

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 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. The property tax for the premises should be borne by the Landlord.
3. The details of our requirement in the vicinity of various locations in carpet area is as under.

Area	Carpet Sq. ft. Required	Area	Carpet Sq. ft. Required
Seawoods	800 - 1200 Sq. ft. carpet	Navi Mumbai	2000 - 2500 Sq. ft. carpet
Pen	1000 - 1200 Sq. ft. carpet		

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 to "The Regional Director (Mumbai), SBI Life Insurance Company Limited, 3rd Floor, Natraj, MV Road & Western Express Highway Junction, Andheri (East), Mumbai - 400069. Tel. No. +91 22 6628 3192 on or before 4th November 2022.

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

Date: - 21/10/2022

Place:- Mumbai

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: 3rd Floor, Natraj, MV Road & Western Express Highway Junction, Andheri (E), Mumbai - 400069.

IRDAI Registration No. 111

CIN: L99999MH2000PLC129113

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 आणि शुल्क आणि तात्काळ ताबा घेण्यास तयार असावेत.
२. जागा व्यावसायिक इमारत असणे आणि व्यावसायिक वीज जोडणी असणे आवश्यक आहे आणि त्यांना अग्निशामक नाहरकत प्रमाणपत्र, व्यवसाय प्रमाणपत्र, बांधकाम विमा, पुरेशी आणि नियमित वीज आणि पाणीपुरवठा, पार्किंग, नावाच्या बोर्डसाठी जागा, आधुनिक अग्निविरोधक व्यवस्था, पुरेशी कार पार्किंग इ. अशी मूलभूत परवानगी व सुविधा असणे आवश्यक आहे. जागेचा मालमत्ता कर घरमालकाने भरावा.
३. कार्पेटमधील विविध ठिकाणांच्या परिसरातील आमच्या गरजेचा तपशील क्षेत्र खालीलप्रमाणे आहे.

क्षेत्र	चौरस फूट	क्षेत्र	चौरस फूट
सी वूड	८०० ते १२०० चौरस फूट	नवी मुंबई	२००० ते २५०० चौरस फूट
पेण	१००० ते १२०० चौरस फूट		

इच्छुक बोलीदारांना आमच्या वेबसाईटवर www.sbilife.co.in. (<https://www.sbilife.co.in/en/services/download-centre-RFP-forms>) येथून नमुना डाऊनलोड करून घ्यावा. पूर्ण झालेली तांत्रिक आणि किंमतीची बोली स्वतंत्रपणे सील बंद ठेव लिफाफ्यामध्ये सादर करावी प्रादेशिक संचालक (मुंबई) एसबीआय लाईफ इन्शुरन्स कंपनी लिमिटेड, पत्ता- तिसरा मजला, नटराज एम.व्ही.रोड, व पश्चिम द्रुतगती महामार्गाचे जंक्शन, अंधेरी (पूर्व) मुंबई - ४०० ०६९. फोन : + ९१ २२ ६६२८ ३१९२ या ठिकाणी ४ नोव्हेंबर २०२२ किंवा त्या पुर्वी सादर कराव्यात. एसबीआय लाईफ कोणतेही कारण न सांगता पूर्ण / अंशात्मक कोणत्याही किंवा सर्व ऑफर्स स्विकारण्याचा किंवा नाकारण्याचा अधिकार आरक्षित आहे.

दिनांक : २१/१०/२०२२

ठिकाण - मुंबई

वर प्रदर्शित करण्यात आलेला लोगो स्टेट बँक ऑफ इंडियाचा आहे आणि त्याचा वापर एसबीआय लाईफ द्वारा त्यांच्या परवाना अंतर्गत केला जातो. एसबीआय लाईफ इन्शुरन्स कंपनी लिमिटेड, नोंदणीकृत आणि कॉर्पोरेट कार्यालय : तिसरा मजला, नटराज एम.व्ही.रोड, व पश्चिम द्रुतगती महामार्गाचे जंक्शन, अंधेरी (पूर्व) मुंबई - ४०० ०६९.

IRDAI नोंदणी क्रमांक 111

CIN :L99999MH2000PLC129113

Size : 10cm x 12cm

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 (excluding mezzanine floor)	_____ Carpet Sqft.* (excluding mezzanine floor)
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 Months/days 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.	Yes/ No. if No then provide reasons.

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)
xiv.	Occupation Certificate received (Yes/No)	

* 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 of offered gala</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) (Minimum 35-50 KVA required)	_____ KVA (Minimum 35-50 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 Borewell water supply	Yes / No Yes / No			
vi.	Details of existing furniture / furnishing if any	NA			
vii.	Details of lift facilities	Yes / No			
viii.	Details of Toilets provided (Minimum 2)	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. (excluding mezzanine floor) Carpet area sq ft. (excluding mezzanine floor)
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.pm
v.	Security Deposit (3 months' rent maximum)	
vi.	Lease Period (subject to a minimum of 9 years) and Lock in period** **Min. lock in period should be 6 years for premises furnished by SBI Life	Lease period 09 years Lock In period 06 years
vii.	Any other information you would like to furnish (Please use an Annexure if required)	

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पेण	१००० ते १२०० चौरस फूट		

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दिनांक : २१/१०/२०२२

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