

REQUEST FOR PROPOSAL (RFP)

FOR

**"OFFICE PREMISES REQUIRED ON LEASE RENTAL
BASIS AT RANCHI"**

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/2526/006
2	Bid Date	August 25,2025
3	Bid Documents for	Branch Office Premises on Rental Basis Location at Kachari Chowk, Bariyatu, Ratu Road
4	Bid Commencement Date	August 25, 2025 (10:00 AM)
5	Pre-bid Meeting	August 30, 2025
6	Last date and time of receipt of bid	September 8, 2025 (6:00 PM)
7	Date & time of opening bid documents	September 10, 2025 (3:00 PM)
8	Address for correspondence / communication	Head – Administration UBI Services Limited Unit No. 504-506, 5th Floor, Centrum, Wagle Estate, Opp. Raila Devi Lake, Near Satkar Hotel, Thane West, Maharashtra – 400 604. Phone No.: 022 – 6930 3001 / 3023. Mobile No.: 8976995721 Email: - tenders@ubisl.co.in
9	Bids in a sealed envelopes should super scribe	Bid Name: Bid Notiication 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.) Ms. Komal Pawar (Lead – Administration)
11	Email	tenders@ubisl.co.in
12	Contact Number Mobile Number	022 – 6930 3001 / 3023 8976995721
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 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	Jharkhand
2	City	Ranchi
3	Carpet Area (Sq. Ft.)	Upto 750

Sr No.	Particulars	Particulars
4	Area / Sub-Location	Kachari Chowk, Bariyatu, Ratu Road
a	Preferred Location	Kachari Chowk, Bariyatu, Ratu Road

- UBISL invites sealed Tenders / Bids for office premises required at Kachari Chowk, Bariyatu, Ratu Road, Ranchi 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 Kachari Chowk, Bariyatu, Ratu Road, Ranchi.
- 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 Location Kachari Chowk, Bariyatu, Ratu Road, Ranchi"** and shall contain Technical Bid of the RFP. This envelope shall be opened on the tender opening date.
- Envelope 2 shall be marked as **"Commercial / Price Bid for Office Premises on Rental Basis for Location Kachari Chowk, Bariyatu, Ratu Road, Ranchi"**. 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 Office Premises on Rent Basis for Location Kachari Chowk, Bariyatu, Ratu Road, Ranchi" shall be submitted upto 6:30 PM on or

before September 8 ,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. September 10,2025 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 area 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

With reference to your advertisement in the daily newspaper (i.e. Hindi, English & Local language)/ company website. 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.	Contact No.:	
4.	Email id:	
5.	Location:	
6.	Name of the building/scheme:	
7.	Sector No.:	
8.	Street:	
9.	Full Address along with PIN code & prominent landmark	
10.	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 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	

S No	Particulars	Remarks
	(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	

S No	Particulars	Remarks
	company equipment (YES/NO) :	
8.	Other information not covered above:	

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

5. FORMAT OF COMMERCIAL BID

With reference to your advertisement in the daily newspaper (i.e. Hindi, English & Local language)/ company 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:
Signature
Date:
(Landlord/Owner)
Address:
Phone No.
****** END ******