



महाराष्ट्र शासन

आयुक्त, महाराष्ट्र राज्य कामगार विमा योजना यांचे कार्यालय  
(महाराष्ट्र शासन)  
6 वामजला, पंचदीपभवन, ना. म. जोशी मार्ग, लोअरपरळ, मुंबई - 400013.  
OFFICE OF THE COMMISSIONER EMPLOYEES STATE INSURANCE  
SCHEME  
(GOVT OF MAHARASHTRA)



स्यातंत्र्याचा अमृत महोत्सव

दूरध्वनीक्र. (०२२) २४९५५२९८, २४९५५३१६, २४९५०८६३, फॅक्सक्र. (०२२)  
२४९५०७१६ ई-मेल:ceo.mhesis@gmail.com

ANNEXURE-II (FINANCIAL BID)  
OFFER OF PREMISES FOR OFFICE MUMBAI AND SUB URBAN

Sr. No	Description	
1	Name of the Person/Party holding title to the property (herein after referred to as the owner)	
2	Permanent Account Number (PAN)	
3	<b>Contact details of the offered</b>	
a	Complete Postal Address	
b	Telephone / Mobile number	
c	E-mail id	
4	<b>Details of property offered</b>	
a	Location & Address of the property	
b	Total area offered in sq. m	
c	<b>Monthly rent including all taxes in Rs.</b>	

Place:

Date:

Seal and Signature of the Owner  
Name:



## ACCOMMODATION REQUIRED FOR CEO Office of the MH-ESIS - AT Mumbai

Competent Authority, CEO OFFICE, Maharashtra Employees' State Insurance Society, Mumbai invites EOI for hiring Mumbai premises having area as follows, excluding parking, lift, corridors, common area, balcony, lobbies etc. Details of the Location and required area are mentioned below.

Sr.No	Place	Max.area up to (Sq.ft)
1	Mumbai	10,000

Accommodation must be ground or any floor. Applications are to be submitted in the prescribed Proforma. Applications for previously rejected places will not be considered.

### SCHEDULE OF EOI:

Interested owners of premises may submit duly filled and signed Prescribed Proforma in two envelopes, one for technical bid and other for financial bid. Please clearly write on envelopes (envelop for technical bid or for financial bid). Both envelopes should be enclosed in a sealed big envelope along with self attested Xerox copies of all the relevant required documents. The big envelope must be superscribed with the words "Offer for Hiring of Premises for Office of the MH-ESIS Chief Executive Officer" and must reach by post or by hand before 20.01.2023 up to 5.00 PM to following address.

**Chief Executive Officer**

**Maharashtra State Employees Insurance Society,**

**Panchadeep Bhavan, N.M.Joshi Marg, Lower Parel, Mumbai**

Applications received after due date & time will not be considered in any circumstances. **Technical bids will be opened on 23.01.2023 at 12.00 noon in this office. Interested owners or their authorized representatives may be present at the time of opening of bids.**

### **General Terms & Conditions:**

1. Building/Land should not be disputed, free from legal encumbrances and should be with clear title. Interested owners will have to certify this.
2. After opening of the technical bid, physical inspection of the premises will be carried out by a designated committee to verify whether the offer complies with the needs of the MH-ESIS, Only those bidders who qualify in technical bid will be considered for financial bid.
3. Sufficient parking space.
4. Proximity to Auto/Tempo/Rickshaw / Bus Stop.
5. At least Six Toilets for each premises with washbasin facility
6. The property should have 24 hours electricity supply, separate electric meter should be installed exclusively for the use of MH-ESIS Chief Executive Officer" with proper earthing for proper electric load. Availability of power back-up, generator will be an added advantage.
7. The owner shall permit MH-ESIS to install satellite dishes/communication towers/ data cable etc., without demur or additional charges, as deemed necessary for facilitating telecommunications as also installation of power generating/amplifying devices including but not restricted to Power transformers, Power Generators etc. as well as placing of MH-ESIS sign boards, hoardings/publicity materials, ACs etc. for its working activities and the owner/landlord will have no objection of any kind whatsoever and shall not claim any compensation or additional rent.
8. 24 hours water facility.
9. Sufficient waiting area for visitors.



10. If any internal modification is required, the same is to be done by the owner at his own cost.
11. The premises offered should have all construction approval/clearances as may be necessary from all Central/State Government and local authorities and should be legally free from all encumbrances.
12. Painting of the premises and painting or polishing of all doors, windows, ventilators, grills etc. as may be desired by Chief Executive Officer", Mumbai will be carried out by the owner/landlord once in Three years within the lease period and also before handing over of possession. In case the owner/landlord fails to do so, Chief Executive Officer" Mumbai shall have the right to arrange it at the cost of the owner/landlord and deduct the amount from the rent payable or that may become payable, or otherwise recover from the owner/landlord.
13. The owner landlord has to construct aluminum partitions | cabins | chambers, stationery (record room, rest room, toilets etc., as per MH-ESIS requirement at his own cost before handing over possession to the MH-ESI Society.
14. Monthly rent (excluding all taxes) must be furnished clearly in the prescribed application form, otherwise the bid may be rejected.
15. The premises offered should be in ready condition and the owner of the premises will have to hand over the possession of premises within 30 days of acceptance of the offer by the Competent Authority positively.
16. Electricity charges and water charges shall be paid by MH-ESIS or if required by landlord which shall be reimbursed by MH-ESIS.
17. All statutory dues on building/ Land including property taxes to be paid as decided.
18. Payment of rent shall be made after end of month after deducting the taxes (TDS on Income tax and GST) as applicable from time-to-time. Rent shall be payable by MH- ESIS from the date of possession of the building.
19. No Advance rent/deposit will be paid by the MH-ESIS to the owner offering the premises.
20. The Selected Offerers shall enter into a proper and valid Lease agreement with MH- ESIS. The registration charges, for lease deed shall be equally divided between the landlord and Chief Executive Officer, Mumbai on 50% basis. The original copy of the lease document shall be retained by the lease.
21. The MH-ESIS at any time during the Lease Period/extended Lease Period may make temporary alterations like partitions, office fixtures and fittings to suit office requirement.
22. During the period of lease agreement, the owner/landlord shall not transfer, mortgage, sell or otherwise create any interest in the premises leased to the Chief Executive Officer, MH- ESIS with any party affecting MH-ESIS right of occupation and any of the terms of the lease without the written consent of MH-ESIS.
23. The Competent Authority, Chief Executive Officer, MH-ESIS Mumbai has the right to accept or reject any application or cancel this process at any stage without furnishing any reasons and reserves the right to amend these terms and conditions as it may deem necessary. Participation in the EOI process does not entail the offerers any commitment from Chief Executive Office , The MH-ESIS will not be liable for any damage/loss caused to the offerers during the EOI process and before signing of the contract.
24. **If required number of valid technical bids are not received in stipulated period for specific site, then this advertisement for this site will be extended for one week upto 30.01.2023 and extended bid will be opened on 31.01.2023 at 12.00 noon.**