

22 Sept. 2025
Regional office Mumbai Metro Region - Mumbai
12 x 10 cm - BW

SBI Life
Apne liye. Apno ke liye.

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 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 Firefighting system, adequate number of Car parking etc. Premises property tax will be paid by landlord.
3. The premises in the vicinity of **Andheri East Metro Station / Western express Highway Metro Station / Chakala JB Nagar Metro Station / Airport Road Metro Station / Marol Metro Station** and surrounding area is preferred.
4. The carpet area of the premises should be between **9500 sq. ft. to 9600 sq. ft.**

Intending bidders should download the formats from our website www.sbilife.co.in (<https://www.sbilife.co.in/en/services/download-center/rfp-forms>). The completed Technical and Price Bids should be submitted in separate sealed covers to "**The Regional Director**", **SBI Life Insurance Company Limited**, 3RD FLOOR, NATRAJ, M.V. ROAD & WESTERN EXPRESS HIGHWAY JUNCTION, ANDHERI EAST, MUMBAI 400069. Tel. 022-66283192 on or before 6th October 2025

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

Date: 22/09/2025 Place: Mumbai

Trade logo displayed above belongs to State Bank of India and is used by SBI Life under license. SBI Life Insurance Company Limited. Registered & Corporate Office: Natraj, M. V. Road & Western Express Highway Junction, Andheri (East), Mumbai - 400 069. IRDAI Registration No.111. CIN L99999MH2000PLC129113 Website: www.sbilife.co.in Email: info@sbilife.co.in Toll free no: 1800 267 9090 (Customer Service timing: 24X7)

SBI Life
माझ्यासाठी. माझ्या जिवलगसाठी.

सूचना

एसबीआय लाईफ इन्शुरन्स कंपनी लिमिटेड (एसबीआय लाईफ) याद्वारे खालील व्यावसायिक मालमत्तेच्या मालकांकडून भाडेतत्वावर लिलाव पध्दतीने बोलीधारकांना खालील व्यापक अपेक्षा पूर्ण करणाऱ्या निविदा मागवत आहे.

१. जागा सर्व भार मुक्त आणि शुल्क मुक्त आणि तात्काळ ताबा घेण्यास तयार असावेत.
२. जागा व्यावसायिक इमारत असणे आणि व्यावसायिक वीज कनेक्शनची व्यवस्था असणे आवश्यक आहे आणि त्यांना अग्निशामक नाहरकत प्रमाणपत्र, ऑक्झिजनरी प्रमाणपत्र, इमारत विमा, पुरेशी आणि नियमित वीज आणि पाणीपुरवठा, नावाच्या बोर्डसाठी जागा, पार्किंग, आधुनिक अग्निविरोधक व्यवस्था, पुरेशी कार पार्किंग इ. अशी मूलभूत परवानगी व सुविधा असणे आवश्यक आहे. जागेचा मालमत्ता कर घरमालकाने भरावा.
३. अंधेरी ईस्ट मेट्रो स्टेशन / वेस्टर्न एक्सप्रेस हायवे मेट्रो स्टेशन / चकाला जेबी नगर मेट्रो स्टेशन / एअरपोर्ट रोड मेट्रो स्टेशन / मरोळ मेट्रो स्टेशन व आसपासच्या परिसरातील जागांना प्राधान्य देण्यात येईल.
४. परिसराचे कार्पेटमधील क्षेत्र ९५०० चौरस फूट ते ९६०० चौरस फूट दरम्यान असावे.

इच्छुक बोलीदारांना आमच्या वेबसाईटवर www.sbilife.co.in (<https://www.sbilife.co.in/en/services/download-center/rfp-forms>) येथून नमुना डाऊनलोड करून घ्यावा. पूर्ण झालेली तांत्रिक आणि किंमतीची बोली स्वतंत्रपणे सील बंद ठेव लिफाफ्यामध्ये सादर करावी "प्रादेशिक संचालक", एस बी आय लाईफ इन्शुरन्स कंपनी लिमिटेड, तिसरा मजला, नटराज, एम.व्ही. रोड आणि वेस्टर्न एक्सप्रेस हायवे जंक्शन, अंधेरी पूर्व, मुंबई ४०००६९. दूरध्वनी - ०२२-६६२८३९९२ या ठिकाणी ६ ऑक्टोबर २०२५ किंवा त्या पुर्वी सादर कराव्यात. एसबीआय लाईफ कोणतेही कारण न सांगता पूर्ण/अंशात्मक कोणत्याही किंवा सर्व ऑफर्स स्विकारण्याचा किंवा नाकारण्याचा अधिकार आरक्षित आहे.

दिनांक : २२/०९/२०२५ ठिकाण - मुंबई

वर प्रदर्शित करण्यात आलेला लोगो स्टेट बँक ऑफ इंडियाचा आहे आणि त्याचा वापर एसबीआय लाईफ द्वारे त्यांच्या परवाना अंतर्गत केला जातो. एसबीआय लाईफ इन्शुरन्स कंपनी लिमिटेड, नोंदणीकृत आणि कॉर्पोरेट कार्यालय : नटराज एम. व्ही. रोड व पश्चिम द्रुतगती महामार्गाचे जंक्शन, अंधेरी (पूर्व) मुंबई - ४०० ०६९. IRDAI नोंदणी क्रमांक १११. CIN: L99999MH2000PLC129113 वेबसाईट : www.sbilife.co.in ईमेल : info@sbilife.co.in, टोल फ्री क्र.: १८०० २६७ ९०९० (Customer Service timing: 24X7)

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
 relocation of 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 (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

FINANCIAL 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 |
| vi. | Any other charges | Rs _____ pm (Area..... sq ft x Rate Rs.....per |
| vii. | Total (Rent + Maintenance Charges+ Other charges) (SBI life will not consider any charges at the time of opening bids and further | 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:

Internal

22 Sept. 2025
Regional office Mumbai Metro Region - Mumbai
12 x 10 cm - BW


Apne liye. Apno ke liye.

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 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 Firefighting system, adequate number of Car parking etc. Premises property tax will be paid by landlord.
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Date: 22/09/2025 Place: Mumbai

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माझ्या जिवणासाठी.

सूचना

एसबीआय लाईफ इन्शुरन्स कंपनी लिमिटेड (एसबीआय लाईफ) याद्वारे खालील व्यावसायिक मालमतेच्या मालकांकडून भाडेतत्त्वावर लिलाव पध्दतीने बोलीधारकांना खालील व्यापक अपेक्षा पूर्ण करणाऱ्या निविदा मागवत आहे.

१. जागा सर्व भार मुक्त आणि शुल्क मुक्त आणि तात्काळ ताबा घेण्यास तयार असावेत.
२. जागा व्यावसायिक इमारत असणे आणि व्यावसायिक वीज कनेक्शनची व्यवस्था असणे आवश्यक आहे आणि त्यांना अभिशामक नाहरकत प्रमाणपत्र, ऑक्झिपन्सी प्रमाणपत्र, इमारत विमा, पुरेशी आणि नियमित वीज आणि पाणीपुरवठा, नावाच्या बोर्डसाठी जागा, पार्किंग, आधुनिक अग्निरोधक व्यवस्था, पुरेशी कार पार्किंग इ. अशी मूलभूत परवानगी व सुविधा असणे आवश्यक आहे. जागेचा मालमत्ता कर घरमालकाने भरावा.
३. अंधेरी ईस्ट मेट्रो स्टेशन / वेस्टर्न एक्सप्रेस हायवे मेट्रो स्टेशन / चकाला जेबी नगर मेट्रो स्टेशन / एअरपोर्ट रोड मेट्रो स्टेशन / मरोळ मेट्रो स्टेशन व आसपासच्या परिसरातील जागांना प्राधान्य देण्यात येईल.
४. परिसराचे कार्पेटमधील क्षेत्र ९५०० चौरस फूट ते ९६०० चौरस फूट दरम्यान असावे.

इच्छुक बोलीदारांना आमच्या वेबसाईटवर www.sbilife.co.in (<https://www.sbilife.co.in/en/services/download-center/rfp-forms>) येथून नमुना डाऊनलोड करून घ्यावा. पूर्ण झालेली तांत्रिक आणि किंमतीची बोली स्वतंत्रपणे सील बंद ठेव लिफाफ्यामध्ये सादर करावी 'प्रादेशिक संचालक', एस बी आय लाईफ इन्शुरन्स कंपनी लिमिटेड, तिसरा मजला, नटराज, एम.व्ही. रोड आणि वेस्टर्न एक्सप्रेस हायवे जंक्शन, अंधेरी पूर्व, मुंबई ४०००६९. दूरध्वनी - ०२२-६६२८३९९२ या ठिकाणी ६ ऑक्टोबर २०२५ किंवा त्या पुर्वी सादर कराव्यात. एसबीआय लाईफ कोणतेही कारण न सांगता पूर्ण/अंशाल्मक कोणत्याही किंवा सर्व ऑफर्स स्विकारण्याचा किंवा नाकारण्याचा अधिकार आरक्षित आहे.

दिनांक : २२/०९/२०२५ ठिकाण - मुंबई

वर प्रदर्शित करण्यात आलेला लोगो स्टेट बँक ऑफ इंडियाचा आहे आणि त्याचा वापर एसबीआय लाईफ द्वारे त्यांच्या परवाना अंतर्गत केला जातो. एसबीआय लाईफ इन्शुरन्स कंपनी लिमिटेड, नोंदणीकृत आणि कॉर्पोरेट कार्यालय : नटराज एम. व्ही. रोड व पश्चिम द्रुतगती महामार्गाचे जंक्शन, अंधेरी (पूर्व) मुंबई - ४०० ०६९. IRDAI नॉन्ली क्रमांक १११. CIN: L99999MH2000PLC129113 वेबसाईट : www.sbilife.co.in ईमेल : info@sbilife.co.in, टोल फ्री क्र.: १८०० २६७ ९०९० (Customer Service timing: २४x७)