

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 **Navsari-Lunsikui Road and Gandevi Road** and surrounding area is preferred.
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 \(https://www.sbilife.co.in/en/services/download-centre/RFP-forms\)](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 **31st May, 2021.**

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

Date : 15th May, 2021

Place : Ahmedabad

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IRDAI Registration no. 111 CIN L99999MH2000PCL129113

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 બોજથી મુક્ત હોવી જોઈએ તથા તાત્કાલિક કબજો સોંપવા માટે તૈયાર હોવી જોઈએ.
૨. મિલકતો કોમર્શિયલ બિલ્ડીંગમાં કોમર્શિયલ વિજ જોડાણની સુવિધા સાથેની હોવી જોઈએ તથા તેમાં પાયાની મંજૂરીઓ અને સુવિધાઓ જેવી કે ફાયર એન.ઓ.સી., વ્યવસાય પ્રમાણપત્ર, બિલ્ડીંગનો વિમો, જરૂરી તથા અવિરત વિજ અને પાણી પૂરવઠો, સાઈનેજ બોર્ડ માટેની જગ્યા, પાર્કિંગ, આધુનિક ફાયર ફાઈટીંગ સિસ્ટમ, પૂરતાં કાર પાર્કિંગની સંખ્યા વગેરે હોવી જોઈએ.
૩. નવસારી-લુંસીકુઈ રોડ અને ગણદેવી રોડ અને આસ-પાસનાં વિસ્તારમાં આવેલ મિલકતોને પ્રાધાન્ય આપવામાં આવશે.
૪. મિલકતનું કાર્પેટ ક્ષેત્રફળ ૧૫૦૦ ચો.ફૂટ થી ૨૦૦૦ ચો.ફૂટ ની વચ્ચે હોવું જોઈએ.

બિડર્સ / ટેન્ડર્સ અમારી વેબ સાઈટ www.sbilife.co.in (<https://www.sbilife.co.in/en/services/download-centre/RFP-forms>) ઉપરથી ફોર્મેટ્સ ડાઉનલોડ કરવા. ૩૧ મે, ૨૦૨૧ કે તે પહેલા સંપૂર્ણ ટેકનીકલ અને પ્રાઈઝ બીડસ સીલ કરેલા અલગ કવરમાં “ધ રીજનલ ડાયરેક્ટર (અમદાવાદ), એસ.બી.આઈ. લાઈફ ઈન્સ્યોરન્સ કંપની લીમીટેડ, 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 હક એસ.બી.આઈ. લાઈફ આરક્ષિત રાખે છે.

તારીખ :- ૧૫/૦૫/૨૦૨૧

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-૪૦૦૦૬૯.

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 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 (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 (<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 _____ |
| 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: