



Apne liye. Apno ke liye.

NOTICE

SBI Life Insurance Company Ltd. (SBI Life) hereby invites offers bids for commercial premises on lease basis from the owners of the premises fulfilling following broad prospect:

1. The premises should be free from all encumbrances and charges and ready for immediate possession.
2. The premises must be **commercial building** with and arrangement of **commercial electricity connection** and should have basic permission and amenities such as Fire NOC, Occupation Certificate, Building Insurance, adequate & uninterrupted electricity and water supply, space for signage, parking, modern Firefighting system, adequate number of Car parking etc. Premises property tax will be paid by landlord.
3. The premises in the vicinity of **Fort / Marine Lines / Nariman Point / Cuffe Parade / Near by Bombay Hospital** and surrounding area is preferred.
4. The carpet area of the premises should be between **2000 sq. ft. to 2100 sq. ft.**

Intending bidders should download the formats from our website www.sbilife.co.in

(<https://www.sbilife.co.in/en/services/download-center/rfp-forms>). The completed Technical and Price Bids should be submitted in separate sealed covers to "The Regional Director", **SBI Life Insurance Company Limited**, Natraj, 3rd Floor, M.V. Road and Western Express Highway Junction, Andheri East, Mumbai - 400069. Tel. Board : +91 22 6628 3192 on or before 23rd March 2024

SBI Life reserves the right to accept or reject any or all offers in full / part without assigning any reasons.

Date: 09/03/2024

Place: Fort

Trade logo displayed above belongs to State Bank of India and is used by SBI Life under license. SBI Life Insurance Company Limited. Registered & Corporate Office: Natraj, M. V. Road & Western Express Highway Junction, Andheri (East), Mumbai - 400 069. IRDAI Registration No.111. CIN L99999MH2000PLC129113 Website: www.sbilife.co.in Email: info@sbilife.co.in Toll free no: 1800 267 9090 (Customer Service timing: 24X7)



माझ्यासाठी. माझ्या जिवलगंसाठी.

सूचना

एसबीआय लाईफ इन्शुरन्स कंपनी लिमिटेड (एसबीआय लाईफ) याद्वारे खालील व्यावसायिक मालमतेच्या मालकांकडून भाडेतत्वावर लिलाव पध्दतीने बोलीधारकांना खालील व्यापक अपेक्षा पूर्ण करणाऱ्या निविदा मागवत आहे.

१. जागा सर्व भार मुक्त आणि शुल्क मुक्त आणि तात्काळ ताबा घेण्यास तयार असावेत.
२. जागा व्यावसायिक इमारत असणे आणि व्यावसायिक वीज कनेक्शनची व्यवस्था असणे आवश्यक आहे आणि त्यांना अग्निशामक नाहरकत प्रमाणपत्र, ऑक्युपन्सी प्रमाणपत्र, इमारत विमा, पुरेशी आणि नियमित वीज आणि पाणीपुरवठा, नावाच्या बोर्डासाठी जागा, पार्किंग, आधुनिक अग्निविरोधक व्यवस्था, पुरेशी कार पार्किंग इ. अशी मूलभूत परवानगी व सुविधा असणे आवश्यक आहे. जागेचा मालमत्ता कर घरमालकाने भरावा.
३. फोर्ट / मरीन लाईन्स / नरीमन पॉइंट / कफ परेड / बॉम्बे हॉस्पिटल जवळ व आसपासच्या परिसरातील जागांना प्राधान्य देण्यात येईल.
४. परिसराचे कार्पेटमधील क्षेत्र २००० चौरस फूट ते २१०० चौरस फूट दरम्यान असावे.

इच्छुक बोलीदारांना आमच्या वेबसाईटवर www.sbilife.co.in (<https://www.sbilife.co.in/en/services/download-center/rfp-forms>) येथून नमुना डाऊनलोड करून घ्यावा. पूर्ण झालेली तांत्रिक आणि किंमतीची बोली स्वतंत्रपणे सील बंद ठेव लिफाफ्यामध्ये सादर करावी "प्रादेशिक संचालक", एस बी आय लाईफ इन्शुरन्स कंपनी लिमिटेड, नटराज, ३ रा माळा, एम. व्ही. रोड व पश्चिम द्रुतगती महामार्गाचे जंक्शन, अंधेरी (पूर्व) मुंबई - पिन - ४०००६९, दूरध्वनी क्र. +९१ २२ ६६२८ ३९९२ या ठिकाणी २३ मार्च २०२४ किंवा त्या पुर्वी सादर कराव्यात. एसबीआय लाईफ कोणतेही कारण न सांगता पूर्ण/अंशात्मक कोणत्याही किंवा सर्व ऑफर्स स्विकारण्याचा किंवा नाकारण्याचा अधिकार आरक्षित आहे.

दिनांक : ०९/०३/२०२४

ठिकाण - फोर्ट

वर प्रदर्शित करण्यात आलेला लोगो स्टेट बँक ऑफ इंडियाचा आहे आणि त्याचा वापर एसबीआय लाईफ द्वारे त्यांच्या परवाना अंतर्गत केला जातो. एसबीआय लाईफ इन्शुरन्स कंपनी लिमिटेड, नोंदणीकृत आणि कॉर्पोरेट कार्यालय : नटराज एम. व्ही. रोड व पश्चिम द्रुतगती महामार्गाचे जंक्शन, अंधेरी (पूर्व) मुंबई - ४०० ०६९. IRDAI नोंदणी क्रमांक 111. CIN: L99999MH2000PLC129113 वेबसाईट : www.sbilife.co.in ईमेल : info@sbilife.co.in, टोल फ्री क्र.: 1800 267 9090 (Customer Service timing: 24X7)

TECHNICAL BID
Offer for SBI Life_____Office Premises

With reference to your enquiry/ advertisement in the _____
 / _____ (newspaper/ mail/ website), I/ We hereby offer our premises for
 relocation of your Office.

i. Premises Details

Sr.	Particulars	Responses from bidders
i.	Name/s of the owner/s:	
ii.	Name of the building	
iii.	Municipal Number	
iv.	Name of the street	
v.	Name of the city	
vi.	Pin code	
vii.	Nearest Railway Station and Bus Stop	Railway Station_____ Bus Stop_____
viii.	Distance from nearest Railway Station and Bus Stop.	Railway_____km Bus stop_____km
ix	Transport facilities from nearest Railway Station and Bus Stop	

ii. Technical Details:

Sr.	Particulars	Responses from bidders
i.	Whether plans are approved by the local authorities	Yes / No
ii.	Whether commercial premises (i.e. should have approval from the concerned authorities)	Yes / No
iii.	No. of Floors	
iv.	Offered premises on which floor	
v.	Carpet Area* of the premises offered	_____Sqft.
vi.	a. Is the building ready for occupation b. If not, how much time will be required for making the premises ready for occupation c. Is the flooring complete in all Respects	Yes / No Yes / No
vii	Whether premises are insured	Yes / No
ix.	Ceiling Height	_____Ft
x.	Any Bar, Restaurant, Eatery are currently in the building & proposed in future. Also permission to heat/cook in premises (if cooking with flame)	YES/ No. if yes then mandatory to provide details.
xi.	Age of the building	
xi.	Any petrol pump/chemical factory within the radius of 50 meters from building	Yes/ No. if yes then provide details

xii.	Whether fire safety Certificate obtained from the fire brigade.	
xiii.	Licensed inspecting officer of fire safety system and have 6 months certificate (Form B) obtained.	Yes/ No Date of Obtaining last Certificate (Form B)

* Only the actual area in exclusive possession of SBI Life Insurance Co Ltd (SBI Life) viz. inside wall to wall of the plastered surface measurements will be considered. As such, it will exclude thickness of the external peripheral walls of the premises, columns, lofts, space below the window sills, common areas as entrance lobby / lounge, outside passage, staircases, lifts and sanitary shafts, lift lobbies, Architectural projections in façade and balconies. Joint measurement at the site will be conducted for determining the actual carpet area and calculating the final rent payments. SBI Life shall have the right to engage a registered surveyor/ surveying institution for measurement of Carpet Area.

i. **Amenities available:**

Sr		Particulars	Responses from bidders			
i.	Commercial Electrical Connection Available or not (<i>Transformer Installation and supply shall not be in scope and includes only laying of cables from meter to supply boards / panel</i>)		Yes / No {If any special tariff allotted to the premises then provide nature/reason for allotting such special tariff}			
ii.	How much Electric Power is available at the premises (KVA)		_____KVA (Minimum _____ KVA)			
iii.	Whether separate electricity meter is available		Yes/ No			
iv.	Whether generator/ other power back up arrangement is available? If Yes, please indicate the capacity.		Yes / No Capacity _____ (exclusive power backup arrangement preferred)			
v.	Municipal water supply Bore water supply		Yes / No Yes / No			
vi.	Details of existing furniture / furnishing if any					
vii.	Details of lift facilities					
viii.	Details of Toilets provided		Gents Toilets____Ladies Toilets____ (Mandatory) Total No. of toilets : _____			
ix..	Area provided for Parking		No. of Cars: _____ No. of Two Wheelers _____			
X	Any other information you would like to furnish (Please use an Annexure if required)					
Owners		Name	Address	Occupation*	Contact Details	Signature

*Please specify clearly –eg Businessman, Advocate etc

Date:

Place

FINANCIAL BID

Offer for SBI Life _____ Office Premises

Sr	Particulars	Responses from bidders
I	Address of the premises	Pin _____
li	Name of the Owner/s	
iii.	Carpet* area sqft.	
iv.	Rent per month <ul style="list-style-type: none"> Rent quoted should be exclusive of Taxes. The owner is liable for payment of all taxes/levies and statutory dues for the premises including Municipal/ Property taxes. 	Rs. _____ p.m. Calculated as Carpet Area..... sqft. x Rate per sqft. Rs.
v.	Maintenance charges	Rs _____ pm (Area.... sq ft x rate Rs.....per
vi.	Any other charges	Rs _____ pm (Area..... sq ft x Rate Rs.....per sq ft.
vii.	Total (Rent + Maintenance Charges+ Other charges) (SBI life will not consider any charges at the time of opening bids and further negotiations)	Rs _____ pm (Area..... sq ft x Rate Rs..... per sq ft)
viii.	Security Deposit	
xi.	Lease Period (subject to a minimum of 9 years) and Lock in period** **Min. lock in period should be 3 years for premises furnished by the owner and 6 years for premises furnished by SBI Life	Lease period _____ years Lock In period _____ years
x.	Any other information you would like to furnish (Please use an Annexure if required)	

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Owners	Name	Address	Contact Details	Signature

Date:

Place: