

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 Surat-Ring Road Area and surrounding area is preferred.
4. The carpet area of the premises should be between **3000 sq. ft to 3800 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 **"The Regional Director (Ahmedabad), SBI Life Insurance Company Limited, 1st Floor, Akshar Arcade, Opposite Memnagar Fire Station, Memnagar, Ahmedabad, Gujarat Pin 380014"** Tel No. **079-66103333** on or before **1<sup>st</sup> February, 2019.**

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

Date : 23rd Jan., 2019

Place : Ahmedabad

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**IRDAI Registration no. 111 CIN: L99999MH2000PLC129113**

એસ.બી.આઈ. લાઈફ ઈન્સ્યોરન્સ કંપની લી. નીચેની વ્યાપક સંભાવનાઓની પૂર્તી કરતી હોય તેવી મિલકતના માલિકો તરફથી ભાડાપટ્ટાના ધોરણે કોમર્શિયલ મિલકતો માટે ઓફર્સની બોલી મંગાવી રહેલ છે. નીચેની વ્યાપક સંભાવનાઓની પૂર્તી કરતી હોય તેવી મિલકતના માલિકો તરફથી ભાડાપટ્ટાના ધોરણે કોમર્શિયલ મિલકતો માટે ઓફર્સની બોલી મંગાવી રહેલ છે.

૧. મિલકત દરેક અડચણો અને બોજાથી મુક્ત હોવી જોઈએ તથા તાત્કાલિક કબજો સોંપવા માટે તૈયાર હોવી જોઈએ.
૨. મિલકતો કોમર્શિયલ બિલ્ડિંગમાં કોમર્શિયલ વિજ જોડાણની સુવિધા સાથેની હોવી જોઈએ તથા તેમાં પાયાની મંજૂરીઓ અને સુવિધાઓ જેવી કે ફાયર એન.ઓ.સી., વ્યવસાય પ્રમાણપત્ર, બિલ્ડિંગનો વિમો, જરૂરી તથા અવિરત વિજ અને પાણી પૂરવઠો, સાગ્નેજ બોર્ડ માટેની જગ્યા, પાર્કિંગ, આધુનિક ફાયર ફાઈટિંગ સિસ્ટમ, પૂરતાં કાર પાર્કિંગની સંખ્યા વગેરે હોવી જોઈએ.
૩. સુરત — રીંગ રોડ એરીયા તેમજ ફરતાં વિસ્તારમાં આવેલ મિલકતોને પ્રાધાન્ય આપવામાં આવશે.
૪. મિલકતનું કાર્પેટ ક્ષેત્રફળ ૩૦૦૦ ચો. ફૂટ થી ૩૮૦૦ ચો. ફૂટ ની વચ્ચે હોવું જોઈએ.

બિડ્સ/ટિન્ડરર્સ અમારી વેબ સાઈટ [www.sbilife.co.in](http://www.sbilife.co.in) (<https://www.sbilife.co.in/en/services/download-centre/RFP-forms>) ઉપરથી ફોર્મટસ ડાઉનલોડ કરવા. ૧ ફેબ્રુઆરી, ૨૦૧૮ કે તે પહેલા સંપૂર્ણ ટેકનીકલ અને પ્રાઈઝ બીડસ સીલ કરેલા અલગ કવરમાં “ધ રીજનલ ડાયરેક્ટર (અમદાવાદ), એસ.બી.આઈ. લાઈફ ઈન્સ્યોરન્સ કંપની લીમિટેડ, પહેલો માળ, અક્ષર આર્કેડ, મેમનગર ફાયર સ્ટેશનની સામે, મેમનગર, અમદાવાદ, ગુજરાત પીન ૩૮૦૦૧૪”, ફોન નં. ૦૭૯-૬૬૧૦૩૩૩૩ ને મોકલી આપવું.

કોઈપણ કારણો આપ્યા વગર સંપૂર્ણપણે / આંશિક રીતે કોઈ અથવા બધી જ ઓફર્સ સ્વીકારવા કે નામંજૂર કરવાનો હક્ક એસ.બી.આઈ. લાઈફ આરક્ષિત રાખે છે.

તારીખ :- ૨૩/૦૧/૨૦૧૮

સ્થળ :- અમદાવાદ

ઉપર દર્શાવેલ ટ્રેડ લોગો સ્ટેટ બેંક ઓફ ઈન્ડિયાનો છે અને એસબીઆઈ લાઈફ દ્વારા તે લાઈસન્સ હેઠળ ઉપયોગ કરવામાં આવ્યો છે. એસબીઆઈ લાઈફ ઈન્સ્યોરન્સ કંપની લિમિટેડ, રજિસ્ટર્ડ અને કોર્પોરેટ ઓફિસ : નટરાજ, એમ. વી. રોડ અને વેસ્ટર્ન એક્સપ્રેસ હાઈવે જંકશન, અંધેરી (પૂર્વ), મુંબઈ - ૪૦૦૦૬૮.

**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 locating your Office.

**i. Premises Details**

Sr.	Particulars	Responses from bidders
i.	<b>Name/s of the owner/s:</b>	
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.

**iii. 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**

## PRICE BID

### Offer for SBI Life \_\_\_\_\_ Office Premises

Sr	Particulars	Responses from bidders
i	Address of the premises	Pin _____
ii	Name of the Owner/s	
iii.	Carpet* area ..... sqft.	
iv.	Rent per month <ul style="list-style-type: none"> <li>Rent quoted should be exclusive of <b>Taxes</b>.</li> <li>The owner is liable for payment of all taxes/levies and statutory dues for the premises including <b>Municipal/ Property taxes</b>.</li> </ul>	Rs. _____ p.m. Calculated as Carpet Area..... sqft. x Rate per sqft. 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)	

\*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 surveying institution for measurement of Carpet Area.

Owners	Name	Address	Contact Details	Signature

**Date:**  
**Place:**