



SBI Life

INSURANCE

With Us, You're Sure

COMMERCIAL PREMISES REQUIRED ON LEASE BASIS

SBI Life Insurance Company Ltd. (SBI Life) hereby invites offers from the owners of commercial premises on lease basis, free from all encumbrances and ready for immediate possession as under with parking and all amenities including adequate and uninterrupted electricity and water supply for upcoming offices in Ludhiana separately for each premises.

- 1. Carpet Area of 3000 Sq. Ft. to 3500 Sq. Ft.**
- 2. Carpet Area of 2000 Sq. Ft. to 2500 Sq. Ft.**
- 3. Two Premises each having carpet area of 900 Sq. Ft. to 1100 Sq. Ft.**

Intending bidders should download the formats from our website **www.sbilife.co.in**. The completed Technical and Price Bids should be submitted in sealed covers to 'The Regional Director (Chandigarh Region), SBI Life Insurance Company Limited, Plot No. 144, Industrial Area, Phase 2, (Ramdarbar) Chandigarh – Pin-160002. Tel. No. 0172-2672511, 2672509 on or before 19/11/2020.

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

Date :- 05/11/2020

Place :- Chandigarh

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IRDAI Registration no. 111, CIN: L99999MH2000PLC129113

**SBI Life**

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ਲੀਜ਼ ਦੇ ਆਧਾਰ ਉਤੇ ਕਮਰਸ਼ੀਅਲ ਪ੍ਰੀਮੀਸਿਜ਼ ਦੀ ਲੋੜ ਹੈ

ਐੱਸ.ਬੀ.ਆਈ. ਇੰਸੋਰੈਂਸ ਕੰਪਨੀ ਲਿਮਿਟਿਡ (ਐੱਸ.ਬੀ.ਆਈ. ਲਾਈਫ) ਵਲੋਂ ਲੀਜ਼ ਦੇ ਆਧਾਰ ਉਤੇ ਵਪਾਰਕ ਪ੍ਰੀਮੀਸਿਜ਼ ਦੇ ਮਾਲਕਾਂ ਪਾਸੋਂ ਪੇਸ਼ਕਸ਼ਾਂ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। ਪ੍ਰੀਮੀਸਿਜ਼ ਹਰ ਤਰ੍ਹਾਂ ਦੇ ਝੰਜਟਾਂ ਤੋਂ ਮੁਕਤ ਹੋਣੇ ਚਾਹੀਦੇ ਹਨ ਅਤੇ ਤੁਰੰਤ ਕਬਜ਼ੇ ਲਈ ਉਪਲਬਧ ਹੋਣੇ ਚਾਹੀਦੇ ਹਨ। ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਉਥੇ ਪਾਰਕਿੰਗ ਅਤੇ ਹੋਰ ਸਭ ਸਹੂਲਤਾਂ ਵੀ ਹੋਣੀਆਂ ਚਾਹੀਦੀਆਂ ਹਨ ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਢੁਕਵੀਂ ਅਤੇ ਬਿਨਾਂ ਰੁਕਾਵਟ ਦੇ ਬਿਜਲੀ ਅਤੇ ਪਾਣੀ ਦੀ ਸਪਲਾਈ ਸ਼ਾਮਲ ਹੈ। ਉਕਤ ਪ੍ਰੀਮੀਸਿਜ਼ ਲੁਧਿਆਣਾ ਵਿੱਚ ਨਵੇਂ ਖੁੱਲ੍ਹਣ ਵਾਲੇ ਦਫਤਰਾਂ ਲਈ ਚਾਹੀਦੇ ਹਨ। ਹਰੇਕ ਦਫਤਰ ਲਈ ਇਹ ਵੱਖਰੇ ਚਾਹੀਦੇ ਹਨ।

1. 3000 ਸਕੁਏਅਰ ਫੁੱਟ ਤੋਂ 3500 ਸਕੁਏਅਰ ਫੁੱਟ ਦਾ ਕਾਰਪੋਟ ਏਰਿਆ
2. 2000 ਸਕੁਏਅਰ ਫੁੱਟ ਤੋਂ 2500 ਸਕੁਏਅਰ ਫੁੱਟ ਦਾ ਕਾਰਪੋਟ ਏਰਿਆ
3. ਦੋ ਪਰਿਸਰ 900 ਸਕੁਏਅਰ ਫੁੱਟ ਤੋਂ 1100 ਸਕੁਏਅਰ ਫੁੱਟ ਦਾ ਕਾਰਪੋਟ ਏਰਿਆ ਵਿੱਚ।

ਇੱਛੁਕ ਬੋਲੀਕਾਰ ਸਾਡੀ ਵੈੱਬਸਾਈਟ ਤੋਂ ਫਾਰਮੇਟ ਡਾਊਨਲੋਡ ਕਰ ਲੈਣ। ਮੁਕੰਮਲ ਟੈਕਨੀਕਲ ਅਤੇ ਪ੍ਰਾਈਸ ਬੋਲੀਆਂ ਨੂੰ ਮੋਹਰਬੰਦ ਲਿਫਾਫੇ ਵਿੱਚ 'ਦਿ ਰੀਜਨਲ ਡਾਇਰੈਕਟਰ (ਚੰਡੀਗੜ੍ਹ ਰੀਜਨ), ਐੱਸ.ਬੀ.ਆਈ. ਲਾਈਫ ਇੰਸੋਰੈਂਸ ਕੰਪਨੀ ਲਿਮਿਟਿਡ, ਪਲਾਟ ਨੰਬਰ 144, ਇੰਡਸਟਰੀਅਲ ਏਰੀਆ, ਫੇਜ਼ 2 (ਰਾਮਦਰਬਾਰ) ਚੰਡੀਗੜ੍ਹ-160002, ਫੋਨ ਨੰਬਰ 0172-2672511, 2672509 ਕੋਲ 19.11.2020 ਤਕ ਜਾਂ ਪਹਿਲਾਂ ਪਹੁੰਚ ਜਾਣੇ ਚਾਹੀਦੇ ਹਨ। ਐੱਸ.ਬੀ.ਆਈ. ਲਾਈਫ ਕਿਸੇ ਜਾਂ ਸਾਰੀਆਂ ਪੇਸ਼ਕਸ਼ਾਂ ਨੂੰ ਮੁਕੰਮਲ/ਹਿੱਸੇ ਨੂੰ ਬਿਨਾਂ ਕੋਈ ਕਾਰਨ ਦੱਸੇ ਪ੍ਰਵਾਨ ਕਰਨ ਜਾਂ ਰੱਦ ਕਰਨ ਦਾ ਅਧਿਕਾਰ ਰੱਖਦਾ ਹੈ।

ਮਿਤੀ :- 05.11.2020

ਥਾ:- ਚੰਡੀਗੜ੍ਹ

ਉਪਰ ਦਰਸਾਇਆ ਗਿਆ ਟਰੇਡ ਲੋਗੋ ਸਟੇਟ ਬੈਂਕ ਆਫ ਇੰਡੀਆ ਨਾਲ ਸਬੰਧਤ ਹੈ ਅਤੇ ਇਸ ਨੂੰ ਐੱਸ.ਬੀ.ਆਈ. ਲਾਈਫ ਵਲੋਂ ਐੱਸ.ਬੀ.ਆਈ. ਇੰਸੋਰੈਂਸ ਕੰਪਨੀ ਲਿਮਿਟਿਡ, ਰਜਿਸਟਰਡ ਐਂਡ ਕਾਰਪੋਰੇਟ ਆਫਿਸ; ਨਟਰਾਜ, ਐੱਸ.ਵੀ. ਰੋਡ ਐਂਡ ਵੈਸਟਰਨ ਐਕਸਪ੍ਰੈੱਸ ਹਾਈਵੇ ਜੰਨਸ਼ਨ, ਅੰਧੇਰੀ (ਈਸਟ) ਮੁੰਬਈ- 400 069 ਦੇ ਲਾਇਸੈਂਸ ਅਧੀਨ ਵਰਤਿਆ ਜਾਂਦਾ ਹੈ।

ਆਈ.ਆਰ.ਡੀ.ਏ. ਆਈ. ਰਜਿਸਟ੍ਰੇਸ਼ਨ ਨੰਬਰ 111, ਸੀਆਈਐੱਨ : 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.	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	YES/ No. if yes then mandatory to provide details.

	in premises (if cooking with flame)	
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"> 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.	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)	

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Owners	Name	Address	Contact Details	Signature

Date:

Place: