



**SBI Life**  
**INSURANCE**

With Us, You're Sure

## COMMERCIAL PREMISES REQUIRED ON LEASE BASIS

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 premises in the vicinity of **Pathankot** and surrounding area is preferred.
4. The carpet area of the premises should be between **3000 sq.ft to 3500 sq. ft.**

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 – Chandigarh Region, SBI Life Insurance Company Limited, 4th Floor, Plot No. 144, Industrial Area – Phase 2, Chandigarh, Pin - 160002**"

Tel No. **0172-2672506, 2672511** on or before **09/12/2019**.

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

Date: - 30/11/2019

Place:- Chandigarh

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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**



## ਲੀਜ਼ ਆਧਾਰ 'ਤੇ ਵਪਾਰਕ ਪ੍ਰੀਮਿਸਜ਼ ਦੀ ਲੋੜ

ਐਸਬੀਆਈ ਲਾਇਫ਼ ਇਨਸ਼ੂਰੈਂਸ ਕੰਪਨੀ ਲਿਮਟਿਡ (ਐਸਬੀਆਈ ਲਾਇਫ਼) ਪ੍ਰੀਮਿਸਜ਼ ਦੇ ਮਾਲਕਾਂ ਵੱਲੋਂ ਲੀਜ਼ ਆਧਾਰ 'ਤੇ ਵਪਾਰਕ ਪ੍ਰੀਮਿਸਜ਼ ਲਈ ਬੋਲੀ ਮੰਗਵਾਉਂਦੇ ਹਨ :

1. ਪ੍ਰੀਮਿਸਜ਼ ਸਾਰੇ ਭਾਰਤੀ ਮੁਕਤ ਅਤੇ ਤੁਰੰਤ ਕਬਜ਼ੇ ਲਈ ਤਿਆਰ ਹੋਵੇ।
2. ਪ੍ਰੀਮਿਸਜ਼ ਇਕ ਵਪਾਰਕ ਇਮਾਰਤ ਹੋਣੀ ਚਾਹੀਦੀ ਹੈ ਜਿਸ ਵਿਚ ਵਪਾਰਕ ਬਿਜਲੀ ਦਾ ਕੁਨੈਕਸ਼ਨ ਹੋਵੇ ਅਤੇ ਉਸ ਵਿਚ ਮੁਢਲੀਆਂ ਇਜ਼ਾਜ਼ਤਾਂ ਅਤੇ ਸਹੂਲਤਾਂ ਹੋਣ ਜਿਵੇਂ ਕਿ, ਫਾਇਰ ਐਨਓਸੀ, ਆਕੁਪੇਸ਼ਨ ਸਰਟੀਫਿਕੇਟ, ਇਮਾਰਤ ਦਾ ਬੀਮਾ, ਬਿਨਾਂ ਵਿਗਨ ਬਿਜਲੀ ਤੇ ਪਾਣੀ ਦੀ ਸਪਲਾਈ, ਸੰਕੇਤ ਲਈ ਸਥਾਨ, ਪਾਰਕਿੰਗ, ਆਧੁਨਿਕ ਅੰਗ ਬੁਝਾਊ ਸਿਸਟਮ, ਖੁਲੀ ਕਾਰ ਪਾਰਕਿੰਗ ਆਦਿ।
3. ਪਠਾਨਕੋਟ ਅਤੇ ਇਸ ਦੇ ਨੇੜਲੇ ਇਲਾਕੇ ਵਿਖੇ ਪ੍ਰੀਮਿਸਜ਼ ਨੂੰ ਤਰਜੀਹ ਦਿੱਤੀ ਜਾਵੇਗੀ।
4. ਪ੍ਰੀਮਿਸਜ਼ ਦਾ ਕਾਰਪੋਰੇਟ ਏਰੀਆ 3000 ਵਰਗ ਫੁਟ ਤੋਂ 3500 ਵਰਗ ਫੁਟ ਹੋਣਾ ਚਾਹੀਦਾ ਹੈ।

