



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 Fire fighting system, adequate number of Car parking etc.
3. The premises in the vicinity of Chengannur area are preferred.
4. The carpet area of the premises should be between **2900 sq.ft to 3100 sq.ft.**

Intending bidders should download the formats from our website www.sbilife.co.in ([https://www.sbilife.co.in/en/services/download-centre- RFP forms](https://www.sbilife.co.in/en/services/download-centre-RFP-forms)). The completed Technical and Price Bids should be submitted in separate sealed covers to "**Senior Divisional Manager, 1st Floor, E.K.R. Building, Market Road, Chengannur, Kerala - 689 121**" Contact Person **Mr. Biju G.V., Tel No. 97459 05999** on or before **22.04.2019**.

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

Date: 12.04.2019

Place: Chengannur

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TECHNICAL BID

Offer for SBI Life Hyderabad local Office _____ (mention area name) Premises

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

* 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.

iii. **Amenities available:**

Sr.	Particulars	Responses from bidders
i.	How much Electric Power is available at the premises (KVA)	_____ KVA (Minimum _____ KVA)
ii.	Whether separate electricity meter is available	Yes/No
iii.	Whether generator/ other power back up arrangement is available? If Yes, please indicate the capacity.	Yes / No Capacity _____ (exclusive power backup arrangement preferred)
iv.	Municipal water supply Bore water supply	Yes / No Yes / No
v.	Details of existing furniture / furnishing if any	
vi.	Details of lift facilities	
vii.	Details of Toilets provided	Gents Toilets _____ Ladies Toilets _____ (Mandatory) Total No. of toilets : _____
viii.	Area provided for Parking	No. of Cars: _____ No. of Two Wheelers _____
ix	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

PRICE BID

Offer for SBI Life Hyderabad local Office _____ (Mentioned area name) Premises

Sr	Particulars	Responses from bidders
I	Address of the premises	Pin _____
li	Name of the Owner/s	
iii.	Carpet* area sq. ft.	
iv.	Rent per month - Rent quoted should be exclusive of GST. - 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..... Sq. ft. x Rate per sq. ft. Rs.
v.	Security Deposit	
vi.	Lease Period (subject to a minimum of 6 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
vii.	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: