

May 2026

Swargate - Pune



Apne liye. Apno ke liye.

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 an 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 Firefighting system, adequate number of Car parking etc. The Property Tax for the premises should be borne by the landlord.
3. The Premises in the vicinity of Swargate and surrounding area is preferred
4. The carpet area of the premises should be between 1850 sq.ft. to 1855 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, SBI Life Insurance Company Ltd.," 2nd Floor & 3rd Floor, Shitole Square, Municipal No/Revenue/CTS No 1187/65, Final plot No. 547/65 of T.P. Scheme No. 1 of Revenue Village, Jangali Maharaj Road, Bhamburda (Shivajinagar), Tal. & Dist. Pune, State - Maharashtra - 411005. Ph. 020-25321106. on or before 28th May 2026.

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

Date: 20th May 2026

Place: Pune

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माझ्यासाठी, माझ्या जिवलगसाठी.

सूचना

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

१. जागा सर्व भार आणि शुल्क आणि सात्वकळ ताबा घेण्यास तयार असावेत.
२. जागा व्यावसायिक इमारत असणे आणि व्यावसायिक वीज जोडणी असणे आवश्यक आहे आणि त्यांना अभिशामक नाहरकस 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. जागेचा मालमत्ता कर घरपालाकाने भरावा.
३. स्वारगेट आणि आजुबाजूच्या क्षेत्रातील परिसरांना प्राधान्य दिले जाईल.
४. जागेचे क्षेत्रफळ १८५० ते १८५५ कार्गट चौरस फूट असावे.

इच्छुक बोलीदारांना आमच्या वेबसाईटवर 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 लिलावामध्ये सादर करावी प्रादेशिक संचालक, दुसरा व तिसरा मजला, शितोळे क्लेअर, नगरपालिका क्र./महसुल/सीटीएस ११८७/६५, गावाच्या टी.पी. योजनेतील (स्कीम नं.१) अंतिम भूखंड क्र. ५४७/६५, जंगली महाराज रोड, भांबुर्डा (शिवाजीनगर), ता. जि. पुणे, महाराष्ट्र - ४११ ००५. दूरध्वनी : ०२०-२५३२११०६ या ठिकाणी २८ मे २०२६ किंवा त्या पूर्वी सादर कराव्यात. एसबीआय लाईफ कोणतेही कारण न सांगता पूर्ण / अंशात्मक कोणत्याही किंवा सर्व ऑफर्स स्विकारण्याचा किंवा नाकारण्याचा अधिकार आरक्षित आहे.

दिनांक : २०/०५/२०२६

ठिकाण - पुणे

वर प्रदर्शित करण्यात आलेला लोको स्टेट बँक ऑफ इंडियामा आहे आणि त्याचा सापर एसबीआय लाईफ द्वारे त्यांच्या परवानगी अंतर्गत केला जातो. एसबीआय लाईफ इन्शुरन्स कंपनी लिमिटेड, नोंदणीकृत आणि कॉर्पोरेट कार्यालय : मद्राज एम. व्ही. रोड व पश्चिम इंग्लिश महानगरचे जंक्शन, अंधेरी (पूर्व) मुंबई - ४०००६९. • IRDAI नोंदणी क्रमांक 111 • CIN: L09999MH2000PLC129113 • वेबसाईट : www.sbilife.co.in • ई-मेल : info@sbilife.co.in • टोल फ्री नंबर : १८००२६७९०९० (ग्राहक सेवा वेळ : २४ X ७)

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
 relocation of 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 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

FINANCIAL 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.	Maintenance charges	Rs _____ pm (Area.... sq ft x rate Rs..... per
vi.	Any other charges	Rs _____ pm (Area..... sq ft x Rate Rs..... per
vii.	Total (Rent + Maintenance Charges+ Other charges) (SBI life will not consider any charges at the	Rs _____ pm (Area..... sq ft x Rate Rs..... per sq ft)
viii.	Security Deposit	
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	

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Owners	Name	Address	Contact Details	Signature
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Date:

Place

May 2026

Swargate - Pune



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सूचना

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३. स्वार्गट आणि आजुबाजूच्या क्षेत्रातील परिसरांना प्राधान्य दिले जाईल.
४. जागेचे क्षेत्रफळ १८५० ते १८५५ कार्गट चौरस फूट असावे.

इच्छुक बोलीदारांना आमच्या वेबसाईटवर www.sbilife.co.in ([https://www.sbilife.co.in/en/services/download-centre - RFPforms](https://www.sbilife.co.in/en/services/download-centre-RFPforms)) येथून नमुना डाऊनलोड करून घ्यावा. पूर्ण झालेली तांत्रिक आणि किमतीची बोली स्वतंत्रपणे सील बंद ठेव लिफाफ्यामध्ये सादर करावी प्रादेशिक संचालक, दुसरा व तिसरा मजला, शितोळे केंद्र, नगरपालिका क्र./महसूल/सीटीएस ११८७/६५, गाबाच्या टी.पी. योजनेतील (स्कीम नं.१) अंतिम भूखंड क्र. ५७७/६५, जंगली महाराज रोड, भांबुर्डा (शिवजीनगर), ता. जि. पुणे, महाराष्ट्र - ४११००५. दूरध्वनी : ०२०-२५३२११०६ या ठिकाणी २८ मे २०२६ किंवा त्या पूर्वी सादर कराव्यात. एसबीआय लाईफ कोणतेही कारण न सांगता पूर्ण / अंशात्मक कोणत्याही किंवा सर्व ऑफर्स स्विकारण्याचा किंवा नाकारण्याचा अधिकार आरक्षित आहे.

दिनांक : २०/०५/२०२६

ठिकाण - पुणे

वर प्रदर्शित करण्यास आलेले लोणे स्टेट बँक ऑफ इंडियाचे आहे आणि त्याचा सागर एसबीआय लाईफ द्वारे व्यापक परवाना जलगत केला जातो. एसबीआय लाईफ इन्शुरन्स कंपनी लिमिटेड, नॉटरीकल आणि कॉर्पोरेट कार्यालय : नटराज एच. एच. रोड व पश्चिम दुरगती महामार्गाचे जवळ, अंधेरी (पूर्व) बुरई - ४०००६१. • IRDAI नॉटरीकल क्रमांक १११ • CIN: L99999MH2000PLC129113 • वेबसाईट : www.sbilife.co.in • ई-मेल : info@sbilife.co.in • टोल फ्री नंबर : १८००२६७९०९० (ग्राहक सेवा वेळ : २४ X ७)