris clause, omission clause to the extent of 5% in the policies to cover all addition, alteration and extension to address real time aspect etc. The value of different assets is based on the existing sum insured.

To obtain Comprehensive Insurance Policy of IFCI properties, **state-wise invoices** shall be raised by the successful bidder for making payment of aggregate compressive insurance value/ premium.

(V) Terms and Conditions

Commencement of Work

The successful bidder shall commence insurance on the date of award of contract or as per the schedule provided by IFCI and shall proceed with the same with due expedition without delay.

If the bidder fails to provide the insurance cover within stipulated time as per LOI/PO/Work Order or as intimated, IFCI at its sole discretion will have the right to cancel the contract.

Insurance cover shall be provided under the direction and to the satisfaction of IFCI.

Supplementary Information to the RFP

If IFCI deems it appropriate to revise any part of this RFP or to issue additional data to clarify an interpretation of provisions of this RFP, it may issue supplements to this RFP. Any such corrigendum shall be deemed to be incorporated by this reference into this RFP.

Termination Clause

IFCI at its absolute discretion, reserves its right to terminate the contract/ agreement for any reason including but not limited to the following:

- IFCI without prejudice to any other remedy for breach of contract, may terminate the contract/agreement by giving seven days' notice in the event of unsatisfactory performance or on breach of any stipulated conditions or qualitative dimensions of the various services specified/agreed upon by the selected bidder, or if the engagement is not in the interest of IFCI or IFCI no more requires any such service.
- Other Grounds for Termination: IFCI is entitled to terminate this contract/agreement for any reason at its absolute discretion forthwith without notice, without assigning any reason and without payment of any compensation, in the following cases: -
 - the Bidder is adjudicated insolvent by a Competent Court or files for insolvency.
 - it is clearly understood by the Bidder that if a charge sheet is filed by any competent authority of the Government against the Bidder, the Bidder is obliged to notify IFCI within fifteen days of filing of the charge sheet. Failure to do so shall result in forfeiture of all payments due for service rendered after the date of the filing of the charge sheet.
 - for any reason whatsoever, the selected bidder becomes disentitled in law to perform his obligations under this contract/agreement.
 - the bidder is involved in wrongful billing. In addition, hereto wrongful billing shall also result in the bidder being debarred in accordance with guidelines on "Debarment of firms from bidding" issued by Department of Expenditure, Ministry of Finance (O.M. No. F.1\20\2018-PPD) dt: 2/11/2021.

Indemnity

The bidder shall indemnify to protect and save IFCI, its employees, personnel, officers, directors and representatives against all claims, losses, costs, damages, expenses, action suits and other proceedings.

Jurisdiction

The jurisdiction for the purpose of settlement of any dispute of differences whatsoever in respect of or relating to or arising out of or in any way touching this contract or the terms and conditions thereof

or the construction and/or interpretation thereof shall be that of the appropriate court in New Delhi. The jurisdiction of any other court in any place other than New Delhi is specifically excluded.

Violation of Terms

IFCI clarifies that IFCI shall be entitled to an injunction, restraining order, right for recovery, suit for specific performance or such other equitable relief as a court of competent jurisdiction may deem necessary or appropriate to restrain the Bidder(s) and its Partner(s) from committing any violation or enforce the performance of the covenants, obligations and representations contained in this RFP. These injunctive remedies are cumulative and are in addition to any other rights and remedies. IFCI may have at law or in equity, including without limitation, a right for recovery of any amounts and related costs and a right for damages.

Penalty for deficiency in Services

Any delay/failure in completion of the job as per the scope of work or part thereof will invite imposition of penalty @ 2% of the contract value per week and/or invocation of performance bank guarantee.

Waiver of Minor Irregularities

IFCI reserves the right to waive minor irregularities in proposals provided such action is in the best interest of IFCI. Where IFCI may waive minor irregularities, such waiver shall in no way modify the "Request for Proposal" (RFP) requirements or excuse the Bidder from full compliance with the RFP specifications and other contract requirements, if the Bidder is selected.

Force Majeure

IFCI may cancel the award without any penalty or may extend time limit set for the completion of the work as deemed fit in case the timely completion of the work is delayed by force majeure beyond the selected bidder's control, subject to what is stated in the following sub paragraphs and to the procedures detailed there in being followed.

Force majeure is defined as an event of effect that cannot reasonably be anticipated such as acts of God (like earthquakes, floods, storms etc.), acts of states, the direct and indirect consequences of wars (declared or un-declared), hostilities, national emergencies, civil commotions.

The successful Bidder's right to an extension of the time limit for completion of the work in above mentioned cases is subject to the following procedures:

- a. That within 2 days after the occurrence of a case of force majeure but before the expiry of the stipulated date of completion, the successful bidder informs IFCI in writing that the Bidder considers himself entitled to an extension of the time limit;
- b. That the successful Bidder produces evidence of the date of occurrence and the duration of the force majeure in an adequate manner by means of documents drawn up by responsible authorities;
- c. That the successful Bidder proves that the said conditions have actually been interfered with the carrying out of the contract; and

- d. That the successful Bidder proves that the delay occurred is not due to his own action or lack of action.

However, Force Majeure does not entitle the successful Bidder to any relaxation or to any compensation of damage or loss suffered.

Merger/ Acquisition of Bidder

In the event of the Bidder's Firm or the concerned division of the firm being taken over/bought over by another firm, all the obligations under the agreement with IFCI should be passed on for compliance to the new firm in the Negotiations for their transfer.

Delays in the Bidder's Performance

If at any time during performance of the Contract, the Bidder should encounter conditions impeding timely performance of services, the Bidder shall promptly notify IFCI in writing of the fact of the delay, its likely duration and its cause(s).

IFCI reserves the right to reject a bidder in case it is observed that they may not be in position to execute this job as per the required schedule. The decision of IFCI will be final in the regard.

As soon as practicable after receipt of the Bidder's notice, IFCI shall evaluate the situation and may at its discretion extend the Bidder's time for performance.

Preliminary Examinations

- IFCI will examine the Bids to determine whether they are complete, the documents have been properly signed, supporting papers/documents attached and the bids are generally in order.
- IFCI at its sole discretion, may waive any minor nonconformity or irregularity in a Bid which does not constitute a material deviation, provided such a waiver does not prejudice or affect the relative ranking of any Bidder.
- Prior to the detailed evaluation, IFCI will determine the substantial responsiveness of each Bid to the Bidding document. For purposes of these Clauses, a substantially responsive Bid is one, which conforms to all the terms and conditions of the Bidding Document without material deviations.
- If a Bid is not substantially responsive, it will be rejected by IFCI and may not subsequently be made responsive by the Bidder by correction of the nonconformity.

Bidder(s) are expected to examine all instructions, forms, terms and specification in this RFP. Failure to furnish all information required by this RFP or to submit a Bid not substantially responsive in every respect will be at the Bidder's risk and may result in the rejection of Bid.

Reservation Right

Bidder(s) will not have the right to change conditions, terms or prices of the proposal once the proposal has been submitted in writing to IFCI, nor shall bidder(s) have the right to withdraw a proposal once it has been submitted.

Withdrawal of Bids

No bid may be withdrawn in the interval between the last date for receipt of bids and the expiry of the bid validity period specified in this RFP document.

Transition Process

Upon termination or expiration of this Contract, IFCI and the Bidder shall reasonably cooperate with each other to affect a smooth transition so as not to impose undue hardship.

Liquidated Damages and Penalties

If the Selected Bidder fails to provide the Services within the time period(s) specified in the Contract, IFCI shall, without prejudice to its other remedies under the Contract, have the right to forfeit the performance security.

The Bidder covenants to be bound by the decision of IFCI without any demure in such an eventuality.

Confidentiality of Information

Disclosure of any part of information to parties not directly involved in providing the services requested could result in the disqualification of the Bidder, pre-mature termination of the contract and/or legal action against the Bidder for breach of trust.

No news release, public announcement, or any other reference to this RFP or any program there under shall be made without written consent from IFCI. Reproduction of this RFP, without prior written consent of IFCI, by photographic, electronic, or other means is prohibited.

ARBITRATION & RECONCILIATION:

- i) In case amicable settlement is not reached in the event of any dispute, such dispute or difference shall (except as to any matters, the decision of which is specifically provided for therein) be referred to sole arbitrator. Arbitrator shall be appointed by mutual consent.
- ii) The award of the Arbitrator shall be binding upon the parties to the dispute.
- iii) The provisions of Arbitration and Reconciliation Act 1996 (India) or statutory modifications or re-enactments thereof and the rules made there under and for the time being in force shall apply to the arbitration proceedings under this clause. The venue of the arbitration shall be the place from which the contract is issued or such other place as the Arbitrator at his discretion may determine.
- iv) The cost of arbitration shall be borne equally by both the parties.
- v) Work under the contract shall be continued during the arbitration proceedings.

Offer Forwarding Letter /Tender Submission Letter

(To be submitted on Bidder's letter head)

To

General Manager

Estates Department

IFCI Limited,

IFCI Tower, 61 Nehru Place,

NEW Delhi -110 019

Dear Sir,

Subject: RFP for Comprehensive Insurance of IFCI Properties/Assets across India

This is in reference to your above-mentioned tender. Having examined the tender document, I/we the undersigned, hereby submit my/our proposal along with necessary supporting documents as desired by IFCI.

Further, I/we agree, that IFCI reserves the right to modify the evaluation process at any time during the Tender process, without assigning any reason, whatsoever, and without any requirement of intimating the Bidder(s) of any such change.

Further, I/we agree to abide by all the terms and conditions as mentioned in the tender document. I/We have also noted that IFCI reserves the right to consider/ reject any or all applications without assigning any reason thereof.

Date:

[Signature]

Place:

(Name of Authorised Signatory)

Designation

[Company Seal]

Tender Acceptance Letter

(To be submitted on Bidder's letter head along with Bid)

To

General Manager

Estates Department

IFCI Limited,

IFCI Tower, 61 Nehru Place,

NEW Delhi -110 019

Dear Sir,

Subject: Acceptance of Terms & Conditions of Tender

Tender Reference No: _____

With reference to the above RFP, having examined and understood the instructions, terms and conditions forming part of the RFP, I/We hereby enclose my/our offer, as detailed in your above referred RFP.

I/We hereby unconditionally accept the tender conditions of above-mentioned tender document(s) / corrigendum(s) in its totality/ entirety.

I/We hereby declare that my/our Firm/Company has not been blacklisted/ debarred /banned or disqualified by any Government or any Government agency including PSUs, Public Sector Banks / Public Sector Insurance Companies, during a period of last three year.

Further, I/We hereby declare that none of my/our partners /directors of my/our Firm/Company is blacklisted /debarred /banned by any Government or any Government agencies including PSUs, Public Sector Banks / Public Sector Insurance Companies, any Government regulatory body nor has any criminal case against him /her is filed/pending during a period of last three years.

I/We certify that all information furnished by my/our Firm is true & correct and, in the event, that the information is found to be incorrect/untrue or found violated, then IFCI shall without giving any notice or reason can summarily reject the bid or terminate the contract, without prejudice to any other rights or remedy including the forfeiture of the full said earnest money deposit /Security deposit or both absolutely.

