

## 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 Fire fighting system, adequate number of Car parking etc.
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
Sea Wood	800 - 1200 Sq. ft. carpet	Bhayander	800 - 1200 Sq. ft. carpet
Ulhasnagar	800 - 1200 Sq. ft. carpet	Jogeshwari	800 - 1500 Sq. ft. carpet
Pen	1000 - 1200 Sq. ft. carpet	Panvel	1000 - 1200 Sq. ft. carpet
Navi Mumbai	2000 - 2500 Sq. ft. carpet		

Intending bidders should download the formats from our website [www.sbilife.co.in](http://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, Flexcel IT Park, 2nd Floor, Next to 24 Karat Multiplex, Jogeshwari (W), Mumbai - 400102. Tel. No. +91 22 6628 3192 on or before 24th January 2022.

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

Date: - 10/01/2022

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: Natraj, MV Road & Western Express Highway Junction, Andheri (East), Mumbai - 400069.

IRDAI Registration no. 111

CIN: L99999MH2000PLC129113

## 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 आणि शुल्क आणि तात्काळ ताबा घेण्यास तयार असावेत.
२. जागा व्यावसायिक इमारत असणे आणि व्यावसायिक वीज जोडणी असणे आवश्यक आहे आणि त्यांना अग्निशामक नाहकत 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.
३. कार्पेटमधील विविध ठिकाणांच्या परिसरातील आमच्या गरजेचा तपशील क्षेत्र खालीलप्रमाणे आहे.

क्षेत्र	चौरस फूट	क्षेत्र	चौरस फूट
सी वूड	८०० ते १२०० चौरस फूट	भाईंदर	८०० ते १२०० चौरस फूट
उल्हासनगर	८०० ते १२०० चौरस फूट	जोगेश्वरी	८०० ते १५०० चौरस फूट
पेण	१००० ते १२०० चौरस फूट	पनवेल	१००० ते १२०० चौरस फूट
नवी मुंबई	२००० ते २५०० चौरस फूट		

इच्छुक बोलीदारांना आमच्या वेबसाईटवर [www.sbilife.co.in](http://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- फ्लेक्सल आय.टी.पार्क, दुसरा मजला, २४ कॅरेट मल्टिप्लेक्सच्या पुढे, जोगेश्वरी (प.), मुंबई - ४००१०२. फोन : + ९१ २२ ६६२८ ३१९२ या ठिकाणी २४ जानेवारी 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 : १०/०१/२०२२

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 (पुर्व) मुंबई - ४०० ०६९

IRDAI नोंदणी क्रमांक 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.	<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 (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) 35-50 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"> <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. on carpet 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 on carpet area (Carpet Area..... sq ft x Rate Rs..... per sq ft)
viii.	Security Deposit	3 Months rent
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 :**

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

**सूचना**

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

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३. कार्पेटमधील विविध ठिकाणांच्या परिसरातील आमच्या गरजेचा तपशील क्षेत्र खालीलप्रमाणे आहे.

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उल्हासनगर	८०० ते १२०० चौरस फूट	जोगेश्वरी	८०० ते १५०० चौरस फूट
पेण	१००० ते १२०० चौरस फूट	पनवेल	१००० ते १२०० चौरस फूट
नवी मुंबई	२००० ते २५०० चौरस फूट		

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दिनांक : १०/०१/२०२२

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 दूतगती महामार्गाचे जंक्शन, अंधेरी (पूर्व) मुंबई - ४०००६९  
**IRDAI नोंदणी क्रमांक 111** **CIN :L99999MH2000PLC129113**

