



THE ORIENTAL INSURANCE COMPANY LIMITED
REGIONAL OFFICE - LUCKNOW

Acquiring of new premises for CBO-1 & TP Hub Allahabad proposed premises Technical inspection from 13/01/2020 to 15/02/2020
Regional Premises Committee RO Lucknow to Allahabad.

| S.NO. | NAME OF LANDLORD | YEAR OF CONSTRUCTION | CARPET AREA SQ.FT. | FLOOR OFFERED | ADDRESS OF PREMISES | FACILITIES AVAILABLE | Physical Inspection details |
|-------|--------------------|----------------------|--------------------|---------------|---|--|--|
| 1 | Sri Sanjeev Logani | 2019 | 2625 sq.ft. | G & F FLOOR | 29, CIVIL STATION CIVIL LINES DIVINE ROAD Allahabad | <u>As per technical Bids</u> a) Water : Municipal water b) Electric Power : yes c) Lift Facility : yes d) Generator/Power back up Facility : No e) Fire fighting Arrangement : yes f) Distance form Bus/Rly/Air-port : 1Km/1Km/12KM g) Type of flooring : Granite & Vitrified may be h) Age : within 10 years i) Natural Light : Yes j) Whether premises is fitted Air conditioners : No k) Whether premises if fitted F F : No l) Located on Road side/Back Side : Road Side m) Any other relevant information : NIL | Visit of RPC for Technical inspection of proposed premises was well in advance informed to the landlord but he was not available at his premises, when our CBO In charge contacted him over phone, he informed that <u>he has withdrawn his proposal and not open for inspection RPC on 14/01/2020.</u> |
| 2 | Sri Umang Agarwal | 1970 | 2000 sq.ft. | G Floor | 304/357 old Katta near Nagar Nigam Allahabad | a) Water : Municipal water b) Electric Power : yes but area is residential c) Lift Facility : No need of lift d) Generator/Power back up Facility : No e) Fire fighting Arrangement : No f) Distance form Bus/Rly/Air-port : 1Km/1Km/12KM g) Type of flooring : Ordinary h) Age : within 10 years i) Natural Light : No j) Whether premises is fitted Air conditioners : No k) Whether premises if fitted F F : No l) Located on Road side/Back Side : Road No m) Any other relevant information : No | The premises is situated near back of Vikash Bhawan Prayagraj in a narrow lane. Landlord broken his ground floor in a many pillars some are new other are old. Visibility of building is out of public approach, no natural light ventilation and no parking facility within the premises no provisions by the landlord. <u>The locality of premises is not suitable for office purpose.</u> |

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| 3 | Balbir Kohli | 1989 | GF 823.50 sq.ft. F F 1500 sq.ft. | G & F | Meena bazar building 10 Sardar Patel Marg Civil Lines Allahabad | a) Water : Municipal water b) Electric Power : yes c) Lift Facility : No d) Generator/Power back up Facility : No e) Fire fighting Arrangement : No f) Distance form Bus/Rly/Air-port : 1Km/1Km/12KM g) Type of flooring : Vitrified h) Age : Above 30 years i) Natural Light : No j) Whether premises is fitted Air conditioners : Yes k) Whether premises if fitted F F : Yes but not our use. l) Located on Road side/Back Side : Road Side but no front benefit because all side is closed clothes showrooms m) Any other relevant information : NIL | 1. G.F. The premises situated on ground floor approx 823 sqd.ft. closed pocket in and out is a narrow gallery of approx 3 fit from front to working place, only single urinal available no apace other provisions for toilet facility. Age of building approx more than 70 to 80 years. No natural light, no ventilation, no parking facility within the premises or not provisions by the landlord. 2. F.F. Entry a common ^{stairs} stairs of Hotel & Pvt. Insurance company and last portion of building proposed on rent. Building 1/2 part is a Hotel portion rest of building 1/4 Pvt. Insurance and 1/4 portion is proposed to us. |
| 4 | MRS KIRAN YADAV | 2019 | 2378 sq.ft. | First Floor | Near Office Board Revenue office Allahabad | a) Water : Municipal water /Bore well b) Electric Power : yes c) Lift Facility : yes but not need d) Generator/Power back up Facility : as per our requirement self arrangement. e) Fire fighting Arrangement : yes f) Distance form Bus/Rly/Air-port : 1.5Km/ 1Km/ 9KM g) Type of flooring : As per our requirement h) Age : within 10 years or new construction i) Natural Light : Yes two side j) Whether premises is fitted Air conditioners : No but landlord will provide. if company selects her premises for office. k) Whether premises if fitted F F : No l) Located on Road side/Back Side : Road Side on wide road of and much area of parking within the premises and front of the building. m) Any other relevant information : Area is very neat and clean area. | Proposed premises is situated on first floor, location advantage near Bank/ Post Office and within one KM. Premises location is free from special hazards like fire, noise, smoke dust etc and building is a new construction, natural light & proper ventilation, two toilet facility and water cooler space, proper flooring and false ceiling will be provided by the landlady assured. Two side of premises is open . This premises is very nice & suitable for office purpose. |

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| 5 | Sri Amit Verma | 1970 | 1500 sq.ft. | G F | Near Commission Office(Sharada Poultry Form) Allahabad | <p>a) Water : Municipal water</p> <p>b) Electric Power : yes 20 KW/</p> <p>c) Lift Facility : No no need of lift facility</p> <p>d) Generator/Power back up Facility : Yes</p> <p>e) Fire fighting Arrangement : No</p> <p>f) Distance form Bus/Rly/Air-port : 4Km/ 5Km/ 15KM</p> <p>g) Type of flooring : Vitrified & ordinary floor</p> <p>h) Age : Above 30 years</p> <p>i) Natural Light : No</p> <p>j) Whether premises is fitted Air conditioners : No</p> <p>k) Whether premises is fitted F F : No</p> <p>l) Located on Road side/Back Side : Building is Road Side but proposed area is closed within building and poultry bad smell is available permanent.</p> <p>m) Any other relevant information : NIL.</p> | Landlord poultry form & storage in this building and Landlord residence on first floor, he has carried out his poultry forms, storage of medicine and other related works poultry forms, no proper parking facility and no proper public asses of the premises, no natural light & ventilation, no proper parking facilities. Poultry bad smell is available every time in there. <u>This premises is not suitable for office purpose.</u> |
| 6 | Smt. Seema Shukla | 2019 | 2550 sq.ft. | FF 850sq.ft. SF 850sq.ft. TF850 sqft. | 7/3/B Stanley Road Civil Lines Allahabad | <p>a) Water : Bore well water</p> <p>b) Electric Power : As per our requirement</p> <p>c) Lift Facility : yes</p> <p>d) Generator/Power back up Facility : as per our requirement arrangement optional</p> <p>e) Fire fighting Arrangement : yes</p> <p>f) Distance form Bus/Rly/Air-port : 0.2Km/ 1Km/ 7KM</p> <p>g) Type of flooring : Vitrified</p> <p>h) Age : within 10 years /new construction</p> <p>i) Natural Light : Yes two side</p> <p>j) Whether premises is fitted Air conditioners : Landlord is agree to provide this facility.</p> <p>k) Whether premises if fitted F F : No</p> <p>l) Located on Road side/Back Side : Road Side on wide road of and much area of parking within the premises and under ground of the building.</p> <p>m) Any other relevant information : Area is very net and clean area and mail market. Near Income tax Office. False ceiling done by the landlord.</p> | <p>The premiss is main market and near Income Tax and Stanley Chouraha, this premises has proper lift facility, false ceiling, proper facilities of toilets and water cooler area, front look is very good glass fitted building, floor vitrified tiles fitted, new constructed building, proper natural light & ventilation, at the entry of premises a plenty of parking facility, Genset area and proper parking in front of the building & under ground also, extra features she is ready to provide air conditioners each and every floor. She proposed First, Second & Third floor and each floor have approx 850 sq.ft. The location of the building is main market & heart of city.</p> <p><u>This premises is very nice & suitable for office purpose.</u></p> |




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| 7 | Manisha Pandey | 2005 | 1616.14 sq.ft. | F F | Opp to Agneepath Co. beside Dr Rastogi Dental Clinic T.B. Sapru Road Civil Lines Allahabad | a) Water : Municipal water b) Electric Power : No only Residential connection. c) Lift Facility : No d) Generator/Power back up Facility : No e) Fire fighting Arrangement : No f) Distance form Bus/Rly/Air-port : 2 Km/3 Km g) Type of flooring : Vitrified h) Age : 10-20 years i) Natural Light : No j) Whether premises is fitted Air conditioners : No k) Whether premises is fitted F F : No l) Located on Road side/Back Side : Road Side m) Any other relevant information : Girls Hostel carried out. | This premises is situated on first floor in a residential Virendavan Vihar Colony, they are use it as a Girls Hostel. This premises is a residential house & divided in many rooms, no proper ventilation & parking facility, this premises is pure residential area. <u>This premises is not suitable for office purpose.</u> |
| 8 | Vikash Honda | Not mentioned | 3000 sq.ft. | Upper ground floor | 41/2 Adjacent to Income tax Office Stainly Road Civil Lines Allahabad | a) Water : Municipal water b) Electric Power : Yes. c) Lift Facility : Yes d) Generator/Power back up Facility : yes e) Fire fighting Arrangement : No f) Distance form Bus/Rly/Air-port : 0.2Km/ 1Km/ 7KM g) Type of flooring : Vitrified h) Age : within 10 years i) Natural Light : yes j) Whether premises is fitted Air conditioners : No k) Whether premises is fitted F F : No l) Located on Road side/Back Side : Road Side m) Any other relevant information : This premises carpet area 3000 sq.ft. and our advertise 800 + 1500(10% + -) but he is not ready to reduce his carpet area. | The premise is main market and near Income Tax, semi false ceiling done by the landlord because they used as a TVS Motor vehicel agency show room, no proper facilities of toilet and water cooler area it will manage by the landlord after selection of the premises, front look is very good, building is aluminium & Glass frame covered, floor is vitrified tiles fitted, proper natural light & ventilation entire of the premises, proper parking facility in front of the building. The location of the building is main market heart of city. <u>This premises is very nice & suitable for office purpose.</u> |
| 9 | Sri V K Srivastava | 2019 | 2250 sq.ft. | GF750 sq.ft. FF 750sq.ft. SF750 sq.ft | Opposite to Axis Bank, Civil Allahabad | As per technical Bids a) Water : Borewell water b) Electric Power : As per requirement c) Lift Facility : yes d) Generator Power back up Facility : No e) Fire fighting Arrangement : yes f) Distance form Bus/Rly/Air-port : 1km g) Type of flooring : Vitrified | Visit of RPC for Technical inspection of proposed premises was well in advance informed to the landlord but he was not available at his premises, when our CBO. In-charge talked over phone, he told that he had withdrawn his proposal and did not open the premises for inspection of RPC on 14.01.2020. <u>premises for inspection of RPC on 14.01.2020.</u> |




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| | | | | | h) Age : within 10 years i) Natural Light : Yes j) Whether premises is fitted Air conditioners : No k) Whether premises if fitted F F : No l) Located on Road side/Back Side : Road Side m) Any other relevant information : NIL | |
| 10 | Sri Sarthak Ray | 2001 | 2250 sq.ft. | GF | Near Parwati Hospital George Town Allahabad a) Water : Borewell municipal water b) Electric Power : 10 kw c) Lift Facility : no d) Generator/Power back up Facility : No f) Distance form Bus/Rly/Air-port : 4-5 Km/17 KM g) Type of flooring : Mosaic h) Age : 10-20 years i) Natural Light : 50:50 j) Whether premises is fitted Air conditioners : No k) Whether premises if fitted F F : No l) Located on Road side/Back Side : Road Side m) Any other relevant information : NIL | This premises is situated in a residential colony, This premises is divided in many room, no proper parking facility and this is pure residential house & area is also residential. The approach of the building is on a Nagar Nigam Nala pull. The landlord was not available he sent a broker for showing his premises. |
| 11 | Sri Ghanshyam Mishra | 2019 | 4500 sq.ft. | 1500 each every floor | 29 Civil lines M G Marg, Near MAX LIFESTYLE Allahabad a) Water : Municipal/Borewell water Yes b) Electric Power : Will be provided c) Lift Facility : Yes Ready d) Generator/Power back up Facility : Yes may be e) Fire fighting Arrangement : Yes f) Distance form Bus/Rly/Air-port : 0.500 Km/250 Km & 6.5 KM g) Type of flooring : Vitrified h) Age : within 10 years i) Natural Light : Yes proper natural light j) Whether premises is fitted Air conditioners : Yes may be provided by the land lord after selection of his premises. k) Whether premises if fitted F F : No l) Located on Road side/Back Side : Main road to side road approx 500 mtr on Side road. m) Any other relevant information : Landlord told this building GM Tower is PIDA approved. | The premises is near main market, premises has lift facility, false ceiling, proper facilities of toilets each floor and water cooler area, front look is very good glass fitted building, vitrified tiles fitted, new constructed building, proper natural light & ventilation entire of the premises, plenty of parking facility ground floor and under Ground also. Landlord proposed has left ground floor only parking. He offered premises first floor and second floor approx carpet area 1500 sq.ft. each. He is ready to give 2300 to 2500 sq.ft. in two floor. This building is three floor building & new constructed premises. |

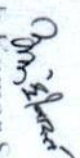
This premises is very nice & suitable for the office purpose.


This premises is not suitable for office purpose.


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| 12 | Sri Santosh Kumar Singh | New | X800 sq.ft. of 5 Floor Total 4000sq.ft | Total 5th Floor | In new Katura near Jagran Crossing Kutchery Allahabad | a) Water : Municipal b) Electric Power : Will be provided c) Lift Facility : No d) Generator/Tower back up Facility : No proper space for Counsel e) Fire fighting Arrangement : No f) Distance from Bus/Rly/Air-port : 6 km/7km/15km g) Type of flooring : Varified h) Age : within 10 years i) Natural Light : Three Side light - two side ventilation j) Whether premises is fitted Air conditioners : No k) Whether premises if fitted F.F. : No l) Located on Road side/Back Side : Road Side m) Any other relevant information : Nil | The premises is on main road, no parking facility, no Generator space on ground floor, space of each floor carpet area maximum 750 sq.ft. this building construction only residential that, no space available for commercial use. |
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Regional premises Committee visited Allahabad form 13/01/2020 to 15/01/2020, and they inspected all premises physically/Technically, proposal no. 01) Landlord Sri Sanjeev Logan and proposal no. 09) Landlord Sri V.K. Srivastava was not available at his premises. Technical inspection date and time was informed well in advance all landlords. Our local coordinator has talked both the landlords & they have informed that they are withdrawn their proposal over phone. Others 10 proposal Technically physically inspection carried out by the RPC and they were found proposal No. 04) Smt. Kiran Yadav, 06) Smt. Seema Shukla (8) Sri Vikas Honda and 11) Sri Chansyam Mishra proposed premises are fit and suitable for office purpose and RPC recommend to call proposal No. 04,06,08,11 Landlady/Landlords for opening of "Financial bids" to decide the rates of rent after due negotiations, if the need be


 (Askok Kumar Srivastava)
 Dy. Manager (IAD)
 RPC, Member


 (N.M. Tripathi)
 Manager
 RPC, Member


 (Vatsal Nath)
 Regional Manager
 RPC, Member


 (Mudita Singh)
 Dy. General Manager
 Chairperson, RPC