I/We hereby certify that all the information and data furnished by me/us with regard to the above Tender Specification are true and complete to the best of my/our knowledge. I/We have gone through the specifications, condition, stipulations and other pertinent issues till date, and agree to comply with the requirements and Intent of the specification.

I/We further certify that I/We am/are authorized to represent on behalf of my/our firm/company for the above-mentioned tender and a valid Power of Attorney/Authorization letter to this effect is also enclosed.

I/We hereby confirm that I/we have not changed/modified/materially altered any of the tender documents as downloaded from the website/issued by IFCI and in case of such observance at any stage, it shall be treated as null and void and our tender shall be deemed to be withdrawn.

I/We also hereby confirm that I/we have neither set any Terms and Conditions nor have I/We taken any deviation from the Tender conditions together with other references applicable for the above referred NIT/Tender Specification.

I/We further confirm my/our unqualified acceptance to all Terms and conditions, unqualified compliance to Tender Conditions, Integrity Pact, and acceptance to Reverse bidding process.

I/We confirm that my/our firm/company has not been referred to NCLT by any creditor. I/We further confirm that my/our firm/company and/or Promoters/Directors have not been convicted under Criminal law by Competent Court or Higher Court.

I/We confirm to have submitted offer in accordance with tender instructions and as per aforesaid reference.

Date:

[Signature]

Place:

(Name of Authorised Signatory)

Designation

[Company Seal]

Annexure-3

Bidder's General Information/Check List

Sub: Comprehensive Insurance of IFCI Properties/Assets across India

Sl. No.	Description	Documents to be attached
1	Name of the Company	
2.	Address of the Firm / Company	
3.	Year of Registration/Incorporation (Certification of Incorporated to be attached)	
4.	Name & Telephone Number of the Proprietor/person to whom all references shall be made regarding tender: (i) Name of the person (ii) Telephone No (Landline) (iii) Mobile No. (v) E-mail Id	
5	Whether MSME/ MSE (Attach valid MSME certificate)	
6	Details of the Bank Account of the Bidder <ul style="list-style-type: none"> • Name of the Bank • Branch and address • IFSC Code 	
7.	PAN No. (Copy to be attached)	
8.	GST No. (Copy to be attached) of the Bidder	
9.	The firm/company should have been in existence in India for a period of at least 10 Years as on 31.03.2024	Enclosed copy of Registration certificate and Commencement of Business.
10.	Bidder should be registered with IRDA with a valid IRDAI license as on 31.03.2024.	Valid proof must be enclosed
11.	a) The company/firm should have provided insurance cover to at least three Public Sector/ Private Sector institutions with assets not less than Rs.1000 crores each, OR b) The company/firm should have provided insurance cover to at least two Public Sector/ Private Sector institutions with assets not less than Rs.2000 crores each, OR C) The company/firm should have provided insurance cover to at least one Public Sector/ Private Sector institutions with assets not less than Rs.3000 crores each	Valid proof must be enclosed
12.	Average Annual premium receipt during the last three financial years, FY 2020-21, FY 2021-22, FY 2022-23 should be Rs.1,06,00,000 or above.	Valid proof must be enclosed
13.	Integrity Pact (IP)	To be submitted as per format attached with this bid.

Sl. No.	Description	Documents to be attached
14.	Whether you accept all the terms and conditions of the tender; Yes/No	

Date:

[Signature]

Place:

(Name of Authorised Signatory)

Designation

[Company Seal]

LIST OF PROPERTIES

Sl. No.	Location	Office/Commercial	Residential
1	Delhi	IFCI Tower, 61 Nehru Place, New Delhi-110019	IFCI Colony, Paschim Vihar, New Delhi
		Car Parking, IFCI Tower, Nehru Place, New Delhi.	Asian Games Village Complex, New Delhi-110016
		Unit no. 1201-1207, Naurang House, K.G. Marg, New Delhi-110001	Plot No. 21, Block-G (Old No. 23 in Block No. B), Maharani Bagh Co-operative Housing Building Society Ltd., Maharani Bagh, New Delhi-110065
		Bara Hindu Rao, Central Square, Manohar Lal Khurana Marg, Delhi (2nd & 3rd Floor - 20122 Sq. ft.)	
2	Mumbai	Earnest House, 9 th Floor, NCPA Marg, Nariman point, Mumbai-400021	IFCI Flats, Blue Diamond Apts, Juhu Tara Road, Santacruz (W), Mumbai-400042
			IFCI Flats, Aradhana CHS Ltd, Naigaon, Near Bombay Dyeing, Dadar (E)
			IFCI Flats, Sunset Heights, Suburbs Queen CHS, Pali Hill, Bandra (W), Mumbai-400048
			IFCI Flats, Sagar Sangeet Chs Ltd, Sahid Bhagat Singh Road, Colaba, Mumbai-400004
			IFCI Flats, Twin Star, Venus Apartments, Cuffe Parade, Mumbai-400005
		Unit no. 1-14, 3rd floor, 'C' wing, Trade World Building, Senapati Bapat Marg, Lower Parel, Mumbai.	Flat No. 7001, 70th Floor, World One Tower, Lower Parel, Mumbai acquired during 2020-21.
3	Bangalore	IFCI Bhavan, Hudson Circle, Cubbonpet, Bangalore	Unit No.208, 403, 504, 508, Nidhi Appartment, Pulkeshi Nagar, Frazee Town, Bangalore
			Unit No.22/2,22/3,22/5,22/6, 17/12 & 18/11, Nandini Layout, Nandini CHS, Bangalore.
4	Chennai	IFCI Ltd, Continental Chambers, Nungambakkam High Road, Chennai	
5	Ahmedabad	IFCI Bhawan, Near Lal Bungalow, C.G. Road, Navrangpur, Ahmedabad	Flat no-1,2,3,4,5 Shree Apartments, Near Azad Society, Ambawadi, Ahmedabad - 380015
6	Jaipur		IFCI Staff Colony, Jaipur
7	Chandigarh	IFCI Bhawan, Sector-27-A, Chandigarh	IFCI Staff Quarters, Sector-37-B, Chandigarh

Sl. No.	Location	Office/Commercial	Residential
			IFCI Staff Quarters, Sector-36-B, Chandigarh
8	Patna	Block-C, 3rd Floor, Maurya Lok Commercial Complex, Patna	
9	Bhubaneswar	Flat no. 4/8, BDA Colony, Bhubaneswar	
10	Kolkata	Chatterjee International Centre, 33 A, Jawaharlal Nehru Road, Park Street area, Kolkata, West Bengal 700071.	Unit no. DB-3 ,Sector-1, Salt lake City, Kolkata
			Unit no DB-61, Sector-1, Salt Lake City, Kolkata
			Unit no DB-62, Sector-1, Salt Lake City, Kolkata
			AB-37, Salt Lake, AB Block, Sector 1, Bidhannagar, Kolkata, West Bengal – 700064
			18/2, Shiv Shakti Apartments, ballygunge, Kolkata

Details of Lifts across Various Centres of IFCI

S. No.	Centre Name	No. of Lifts	Passenger (P) Capacity each lift	Remarks
1.	IFCI Tower, 61, Nehru Place, New Delhi -110019. Make- OTIS	07	5 Lifts- 20 passenger and 02 lifts-13 passenger	All lifts recently upgraded in the year 2020. Under AMC presently.
2.	IFCI Colony, Paschim Vihar, New Delhi- 110063. Make- OTIS	12	8	All 12 lifts recently upgraded in the year 2020. All Lifts under AMC presently.
3.	IFCI Bhawan, Near Lal Bungalow, C.G. Road, Navrangpur, Ahmedabad. Make- OTIS	02	8	Life of Lifts 9-10 Years. Under AMC presently.
4.	IFCI Bhavan, Hudson Circle, Cubbonpet, Bangalore. Make- Schindler	01	8	Life of Lift 11 Years approx. Under AMC presently.
5.	IFCI Ltd, Continental Chambers, Nungambakkam High Road, Chennai. Make- OTIS	01	6	Upgraded in the year 2011. Under AMC presently.
Note: AMC of above lifts is being taken care of by the original manufacturer/installing agency.				

Declaration by Authorised Signatory of Bidder
(To be submitted on Bidder's letter head)

To,

General Manager
Estates Department
IFCI Limited,
IFCI Tower, 61 Nehru Place,
NEW Delhi -110 019

Dear Sir,

Subject: Declaration by Authorized Signatory

Ref: Name of Tender and RFP No.,

I/We hereby certify that all the information and data furnished by me/us with regard to the above Tender Specification are true and complete to the best of my/our knowledge. I/We have gone through the specifications, condition, stipulations and other pertinent issues till date, and agree to comply with the requirements and Intent of the specification.

I/We further certify that I/We am/are authorized to represent on behalf of my/our firm/company for the above mentioned tender and a valid Power of Attorney/Authorization letter to this effect is also enclosed.

Date:

[Signature]

Place:

(Name of Authorised Signatory)

Designation

[Company Seal]

Declaration for Relation in IFCI
(To be submitted on Bidder's letter head)

To,
General Manager
Estates Department
IFCI Limited,
IFCI Tower, 61 Nehru Place,
NEW Delhi -110 019
Dear Sir,

Subject: Declaration for relation in IFCI

I/We hereby submit the following information pertaining to relation/relatives of Directors/
Employee(s) employed in IFCI

Tick (✓) any one as applicable:

1. The Director(s), Executives, of my/our Firm/Company DO NOT have any relation or relatives employed in IFCI

OR

2. The Director(s), Executives, of my/our Firm have relation/relatives employed in IFCI and their particulars are as below:
 - (i)
 - (ii)

Date:

[Signature]

Place:

(Name of Authorised Signatory)

Designation

[Company Seal]

Annexure 7

Integrity Pact

(To be executed on plain paper and submitted along with Bid for Tenders having a value of Rs. 10 Lakh or more. To be signed by the same signatory competent / authorized to sign the relevant contract on behalf of IFCI Ltd.)

(_____ Name of the Department / Officer)

Tender No. _____ for _____ (Each Tender must have Distinct Number and Subject Matter)

This pre-bid pre-contract Integrity Pact (Agreement) (hereinafter called the Integrity Pact) (IP) is made on _____ day of the _____, between, on one hand, IFCI Ltd., a company Incorporated under Companies Act, 1956, with its Registered Office at IFCI Tower, 61 Nehru Place, New Delhi – 110019, acting through its authorised officer, (hereinafter called Principal), which expression shall mean and include unless the context otherwise requires, his successors in office and assigns) of the First Part

And

M/s.

(with complete address and contact details) represented
by Shri

_____ (i.e. Vendor / Bidders hereinafter called the 'Counter Party') which expression shall mean and include, unless the context otherwise requires, his successors and permitted assigns) of the Second Part.

AND WHEREAS the PRINCIPAL values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/transparency in its relation with Counter Party(ies).

AND WHEREAS, in order to achieve these goals, the principal has appointed Independent External Monitors (IEMs) to monitor the Tender process and execution of the Contract for compliance with the principles as laid down in this Agreement.

WHEREAS THE Principal proposes to procure the Goods/services and Counter Party is willing to supply/has promised to supply the goods OR to offer/has offered the services and

WHEREAS the Counter Party is a private Company/ Public Company/ Government Undertaking/ Partnership, etc. constituted in accordance with the relevant law in the matter and the Principal is a Government Company and a Systematically Important, Non-Deposit taking, Non-Banking Financial Company, (NBFC-ND-SI).

