

REQUEST FOR PROPOSAL (RFP)

FOR

**“BRANCH OFFICE PREMISES REQUIRED ON LEASE
RENTAL BASIS AT KARNAL, HARYANA.”**

FOR

UBI Services Limited

504-506, 5th Floor, Centrum, S. G. Barve Road, Wagle Estate,
MIDC, Thane (W), Pin code – 400604.

1. KEY INFORMATION: -

Sr No.	Particulars	Information / Details
1	Bid Reference Number	UBISL/ADMIN/2526/009
2	Bid Date	November 25, 2025
3	Bid Documents for	Branch Office Premises on Rental Basis Location at Karnal, Haryana
4	Bid Commencement Date	November 26, 2025 (10:00 AM)
5	Pre-bid Meeting	December 1, 2025
6	Last date and time of receipt of bid	December 10, 2025 (6:00 PM)
7	Date & time of opening bid documents	December 11, 2025 (3:00 PM)
8	Address for correspondence / communication	Head – Administration UBI Services Limited Unit No. 504-506, 5 th Floor, Centrum, Wagle Estate, Opp. Raila Devi Lake, Near Satkar Hotel, Thane West, Maharashtra – 400 604. Phone No.: 91 8976995721. Email: - tenders@ubisl.co.in
9	Bids in a sealed envelopes should super scribe	Bid Name: Bid Notification No.: Bid Date: <u>Bidder has to seal Technical Bid & Commercial / Financial Bid in two separate envelopes before putting them in one main/big Bid envelope.</u>

Sr No.	Particulars	Information / Details
10	Contact Person	Mr. Datta Bhosale (CFO & Head – Admin.) Mr. Martin Anandas (Assistant Manager Administration)
11	Email	tenders@ubisl.co.in
12	Contact Number	022 – 6930 3001 / 3023
13	Bid & Other information available on	https://www.ubisl.co.in/tender.aspx

Note: All the rights are reserved by the UBISL for postponement or cancellation of the entire bid process, rejection of bids / individual bid etc. also to modify / add / remove any or all T&C without assigning any reason

2. BACKGROUND :-

UBI Services Limited (“UBISL” or “The Company”) is a wholly owned subsidiary of Union Bank of India (UBI) engaged in various activities that range from distribution of Retail Loan products & manpower solutions to the Parent Bank. The Company is a Corporate Selling Agent of Parent Bank and into distribution of various retail and other loan products mainly of Home Loan, Car Loan, Education Loan, and MSME Loan etc. The Company is also providing manpower solutions to various department / process of parent Banks like Centralized Vendor Payment Cell (CVPC), Core Banking Solutions (CBS) Helpdesk, Corporate Relationship Cell (NPC), Credit Compliance & Monitoring Cell (CMCC), etc.

3. REQUIREMENT / ELIGIBILITY :-

Sr No.	Particulars	Particulars
1	State	Haryana
2	City	Karnal

Sr No.	Particulars	Particulars
3	Carpet Area (Sq. Ft.)	500 to 1000
4	Area / Sub-Location	Urban Estate
a	Preferred Location	Urban Estate, Karnal

- UBISL invites sealed Tenders / Bids for office premises required at Karnal Location.
- The premises should be commercial building confirming all regulations of local authorities for commercial use.
- Interested parties (only Landlord / Owners) who are ready to lease out their readily available premises on lease rental basis preferably for 5 years or more, located at **Karnal, Haryana.**
- Tender shall be submitted in two separate envelopes which are as follows;
- Envelope 1 shall be marked as **“Technical Bid for Office Premises on Rental Basis for Branch Location at Karnal, Haryana”** and shall contain Technical Bid of the RFP. This envelope shall be opened on of tender opening date.
- Envelope 2 shall be marked as **“Commercial / Price Bid for Office Premises on Rental Basis for Branch Karnal, Haryana”**. This envelope will be opened at late date (to be intimated subsequently) of those whose tenders qualify in Technical Bids application with eligibility criteria of the advertisement, acceptance of Technical Bids etc.
- All the above envelopes to be put in Big Envelope 3 (which should contain Envelope 1 and Envelope 2) super scribing the subject” Tender for Branch Premises on Rent Basis for Location Karnal” shall be submitted upto 6:30 PM on or before December 10, 2025 (next working day if due date is a Bank Holiday) at the address mentioned above. This big envelope shall be opened during the bid opening date i.e. December 11, 2025, at 3:00 pm.
- Bids / Offers received with delay for any reason whatsoever, including postal delay

after the time and date fixed for submission bid shall be termed as “LATE” and shall not be considered.

- Bidder must have clear marketable title to the property.
- Bidder must have Fire NOC, Structural Fitness Certificate.
- Bidder shall mandatorily be the property owner only. No Broker shall be allowed or entertained.
- Separate Offer are to be submitted, if more than one proper is offered.
- Along with technical bid form, the bidder must mandatorily enclose the Approved Plan with the Occupancy Certificate and property should have commercial use permission else technical bid will be disqualified.
- Lease Rent Agreement should be for minimum period of 5 years.
- Stamp duty, registration fees, and other charges towards execution & registration of lease deed shall be shared equally by landlord / and the company.
- The landlord shall not have any objection in carrying out interior work, however no structural changes will be made.
- The company will provide the proposed layout structure while finalizing agreement (workstations, cabins, meeting room, pantry, washrooms etc.) as per layout the Landlord should provide carry out civil, electrical, furniture etc. and provide ready to use office premises. Therefore, the proposed rent should be quoted after considering the cost.
- Miscellaneous civil/ plumbing work if any and painting of premises to be executed by the landlord before handing over possession of the premise to the company.
- Separate Ladies & Gents Toilet should be there on the premises offered.
- A drinking water facility should be available 24 x 7.
- Flooring of working are of premises should be with vitrified tiles at Landlord's Cost.
- The validity of the Bid would be 180 days.
- After the site visit of the premises suitable / technically qualified bids, selection of premises will be done based on the Company's Procurement Committee and

employees nominated by committee.

- Committee recommendations regarding the selection of premises would be final.

4. FORMAT OF TECHNICAL BID & COMMERCIAL

The format of Technical and Commercial Bid is enclosed as Annexure 1 & Annexure 2 respectively. The Bider should fill in the Annexure 1 and Annexure 2 in detail and attach the required / necessary documents. The bidder should sign both the annexures otherwise bid will not be considered.

Annexure 1

TECHNICAL BID

I / We hereby offer the premises owned by us for housing your branch/office on lease basis.

PART A: GENERAL INFORMATION

S No	Particulars	Remarks
1.	Name of the Owner/s:	
2.	Share of each owner, if any, under joint ownership:	
3.	Location:	
4.	Name of the building/scheme:	
5.	Sector No.:	
6.	Street:	
7.	Full Address along with PIN code & prominent landmark	
8.	Locality (Residential / Commercial / Industrial / Mixed):	

PART B: TECHNICAL INFORMATION

S No	Particulars	Remarks
1.	<u>Building</u> - i Office Area (bare shell) - ii Pantry - iii Toilet/Washrooms	

S No	Particulars	Remarks
	iv Balcony / extra space	
2.	Carpet Area of the premises (in sq.ft): Whether ready to offer area as required by UBISL? Dimension (LxWxH) in feet_____Carpet Area(Sq.Ft)	
3.	<u>Floor particulars</u> (Basement/Ground/Lower or Upper ground/Mezzanine/1 st floor): (give area of each floor)	
4.	Age of the building:	
5.	Frontage in feet	
6.	Access /distance from Main Road: (Mention whether it is on main road)	
7.	Type of Building: (Residential /Commercial /Industrial)	
8.	G. Type of Construction (Load bearing /RCC/ Steel framed)	
9.	Pillars in premises offered (specify no.)	
10.	Floor numbers and height of each floor including Basement, if any: (Clear floor height from floor to ceiling)	

PART C: OTHER PARTICULARS:

S No	Particulars	Remarks
1.	Lease period offered	
2.	1. Amenities available / proposed: (a) Separate electricity meter: (b) Sanctioned Electrical power/ load: (c) Car Parking facility: (d) Continuous water supply (e) Water supply facility (Municipal supply /Well /Borewell): (f) No. of toilets:	
3.	Whether separate water meter is provided:	
4.	Whether plans are approved by local authorities:	
5.	Time required for giving possession:	
6.	Time required for giving possession:	
7.	Whether it is agreeable to provide for rooftop for installation of V-SAT/Solar panels/Tower any other company equipment (YES/NO) :	
8.	Other information not covered above:	

Place:
Signature
Date:
(Landlord/Owner)
Address:
Phone No.

Annexure 2

COMMERCIAL BID

With reference to your tender / bid document displayed on company's website. I / We hereby offer the premises owned by us for housing your branch/office on a lease basis.

PART A: RATES OFFERED

S No	Particulars	Remarks
1.	Rate Per Sq. Ft. (Carpet Area)	

PART B: OTHER DETAILS

S No	Particulars	Remarks
1.	Amount of Municipal / Panchayat / Local Taxes per annum:	
2.	Monthly Maintenance charges (like society charges/charges for amenities, etc.):	
3.	Any other charges per month: (please specify)	
4.	Municipal/ Panchayat/ Local Taxes to be borne by: *	
5.	Maintenance charges to be borne by: *	
6.	Any other charges to be borne by: *	

PART C : RATES OFFERED

S No	Particulars	Remarks
1.	Rent	

2.	Municipal / Panchayat / Local Taxes / Property Taxes	
3.	Maintenance Charges	
4.	Any other charges	
5.	Rent Escalation rate & year	
	Total	

Place:**Date:****Signature****(Landlord/Owner)****Address:****Phone No.******** END ******