

LETTING OUT OF PREMISES – [WEB SITE ADVERTISEMENT](#)**LIFE INSURANCE CORPORATION OF INDIA**

Estate Dept., 7th Floor, "Jeevan Prakash", Tilak Road, Ahmedabad 380 001.

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LETTING OUT OF COMMERCIAL SPACE AT BIMA NAGAR, LOCATED ON SATELLITE ROAD, OPP. JHANSI LAXMI STATUE, NEAR SHIVRANJANI CHAR RASTA, AHMEDABAD.

Life Insurance Corporation of India invites offers from prospective tenants for letting out commercial space on rent in the Commercial Complex at The office premises available are on first floor with hall carpet area about 3548 Sq.ft. Selection of Tenant will be based upon the following:-

- 1) Tenants who quote the highest rate for the area , excluding service tax
- 2) Government/Quasi Government/Corporate Offices would be given preference.
- 3) Three dedicated car parking slots for cars will be given at no extra cost.
- 4) Additional Parking Charges @ Rs. 5,000/- per month per car will be charged. (subject to availability of surplus space)
- 5) Water is available in all toilet blocks and will be made available as per supply of AMC..
- 6) Electrical load is to be obtained by the tenant.
- 7) Rs. 2 /- per Sq.Ft. per month or actual on proportionate basis whichever is higher will charge extra on account of Maintenance Charges for street light / parking light / staircase light / lift / running water pumps and providing house keeping and security service in common areas like staircase, lift lobby, parking area etc. (cleaning of Toilet block are excluded)
- 8) Two neon sign boards, at no extra cost, of size 5' x 10' at approved location by LIC and can be erected / placed by tenant at their cost and from tenant electrical meter.
- 9) Municipal Property Tax and other Govt. Statutory Taxes on land and Building (Present & future) to be borne by the tenant.
- 10) Service Tax: Service Tax shall be payable by lessee as per prevailing Central Govt. rules.
- 11) No addition/alteration to be made without specific permission of LIC and in no case strong room will not be permitted.
- 12) The Lease Agreement shall be executed as per LIC's standard format without any deviation. The Lease Agreement should be registered. The Lease Registration Charges shall be equally borne/ shared by LIC and the tenant.
- 13) V. Sat Antenna rent shall have to be paid by lessee on mutually agreed rates, if provided.
- 14) The number of hoardings/ signage and location will be decided mutually on need basis.
- 15) Both Parties will serve at least three months notice prior to vacation of premises.
- 16) Rent will be charged on carpet area basis. .
- 17) Term will be Nine Years OR Ten years (Three terms of three year or Two terms of Five years).
- 18) Escalation in rent will be @ 25% at the interval of 3 years or 35% at the interval of 5 years.
- 19) Interest Free Security Deposit equivalent to 6 months rent or negotiable are to be paid in advance.

- 20) Minimum lock in period will be one year, if vacated in less than one year the Security deposit will be forfeited.
- 21) Sr. Divisional Manager LIC of India, Ahmedabad Division reserves the right to allot any and/or all area at its sole discretion without assigning any reasons.
- 22) Common security will be provided, but the tenant may have separate security for their area.
- 23) Premises shall not be used for storing inflammable material and for any type godown.
- 24) Fire fighting extinguisher equipment to be kept in their premises and to be maintained by the tenant at their cost.
- 25) Electrical wiring to be approved by LIC and also providing AC machine location.
- 26) 12% interest (p.a.) will be charge, if rent is not paid with in the period stipulated in the lease deed.

Interested Tenants may kindly respond in sealed covers superscribed **“OFFER FOR COMMERCIAL SPACE AT BIMA NAGAR, 1ST FLOOR, JEEVAN VIKAS BUILDING”**, addressed to the Manager (Estate), Life Insurance Corporation of India Estate Dept., 7th Floor, “Jeevan Prakash”, Tilak Road, Ahmedabad 380 001. Tel.: 079-25508832 / 25508800 within 21 days from the date of this advertisement. No consideration will be given for postal delay.

SALIENT FEATURES OF THE BUILDING:-

1. The building is on main road and the Building has been constructed strictly as per plan approval, conforming to the Bye Laws of the Local Authorities.
2. Exclusive, modern toilet blocks with all best quality sanitary fitting, two separate toilets each for ladies and gents. Separate space for providing drinking water cooler.
3. Provided excellent vitrified tiles flooring, aluminum sliding windows and excellent external appearance by providing Aluminum Composite panel.
4. Building is having stilt (hollow) parking facility.
5. Common facilities: - Ultra modern lift having round the clock maintenance service contract. Adequate, Water available for washrooms / toilets block. Sufficient capacity's over head water storage tanks available on terrace with two water pumps. Reputed security service provided 24X7. Common areas like staircase, lift lobby, parking area etc are being well maintained.

Date : 19/03/2013