NOW THEREFORE,

To avoid all forms of corruption by following a system that is fair, transparent and free from any influence, prejudiced dealing prior to, during and subsequent to the tenor of the contract to be entered into with a view to "-

Enabling the PRINCIPAL to obtain the desired goods/services at competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement, and

Enabling the Counter Party to abstain from bribing or indulging in any type of corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the PRINCIPAL will commit to prevent corruption, in any form, by its officials by following transparent procedures.

The parties hereto hereby agree to enter into this Integrity Pact and agree as follows: -

A. Commitment of the Principal

1. The Principal commits itself to take all measures necessary to prevent corruption and to observe the following principles: -
 - a) No employee of the Principal, personally or through any of his/her family members will in connection with the Tender or the execution of the contract, procurement or services/goods, demand, take a promise for or accept for self or third person, any material or immaterial benefit which the person is not legally entitled to.
 - b) The Principal will, during the Tender Process treat all the Counter Party (ies) with equity and reason. The Principal will, in particular, before and during the Tender Process, provide to all Counter Party (ies) the same information and will not provide to any Counter Party (ies) confidential / additional information through which the Counter Party (ies) could obtain an advantage in relation to the Tender Process or the Contract execution.
 - c) The Principal shall endeavour to exclude from the Tender process any person, whose conduct in the past had been of biased nature.
2. If the Principal obtains information on the conduct of any of its employee which is a criminal offence under the Indian Penal Code (IPC) / Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles herein mentioned or if there is a substantive suspicion in this regard,

the principal will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

B. Commitments of Counter Parties

The Counter Party commits itself to take all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage of bid or during any pre-contract stage in order to secure the contract or in furtherance to secure it and in particular commit itself to the following. Counter Party (ies) commit himself / themselves to observe these principles during participation in the Tender Process and during the Contract execution: -

1. The Counter Party will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement etc. to any official of the PRINCIPAL which is not available legally, connected directly or indirectly with the bidding process, or to any person company or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.
2. The Counter party further undertakes that it has not given, offered or promised to give directly or indirectly any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement etc. to any official of the Principal or otherwise in procurement contract or forbearing to do or having done any act in relation to the obtaining or execution of the contract or any other contract with the Principal for forbearing to show favour of disfavour to any person in relation to the contract or any other contract with the Principal.
3. Counter Party shall disclose the name and address of agents and representatives, if any, handling the procurement / service contract Foreign Counter Parties shall disclose the name and address of agents and representatives in India and Indian Bidders to disclose their foreign principals and associates.
4. Counter Party shall disclose the payments to be made by them to agents / brokers; or any other intermediary of any, in connection with the bid / contract.
5. The Counter Party has to further confirm and declare to the Principal that the Counter Party is the original integrator and has not engaged any other individual or firm or company, whether in Indian or foreign intercede, facilitate or in any way to recommend to Principal or any of its functionaries whether officially or unofficially to the award of the contract to the Counter Party nor has any amount been paid, promised or intended to be paid to any such individual, firm or company in respect of any intercession, facilitation or recommendation.
6. The Counter Party, either while presenting the bid or during pre-contract negotiation or before signing the contract shall disclose any payment made, is committed to or intends to make to officials of Principal, or their family members, agents, brokers or any other intermediaries in connection with the contract and the details or services agreed upon for such payments.
7. The Counter Party will not collude with other parties interested in the contract to impair the transparency, fairness and progress of bidding process, bid evaluation, contracting and implementation of the Contract. Also, the Counter Party has not entered into any undisclosed agreement or understanding with other Bidders with respect to prices, specifications, certifications, subsidiary contracts etc.

8. The Counter Party shall not accept any advantage in exchange for any corrupt practice, unfair means and illegal activities.
 9. The Counter Party shall not use improperly, for purposes of competition or personal gain, or pass on to others, any information provided by the Principal as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic data carrier. The Counter Party also undertakes to exercise due and adequate care lest any such information is divulged.
 10. The Counter Party commits to refrain from giving any complaint directly or through any other manner without supporting it with full and verifiable facts.
 11. The Counter Party shall not instigate or cause to instigate any third person including their competitor(s) of bidding to commit any of the actions mentioned above.
 12. If the Counter Party or any employee of the Counter Party or any person acting on behalf of the Counter Party, either directly or indirectly, is a relative of any of the official / employee of Principal, or alternatively, if any relative of an official / employee of Principal has financial interest / stake in the Counter Party firm, the same shall be disclosed by the Counter Party at the time of filling of tender.
 13. The term 'relative' for this purpose would be as defined in Section 2 Sub Section 77 of the Companies Act, 2013.
 14. The Counter Party shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employees / officials of the Principal.
 15. The Counter Party shall disclose any transgression with any other Company that may impinge on the anti-corruption Principle.
 16. The Counter Party agrees that if it makes incorrect statement on this subject, Bidder / Counter Party can be disqualified from the tender process or the contract, if already awarded, can be terminated for such reason.
- C. Disqualification from Tender Process and exclusion from Future Contracts
1. If the Bidders, either before award or during execution of Contract has committed a transgression through a violation of Article II above or in any other from, such as to put his reliability or credibility in question, the Principal is entitled to disqualify the Counter Party from the Tender Process or terminate the Contract, if already executed or exclude the Counter Party from future contract award processes.
 2. The Counter Party accepts and undertakes to respect and uphold the Principal's absolute right to resort to and impose such execution.
 3. Apart from the above, the Principal may take action for banning of business dealings / Counter Party as deemed fit by the Principal.
 4. If the Counter Party can prove that it has resorted / recouped the damage caused and has installed a suitable corruption prevention system as per the satisfaction of the Principal, the

Principal may at its own discretion, as per laid down companyal procedure, revoke the exclusion.

D. Consequences of Breach

Without prejudice to any rights that may be available to the Principal under Law or the Contract or its established policies and laid down procedure, the Principal shall have the following rights in case of breach of this Integrity Pact by the Counter Party: -

1. Forfeiture of EMD / Security Deposit: If the Principal has disqualified the Counter Party(ies) from the Tender Process prior to the award of the Contract or terminated the Contract or has accrued the right to terminate the Contract according to the Article III, the Principal apart from exercising any legal rights that may have accrued to the Principal, may in its considered opinion forfeit the Earnest Money Deposit / Bid Security amount of the Counter Party.
2. Criminal Liability: IF the Principal obtains knowledge of conduct of a Counter Party which constitute corruption within the meaning of PC Act, or if the Principal has substantive suspicion in this regard, the Principal will inform the same to the Chief Vigilance Officer.

E. Equal Treatment of all Bidders/Manpower Agencies/Sub-Manpower agencies/Counter Parties

1. The Counter Party (ies) undertake (s) to demand from all sub-Manpower agencies a commitment in conformity with this Integrity Pact. The Counter-Party shall be responsible for any violation(s) of the principles laid down in this Agreement / Pact by any of its sub-Manpower agencies / sub-vendors.
2. The Principal will enter into Pacts in identical terms as this one with all Counter Parties.
3. The Principal will disqualify Counter Parties who do not submit, the duly signed Pact, along with the Tender or violate its provisions at any stage of the Tender process, from the Tender process.

F. Independent External Monitor (IEM)

1. The Central Vigilance Commission has approved the appointment of Independent External Monitor (s) (IEMs) for this Pact. The task of the IEM is to review independently and objectively, whether and to what extent the parties comply with the obligations under this Integrity Pact. The name and particulars of the two IEMs is as under:-

1. Shri Janak Digal Email Id: janakdigal85@gmail.com	2. Shri Arunendra Kumar Email ID: noidarail54@gmail.com
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2. The IEM is not subject to instructions by the representatives of the parties and performs his functions neutrally and independently. The IEM shall give his / recommendations to the MD & CEO/ DMD, IFCI Ltd.
3. The Counter Party(ies) accept that IEM has the right to access without restriction, to all Tender documentation related papers / files of the Principal including that provided by the Counter Party. The Counter Party will also grant the IEM, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his or any of his Sub-Manpower

Agency's Tender Documentation / papers / files. The IEM is under contractual obligation to treat the information and documents of the Counter Party (ies) with confidentiality.

4. As soon the IEM notices, or believes to notice, a violation of this Pact, he will so inform the Management of the Principal and request the Management to discontinue or take corrective action, or to take other relevant action. The IEM can in this regard submit non-binding recommendations. Beyond this, the IEM has no right to demand from the parties that they act in a specific manner, refrain from action or tolerate action.
5. The IEMs would examine all complaints and would give their recommendations / views to the MD&CEO of the Principal. IEM may also send their report directly to the CVO and the Commission in case of suspicion of serious irregularities requiring legal / administrative action. IEMs are expected to tender their advice on the complaints within 10 days as far as possible.
6. For ensuring their desired transparency and objectivity in dealing with the complaints arising out of any tendering process, the matter shall be examined by the full panel of IEMs jointly as far as possible, who would look into the records, conduct and investigation and submit their joint recommendation to the management of the Principal.
7. The role of the IEMs shall be advisory and would not be binding and it is restricted to resolving issues raised by the Counter Party regarding any aspect of the tender which allegedly restricts competition or bias towards the Counter Party.
8. The word 'IEM' would include both singular and plural.

G. Duration of the Integrity Pact (IP)

1. This IP shall be operative from the date IP is signed by both the Parties till the final completion of the contract. Any violation of the same would entail disqualification of the Counter Party and exclusion from future business dealings.
2. If any claim is made / lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Integrity Pact as specified above, unless it is discharged / determined by the MD&CEO, IFCI Ltd.

H. Other Provisions

1. This IP is subject to Indian Law, place of performance and jurisdiction is the Head Office / Regional Offices of the Principal who has floated the Tender. The concerned Office / Department which has floated the Tender would be the focal point for implementation of IP.
2. Changes and supplements in any Procurement / Service Contract / Tender need to be made in writing. Changes and supplement in IP need to be made in writing.
3. If the Counter Party is a partnership or a consortium, this IP must be signed by all the partners and consortium members. In case of a Company, the IP must be signed by a representative of the Counter Party duly authorized by Board resolution.

4. Should one or several provisions of this IP turn out to be invalid; the remainder of this Pact remains valid. In the case, the parties will strive to come to an agreement to their original intentions.
5. A person signing the IP shall not approach the Court while representing the matter to the IEMs and he / she will await their decision in the matter.
6. This IP is deemed as part of the procurement / service contract and both the Principal and the Counter Party are bound by its provisions.

I. Legal and Prior Rights

All rights and remedies of the parties hereto shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and / or law and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid. For the sake of brevity, both the Parties agree that this Pact will have precedence over the Tender / Contract documents with regard to any of the provisions covered under this Integrity Pact.

IN WITNESS WHEREOF the parties have signed and executed this Integrity Pact (IP) at the place and date first above mentioned in the presence of the following witnesses: -

(For and behalf of Principal)

(For and behalf of Counter Party)

WITNESSES:

1. _____ (Signature, name and address)

2. _____ (Signature, name and address)

Note: In case of Purchase Order wherein formal agreements are not signed reference to witnesses may be deleted from the past part of the Agreement

FINANCIAL BID FORMAT

To
General Manager

Estates Department

IFCI Limited,

IFCI Tower, 61 Nehru Place,

NEW Delhi -110 019

Dear Sir,

Comprehensive Insurance of IFCI Properties/Assets across India

Details of IFCI's All India Properties (Office & Residential) and Fixed Assets for Comprehensive Insurance Policy with Re-instatement Value Clause					
Reference: Procurement of Centralized Comprehensive Insurance Policy from IRDAI licensed General Insurance Company operating in India to insure its properties/assets situated Pan India under the ownership/lease of IFCI Limited viz., Office Buildings, Residential Buildings/Colonies, Plant & Machinery, Furniture Fixtures, Electrical Installations, Firefighting and allied services, Lifts, Chiller Plants, and Machinery against various risks.					
Sl. No.	Nature of Property & Center	Particulars	Add on Covers	Total Sum to be Insured (Rs. in Crores)	Amount of Annual Premium excluding GST (in Rs.)
					(in figures)
(1) Office Property at Delhi					
1.1	IFCI Tower, 61 Nehru Place, New Delhi (Area-223141 Sq. Ft.), Total G+18 floor having 02 basements	Building and Structure (Excluding boundary wall, Plinth & Foundations, internal roads) including sanitary & electrical fittings, false ceiling, flooring and related items, plant machinery, GD Sets, HVAC Systems, individual Acs, office equipments, electrical and firefighting items, digital signages, furniture, fittings, etc belonging to insured.	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Loss of rent Rs.30 cr. (vi) Additional expences of rent for alternative accommodation Rs.15 cr. (vii) Omission to be insured addition	283.50	

1.2	Car Parking IFCI Tower, 61 Nehru Place, New Delhi (Area-84331 Sq. ft.), Ground floor with 02 basements.	Building & Structure Ground floor with vehicles in 2 basements and ground floor, electrical and firefighting and ventilation system.	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	31.50	
1.3	Unit no. 1201-1207, Naurang House, K.G. Marg, New Delhi-110001 (Area-3578 Sq.ft.)	Building and structure with furniture, fixtures, electrical installations, Acs, interior false ceiling, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	1.05	
1.4	Bara Hindu Rao, Central Square, Manohar Lal Khurana Marg, Delhi (2 nd & 3 rd Floor - Area-20122 Sq.ft)	Building and structure at 2nd & 3rd floor with unfinished internal wall/interior and firefighting system.	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	4.20	
2. Residential Property at Delhi					
2.1	IFCI Colony, Paschim Vihar, New Delhi	Building and structure of 9 Nos. individual building of 195 Nos. residential flats with furniture, fixtures, electrical installations, firefighting & plumbing system, etc. (Around 85 Nos. of flats occupied and 110 are vacant and using as record room)	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	28.35	
2.2	IFCI Flats at Asian Games Village Complex, New Delhi-110016 (Total 7 nos. Flats)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	5.25	

2.3	Plot No. 21, Block-G (Old No. 23 in Block No. B), Maharani Bagh Co-operative Housing Building Society Ltd., Maharani Bagh, New Delhi- 110065	Total area of the Plot 10350 sq. ft. plus unfinished structure of approx. 8850 sq. ft.	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	1.63	
3. Office Property at Mumbai					
3.1	Earnest House, 9th Floor, NCPA Marg, Nariman point, Mumbai-400021 (Area-6540 Sq.ft.)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Loss of Rent - Rs. 16 lakhs (vi) Additional expenditure of rent for an alternative arrangement Rs.1.8 cr. (vii) Omission to be insured addition	5.25	
3.2	Unit no. 1-14, 3rd floor, 'C' wing, Trade World Building, Senapati Bapat Marg, Lower Parel, Mumbai. Acquired during 2022-23. (Total Area-10804 Sq.ft. having 20 nos. car parking space)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc.	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition.	19.27	
4. Residential Property at Mumbai					
4.1	IFCI Flats, Blue Diamond Apts, Juhu Tara Road, Santacruz (W), Mumbai-400042 (Total = 8 Nos Flats)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	9.45	

4.2	IFCI Flats, Aradhana CHS Ltd, Naigaon, Near Bombay Dyeing, Dadar (E). (Total - 3 Nos Flats)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition		
4.3	IFCI Flats, Sunset Heights, Suburbs Queen CHS, Pali Hill, Bandra (W), Mumbai- 400048 (Total - 3 Nos Flats)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition		
4.4	IFCI Flats, Sagar Sangeet Chs Ltd, Sahid Bhagat Singh Road, Colaba, Mumbai- 400004 (Total - 2 Nos Flats)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition		
4.5	IFCI Flats, Twin Star, Venus Apartments, Cuffe Parade, Mumbai- 400005 (Total - 2 Nos Flats)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition		
4.6	Flat No. 7001, 70 th Floor, World One Tower, Lower Parel, Mumbai acquired during 2020- 21, (Area-4729 Sq.ft.)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring etc. Total Area of the Flat 4729 sq. ft. (Carpet Area)	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	30.86	

5. Office Property at Bangalore					
5.1	IFCI Bhavan, Hudson Circle, Cubbonpet, Bangalore. Area-23232 Sq.f.t)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Loss of rent - Rs.60 lakhs (vi) Additional expenditure of rent for an alternative arrangement Rs 20 lakh (vii) Omission to be insured addition	13.02	
6. Residential Property at Bangalore					
6.1	Unit No.208, 403, 504, 508, Nidhi Apartment, Pulkeshi Nagar, Fraze Town, Bangalore. (Total - 4 nos. Flats)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	1.05	
6.2	Unit No.22/2,22/3, 22/5,22/6, 17/12 & 18/11, Nandini Layout, Nandini CHS, Bangalore. (Total - 6 Nos. Flats)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	1.05	
7. Office Property at Chennai					
7.1	IFCI Ltd, Continental Chambers, Nungambakk am High Road, Chennai. (Area-19306 Sq.f.t)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Loss of rent - Rs.95 lakhs (vi) Additional expenditure of rent for an alternative arrangement Rs. 15 lakhs (vii) Omission to be insured addition	6.46	

8. Office Property at Hyderabad					
8.1	8 th Floor, Taramandal Complex, Khairtabad, Hyderabad. (Area-14242 Sq.f.t)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Additional expenditure of rent for an alternative arrangement Rs.20 lakhs (vi) Omission to be insured addition	3.15	
9. Office Property at Ahmedabad					
9.1	IFCI Bhawan, Near Lal Bungalow, C.G. Road, Navrangpur, Ahmedabad (Area-34233 Sq.f.t)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Loss of rent – Rs.280/- lakhs (vi) Additional expenditure of rent for an alternative arrangement Rs 5.5 lakhs (vii) Omission to be insured addition	19.64	
10. Residential Property at Ahmedabad					
10.1	Flat no- 1,2,3,4,5 Shree Apartments, Near Azad Society, Amba wadi, Ahmedabad - 380015 (Total Flat No-5)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	1.31	
11. Residential Property at Jaipur					
11.1	IFCI Staff Colony, Jaipur (Total Flats- 28 Nos.)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	8.40	

12. Office Property at Chandigarh					
12.1	IFCI Bhawan, Sector-27-A, Chandigarh (Area-10563 Sq.f.t)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	1. Earthquake (Fire & Shock) 2. Fire & Allied Perils 3. STFI 4. Terrorism Damage. 5. Loss of rent - Rs. 20 lakhs 6. Omission to be insured addition	2.21	
13. Residential Property at Chandigarh					
13.1	IFCI Staff Quarters, Sector-37-B, Chandigarh (Total Flat No-37)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	8.40	
13.2	IFCI Staff Quarters, Sector-36-B, Chandigarh (Total Flat No-3)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	1.05	
14. Office Property at Patna					
14.1	Block-C, 3rd Floor, Maurya lok Commercial Complex, Patna. Area-10851 Sq.f.t)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	0.31	
15. Residential Property at Bhubaneswar					
15.1	Flat no. 4/8, BDA Colony, Bhubaneswar (Flat-1 No.)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	0.16	
16. Office Property at Kolkata					
16.1	Chatterjee International Centre, 33 A, Jawaharlal Nehru Road, Park Street area, Kolkata, West Bengal 700071.	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Loss of rent - Rs.40 lakhs (vi) Additional expenditure of rent for an alternative	2.28	

	(Area-7687 Sq.f.t)		arrangement Rs.15 lakhs (vii) Omission to be insured addition		
17. Residential Property at Kolkata					
17.1	Unit no. DB-3, Sector-1, Salt lake City, Kolkata (Total Flats-1 Nos.)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition	4.51	
17.2	Unit no DB-61, Sector-1, Salt lake City, Kolkata (Total Flats-5 Nos.)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition		
17.3	Unit no. DB-62, Sector-1, Salt lake City, Kolkata (Total Flats-5 Nos.)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition		
17.4	AB-37, Salt Lake, AB Block, Sector 1, Bidhannagar Kolkata, West Bengal – 700064. (Total Flats-7 Nos.)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition		
17.5	18/2, Shiv Shakti Apartments, Ballygunge, Kolkata (Total Flats-1 Nos.)	Building and structure with furniture, fixtures, electrical installations, Acs, interior finishing, flooring, etc	(i) Earthquake (Fire & Shock) (ii) Fire & Allied Perils (iii) STFI (iv) Terrorism Damage (v) Omission to be insured addition		0.52
18. Third Party Liability for claim arising in the event of malfunctioning of Lifts/ Elevators					
18.1	Office Premises at IFCI Tower, 61, Nehru Place, New Delhi-110019. (Total-07 Lifts)	Third Party Liability for claim arising in the event of malfunctioning Lifts/ Elevators	Total limit Rs. 100 Crore with sub limit of Rs. 50 Crore per event & not exceeding 2 events.	100.00	

18.2	Office Premises at Ahmedabad Regional Office, Bengaluru Regional Office and Chennai Regional Office (Address as given above)	Third Party Liability for claim arising in the event of malfunctioning Lifts/ Elevators. (Ahmedabad- 02 Lifts. Bengaluru -01 Lift Chennai-01 Lift)	3rd Party Liability for Rs. 6 crores for maximum two events for each RO.	18.00	
18.3	Residential Premises at IFCI Colony, Paschim Vihar, New Delhi-110063. (Total 12 Lifts)	Third Party Liability for claim arising in the event of malfunctioning Lifts/ Elevators	3rd Party Liability for Rs. 12 Crore for maximum two events.	12.00	
—	—	—	Total	623.83	
				GST in Rs.	
			Total Amount of Premium including GST		

Note: -

- (i) **The evaluation of financial bids/price bids will be based on Total Amount of premium inclusive of GST, quoted by the bidders. However, the bidders are requested to submit price breakup of each property for future reference, if any.**
- (ii) The charges are to be quoted as per the above format. Quoting of amount in any other format other than as prescribed above is liable to be rejection.
- (iii) The quoted rates must be all inclusive which will be deemed for the complete scope of work, other terms & conditions and payment terms, as provided herein. The quoted price will be firm and free from any variation till period of insurance.
- (iv) IFCI reserves the right to reject all or any bid/offer wholly or partly without assigning any reason thereof whatsoever.
- (v) Offers submitted shall remain valid for a period of 90 days from the last date of submission of offers.

Yours faithfully,

Date:

[Signature]

Place:

(Name of Authorised Signatory)

Designation

[Company Seal]