ਚਾਹਵਾਨ ਬੋਲੀਕਾਰ ਫਾਰਮੈਟ ਸਾਡੀ ਵੈਬਸਾਈਟ [www.sbilife.co.in](http://www.sbilife.co.in) (<https://www.sbilife.co.in/en/services/download-centre-RFPforms>) ਡਾਊਨਲੋਡ ਕਰ ਸਕਦੇ ਹਨ।

ਤਕਨੀਕੀ ਅਤੇ ਪ੍ਰਾਇਸ ਬੋਲੀ ਵੱਖਰੇ ਬੰਦ ਲਿਫਾਫੇ ਵਿਚ 'ਦ ਰਿਜ਼ਨਲ ਡਾਇਰੈਕਟਰ-ਚੰਡੀਗੜ੍ਹ ਰਿਜ਼ਨ, ਐਸਬੀਆਈ ਲਾਇਫ਼ ਇਨਸ਼ੂਰੈਂਸ ਕੰਪਨੀ ਲਿਮਟਿਡ, ਚੌਥੀ ਮੰਜ਼ਿਲ, ਪਲਾਟ ਨੰ: 144, ਇੰਡਸਟਰੀਅਲ ਏਰੀਆ-ਫੇਜ਼ 2, ਚੰਡੀਗੜ੍ਹ, ਪਿਨ - 160002" ਫੋਨ ਨੰ: 0172-2672506, 2672511 ਦੇ ਪੱਖ ਵਿਚ ਮਿਤੀ 09/12/2019 ਨੂੰ ਜਾਂ ਇਸ ਤੋਂ ਪਹਿਲਾਂ ਭੇਜ ਸਕਦੇ ਹਨ।

ਐਸਬੀਆਈ ਲਾਇਫ਼ ਨੂੰ ਇਹ ਹੱਕ ਹੋਵੇਗਾ ਕਿ ਉਹ ਬਿਨਾ ਕੋਈ ਕਾਰਨ ਦੱਸੇ ਕਿਸੇ ਵੀ ਬੋਲੀ ਨੂੰ ਪੂਰੀ/ਬੋਲੀ ਦਾ ਭਾਰ ਮੰਨਜ਼ੂਰ ਜਾਂ ਖਾਰਜ ਕਰ ਸਕਦੀ ਹੈ।

ਮਿਤੀ - 30/11/2019

ਸਥਾਨ: ਚੰਡੀਗੜ੍ਹ

ਉਪਰ ਦਰਸਾਇਆ ਟਰੇਡ ਲੋਗੋ ਸਟੇਟ ਬੈਂਕ ਆਫ਼ ਇੰਡੀਆ ਦਾ ਹੈ ਅਤੇ ਐਸਬੀਆਈ ਲਾਇਫ਼ ਇਸ ਦੀ ਵਰਤੋਂ ਲਾਇਸੈਂਸ ਆਧਾਰ ਤੇ ਕਰਦੀ ਹੈ। ਐਸਬੀਆਈ ਲਾਇਫ਼ ਇਨਸ਼ੂਰੈਂਸ ਕੰਪਨੀ ਲਿਮਟਿਡ ਰਜਿਸਟਰਡ ਅਤੇ ਕਾਰਪੋਰੇਟ ਦਫਤਰ: ਨਟਰਾਜ, ਐਮਵੀ ਰੋਡ ਅਤੇ ਵੈਸਟਰਨ ਐਕਸਪ੍ਰੈਸ ਹਾਈਵੇਅ ਜਕਸ਼ਨ, ਅੰਧੋਰੀ (ਈਸਟ) ਮੁੰਬਈ - 400069.

ਆਈਆਰਡੀਏਆਈ ਰਜਿਸਟਰੇਸ਼ਨ ਨੰਬਰ: 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 ( <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**

## 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.	
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. Calculated as Carpet Area..... sqft. x Rate per sqft. Rs. ....
v.	Security Deposit	
vi.	Lease Period (subject to a minimum of 6 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
vii.	Any other information you would like to furnish (Please use an Annexure if required)	

\*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 surveying institution for measurement of Carpet Area.

Owners	Name	Address	Contact Details	Signature

**Date:**  
**Place:**