



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 Nainital area of Uttarakhand state
4. The carpet area of the premises should be between 1500 sq ft to 2000 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>). The completed Technical and Price Bids should be submitted in separate sealed covers "marked as technical bid and financial bid for Nainital City on covers of envelopes" to "The Regional Director, Delhi Region, SBI Life Insurance Company Limited, 2nd Floor, The Statesman House, B Wing, Barakhamba Road, New Delhi-110001

Tel No. 011-23464933 on or before 27/11/2021

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

Date: -12/11/2021

Place:- New Delhi

Trade logo displayed above belongs to State Bank of India and is used by SBI Life under license. SBI Life Insurance Co Ltd. Registered & Corporate Office: Natraj, M.V. Road & Western Express Highway Junction, Andheri (East), Mumbai-400069.

IRDAI Reg No. : 111 CIN No.: L99999MH2000PLC129113



एस.बी.आई. लाइफ इन्श्योरेंस कम्पनी लि० (एस.बी.आई.लाइफ) एतद्वारा व्यवसायिक भवन, लीज आधार पर भू स्वामीयों से निम्न व्यापक संभावनाओं की पूर्ति करते हुए प्रस्ताव निविदाएं आमंत्रित करता है।

1. भवन सभी ऋण भार से स्वतंत्र एवं तुरंत कब्जे हेतु उपलब्ध होना चाहिए।
2. भवन कमर्शियल इलेक्ट्रिक कनेक्शन की व्यवस्था सहित व्यावसायिक भवन होना चाहिए एवं अग्निशामक एनओसी, व्यावसायिक सर्टिफिकेट भवन का बिमा जिसमें समुचित और बाधा रहित बिजली एवं जल वितरण, साइनेज का स्थान, पार्किंग तथा आधुनिक फायर फाइटिंग सिस्टम, कारों की पर्याप्त पार्किंग इत्यादि की सुविधा होनी चाहिए।
3. भवन नैनिताल शहर (उत्तराखण्ड) में होना चाहिए।
4. भवन का कार्पेट एरिया लगभग 1500 - 2000 वर्ग फिट होना चाहिए।

इच्छुक निविदाकर्ता निविदा का प्रारूप हमारी वेबसाइट www.sbilife.co.in (<https://www.sbilife.co.in/en/services/download-centre-RFP-forms>) से डाउनलोड कर सकते हैं। पूर्ण रूप से भरा हुआ फॉर्म तकनीकी निविदा एवं प्राइस बिड अलग - अलग सीलबंद लिफाफों में दी रीजनल डायरेक्टर, (दिल्ली क्षेत्र) एस.बी.आई. लाइफ इन्श्योरेंस कंपनी लिमिटेड, द्वितीय तल, बी विंग, दी स्टेट्समेन हाउस, बाराखम्बा रोड, नई दिल्ली - 110001 फोन: 011-23464933 को 27.11.2021 तक या पहले पहुंच जाना चाहिए।

नोट : - तकनीकी निविदा लिफाफे पर "तकनीकी निविदा - नैनिताल" एवं प्राइस निविदा लिफाफे पर "प्राइस निविदा - नैनिताल" उल्लेखित करें एस.बी.आई. लाइफ के पास किसी भी आवेदन को बिना कारण बताये स्वीकृत या अस्वीकृत करने का अधिकार सुरक्षित है।

दिनांक: 12.11.2021

स्थान : नई दिल्ली

ऊपर प्रदर्शित ट्रेड लोगो स्टेट बैंक ऑफ इंडिया के अंतर्गत आता है और लाइसेंस के तहत एसबीआई लाइफ द्वारा प्रयोग किया जाता है। एसबीआई लाइफ इन्श्योरेंस कंपनी लिमिटेड पंजीकृत एवं कारपोरेट कार्यालय: नटराज, एमबी सड़क और वेस्टर्न एक्सप्रेस हाईवे जंक्शन, अंधेरी (पूर्व), मुम्बई 400069

IRDAI Reg No. : 111 CIN No.: L99999MH2000PLC129113

Advertisement/ Technical and Price Bids



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Note: Bid for Premises at Nainital Area , Uttarakhand (In bold on top of Envelope)

Tel No. 011 - 23464933 on or before 27/11/2021

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IRDAI Registration no. 111 CIN: L99999MH2000PLC129113

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.	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	YES/ No. if yes then mandatory to

	the building & proposed in future. Also permission to heat/cook in premises (if cooking with flame)	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 (Fom 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 (Transformer Installation and supply shall not be in scope and includes only laying of cables from meter to supply boards / panel)	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 _____
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 sq ft.
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: