

NOTICE INVITING TENDER (NIT)

SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD.

(A wholly owned subsidiary of SBI)

CIRCLE OFFICE

Ground Floor, State Bank of India, Local Head Office,
Sector 17-A, Chandigarh – 160017.

PREMISES REQUIRED ON LEASE

SBI Infra Management Solutions (P) Ltd.(SBIIMS) on the behalf of **State Bank of India** invites offers from the owners of premises preferably on the ground floor for the following Branches, in the commercial establishments or modify/construct the premises with all facilities including good visibility, adequate power (40 KW) and water. The premises should have ample parking area and frontage and within 1 km from the existing branch. Interested landlords/power of attorney holders agreeable to offer constructed / additions & alterations as per Bank's requirements should submit their offers on bank's prescribed format of "TECHNICAL BID" AND "PRICE BID" and submit the same in two separate sealed envelopes superscribing '**Technical Bid/ 'Price Bid'** along with two Demand Drafts of Rs.10,000/- in favour of State Bank of India payable at JALANDHAR (refundable) & Rs.5,000/- (non refundable) in favour of SBI Infra Management Solutions (P) Ltd. payable at Chandigarh respectively within 25 days of publication. The format for technical bid and price bid may be downloaded from our official website <http://www.sbi.co.in> under procurement news from **05/03/2019 to 30/03/2019** or can be collected personally from the office of the undersigned / branch during banking hours, on any working day. No bid will be considered in the format other than that uploaded on our website, www.sbi.co.in under procurement news. The proposal along with the drafts, site plan, proof of ownership, Title deed, terms and conditions be kept in Technical bid envelope-1. The minimum acceptable rent per sq. ft of floor area be kept in price bid envelop-2 & should be submitted to RBO-3, Jalandhar on or before **30/03/2019** upto 5.00 pm.. Offers received late or incomplete will not be entertained. Priority would be given to Public Sector Units/ Govt. Deptt. SBI/SBIIMS reserves the right to accept or reject any / all offers without assigning any reasons thereof. No brokerage shall be paid to any broker.

Sr. No	Name of Branch (Distt. Jalandhar)	Preferred Location	Floor Area (In Sft)	Frontage (approx.)
1.	LAMBRA (11968)	Preferably Ground floor & on Main Road	2500-3000	30 ft - 40 ft
2.	PHOLARIWAL(51208)	-DO-	3000-3500	-DO-

**CIRCLE HEAD, SBI Infra Management Solution (P) Ltd.
SBI LHO, Ground Floor, SECTOR 17-A, CHANDIGARH**

**Regional Manager, State Bank of India
RBO-3, CIVIL LINES, JALANDHAR**

LEASING OF OFFICE PREMISES

GUIDELINES FOR BIDDERS

This tender consists of two parts viz. the Technical Bid having terms and conditions, details of offer and the Price Bid. Duly signed and completed separate Technical and Price Bids are to be submitted for each proposal using xerox copies in case of multiple offers. Two Demand drafts of Rs.10,000/- (Rs. Ten thousand Only) in favour of State Bank of India payable at Jalandhar (refundable) and non-refundable application fees of Rs. 5000/- (Rs. Five Thousand Only) in the form of Draft issued by any Nationalized/ Scheduled Bank drawn in favour of SBI Infra Management Solutions Pvt. Ltd., Payable at Chandigarh should be enclosed with each Technical Bid as cost of tender. Bid without accompanying the tender cost bid will not be considered. The Technical Bid and Price Bid for the proposal should be enclosed in separate sealed envelopes and these two envelopes be placed in a single sealed envelope super scribing **“Tender for leasing of premises for SBI Branch in _____”** and **submitted to the Regional Manager, State Bank of India, Regional Business Office-3, Civil Lines, Jalandhar on or before 30/03/2019 upto 5:00 PM.**

Important points of Parameters -

1	Floor area	As per advertisement preferably at ground floor on Main road/ market area
2	Covered parking space	Preferably a dedicated parking space. It is desirable (optional) to have parking space for around 500 sft
3	Open parking area	Sufficient open parking area for customers.
4	Amenities	24 hours water supply, preferably generator power back up and approx. 40 KW electrical power supply connection.
5	Possession	Ready possession / occupation or to be constructed within 4-6 months.
6	Premises under construction	May be considered and the owner will have to construct the building with in 4- 6 months as per Bank's requirement.

7	Desired location	Main Road, and not more than 1000 mtr from the existing branch
8	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic/ concerned authority. (ii) Single floor. (iii) Govt. Departments / PSU / Banks.
9	Unfurnished premises	Landlord will get all civil & electrical works for the premises and Bank will get the interior and furnishing work as per its own requirement.
10	Initial period of lease	Total minimum 20 years/ Initial 10 years (5+5) with 15% increase in rent after a term of 5 years. Further two options to renew after 10 years at predetermined increase in rent @ 15-25 % after expiry of each term of 5 years, at the time of renewal with mutual consent of both the parties.
11	Selection procedure	Techno-commercial evaluation by assigning 50% weightage for technical parameters and 50% weightage for price bids.
12	Validity of offer	4 months from the date of submission of the bids.
13	Stamp duty / registration charges	To be shared in the ratio of 50:50 between the lessor (s) and Bank.

TECHNICAL BID (COVER-A)

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

ALL PAGES TO BE DULY SIGNED AND STAMPED BY THE BIDDER/ LESSOR (S)

TERMS AND CONDITIONS

- 1.1 The successful bidder should have clear and absolute title to the premises and shall furnish legal title investigation report from the SBI's empanelled advocates, at his/her own cost. The successful bidder will have to execute the lease deed as per the standard terms and conditions finalized by the SBI/MSB/SBI for the purpose, and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessor (s) and the Bank. The initial period of lease will be 5+5=10 years with two options to renew after 5 years at predetermined increase in rent @ 15-25 % after expiry of first term of 5 years, at the time of renewal with requisite exit clause to facilitate full / part de-hiring of space by the Bank only during the pendency of the lease. As regards increase in rents payable, increase in rent shall be subject to market conditions & subject to a maximum ceiling of 25% after every term of 5 years is completed. After 20 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further one/two terms of 5 years each.
- 1.2 Tender document received by the Regional Manager, Region-3 State Bank of India, Regional Business Office, Jalandhar after due date and time i.e. 30/03/2019 after 5:00 pm shall be rejected.
- 1.3 The bidders/lessor (s) are requested to submit the **tender documents in separate envelope** super-scribed on top of the envelope as Technical Bid or Price Bid as the case may be duly filled in with relevant supporting documents/information at the following address:

**The Regional Manager,
Region-3**

**State Bank of India,
Regional Business Office , 2nd floor
CIVIL LINES, JALANDHAR**

- 1.4 All columns of the tender documents must duly fill in and no column should be left blank. All pages of the tender documents (Technical Bid and Price Bid) are to be signed by the authorized signatory of the bidder. Any over-writing or use of white ink is to be avoided. In special cases, it is to be duly initialed by the bidder. The SBI/MSBFI reserves the right to reject the incomplete tenders.
- 1.5 In case the space in the tender document is found insufficient, the lessors may attach separate sheets.
- 1.6 The offer should remain valid at least for a period of 4 (four) months to be reckoned from the last date of submission of offer.
- 1.7 There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other conditions, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the lessor (s) is required to attach a separate sheet "list of deviations", if any.
- 1.8 **The SBI/MSBFI reserves the right to accept or reject any or all the tenders without assigning any reason thereof.** In case of exigency and depending upon the suitability, the Bank may as well accept more than one proposal to suit its total requirements.
- 1.9 Canvassing in any form will disqualify the bidder. **No brokerage will be paid to any broker.**
- 1.10 The short listed lessors will be informed by the SBI/MSBFI for arranging site inspection of the offered premises.
- 1.11 Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments of rent/service tax/ GST, if applicable to the Lessor(s) shall be made by the Bank through Account Payee Cheque or RTGS/NEFT.
- 1.12 Preference will be given to the exclusive building/floor in the building over a part of the big building, having ample parking space in the compound / basement of the building. Preference will also be given to the premises owned by the Govt. Departments / Public Sector Units /Banks.
- 1.13 Preference will be given to the buildings on the main road.

1.14.a The details of parameters and its weightage for technical score has been incorporated in Annexure I. The selection of premises will be done on the basis of techno commercial evaluation. **50%** weightage will be given for **technical parameters** and **50%** for **price bid**. The score finalized by Committee of the SBI/MS/SBI in respect of technical parameters will be final and binding to the applicant.

1.14 The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All other taxes and service charges except GST, if applicable, shall be borne by the landlord. While renewing the lease, the effect of subsequent increase/decrease in taxes and service charges/ GST shall be taken into account for the purpose of fixing the rent.

However, the landlord will be required to bill the concerned Branch Manager, SBI every month for the rent due to them indicating the GST component also in the bill, separately. The bill also should contain the GST registration number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the Bank to bear the burden of GST, otherwise, the GST if levied on rent, paid by landlord directly, shall be reimbursed by the SBI to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord.

1.15 Deleted

1.16 **Mode of measurement for premises is as follows:**

Rentable area of the premises should be clearly mentioned as **Floor Area** as per IS 3861 code which could be always measured jointly by the Bank and the landlord.

1.17 **The floor wise area viz. Ground, First, Basement floors, if any, etc. with the corresponding rate for rent/taxes should be mentioned in the Price Bid.** The number of car parking spaces or in sft offered should be indicated separately.

1.18 The successful bidder/ lessor(s) should arrange to obtain the Municipal License/ NOC for a) Banking activities in the subject premises along and Approval of maps of the building/ premises from Concerned Authority and b) Layouts/ maps/ drawings etc. from Concerned Authority/ Collector/ Town Planning etc. for carrying out the civil addition/ alteration, interior furnishing of the premises by the Bank. Bidder/Lessor (s) should also obtain the completion

certificate from Concerned Authorities after the completion of civil addition/ alteration and interior furnishing works. The required electrical power load of approximately 40 KW (exclusively for Bank) will also have to be arranged by the bidder/ lessor(s) at his/her cost from the State Electricity Board or any other Private Electricity Supply Company in that area etc. and NOC and the space required for installation and running of the generator, provision of installation of AC outdoors units, Bank's signage at front & side fascia, earth stations, V-SAT, etc. within the compound will also have to be provided by the bidders/ lessor(s) at no extra cost to the Bank.

1.19 Bidder/Lessor should obtain and furnish the structural stability certificate from the licensed Structural Consultant, at his/ her cost.

1.20 The bidder/lessor shall obtain/submit the proposal to Municipal Corporation/ Collector/ Town Planning Deptt. etc. for the approval of plans immediately after receipt of approved plans along with other related documents so the interior renovation work can commence, in case of unfurnished premises.

1.21 After the completion of the interior works etc. by the Bank, the lease agreement will be executed and the rent payable shall be reckoned from the date of occupation. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.

1.22 Lease Deed shall be executed between the Lessor (s) and the Bank on the standard format of the Bank.

1.23 All the civil works & electrical work pertaining to construction of RCC Locker Room, Cash Room, ATM/ E-Lobby, Record Room, Stationary Room, Branch hall, UPS Room, Ladies and Gents Toilets, BM toilet, Pantry, Staircases etc. as may be required, as per site conditions shall be got executed by the Lessor(s) as per specifications laid down by the Bank and instructions of Bank's Engineer upto the entire satisfaction of Bank, at their own cost. For construction of RCC Locker Room, Lessor (s) will be required to engage the Architect, as approved by the Bank for supervision of the entire activities of construction, at their own cost. Bank shall only take the possession of the demised premises after completion of all the construction works, submission of desired certificates from licensed structural consultant and Architect, as

approved by the Bank and fulfillment of all other terms and conditions as mentioned above.

- 1.24 Necessary arrangements for continuous water supply, and independent underground and overhead water tanks of sufficient capacity will be provided by Lessor(s) along with electric pump for lifting of water to have continuous water supply.
- 1.25 Proper sewerage connection shall be arranged by Landlord for the Bank.
- 1.26 All external doors and windows shall be provided with steel grills & shutters by Lessor(s).
- 1.27 Bank can make additions and alterations/dismantling if necessary without involvement of basic design at any stage during currency of lease.
- 1.28 Landlord will provide vitrified tiles flooring (Johnson & Johnson/Nitco/Kajaria) (marble series double charge) shade or as approved by the Bank in the Bank Hall and marble/ceramic tiles in toilet area and 1st class bathroom fittings including wall tiles upto 7' as approved by the Bank.
- 1.29 Landlord will arrange to provide all sanitary fittings as per requirements of the Bank.
- 1.30 Landlord will carry out major structural civil, sanitary, and electrical, repair/maintenance works, if required at his cost and he will also ensure the roof remains water-tight. In case the above repairs are required and Landlord fail to attend to the same, the Bank will carry out necessary repairs at his/their risk and cost.
- 1.31 Main door and Safe room door will be provided with Collapsible grill gate by Lessor(s).
- 1.32 Plastic paint, oil bound distempering and painting etc. as per the Bank's instructions shall be done after every two & half years failing which the Bank shall be at liberty to get the same done at Lessor(s) risk and as per actual cost.
- 1.33 Lessor(s) will at their cost, arrange for separate electricity meter/sub meter having three phase electric connection up to 40 KW of load depending or actual requirement of the Bank and electric points including power/AC points required for the branch as per Bank's requirements. Actual electricity charges and water charges or as per mutual agreement shall be borne by the Bank.

Place:

Date: _____ Name & Signature of bidder/ lessor (s) with seal, if any

GENERAL & TECHNICAL INFORMATION ABOUT THE OFFERED PREMISES
ALL PAGES TO BE DULY SIGNED AND STAMPED BY THE BIDDER/ LESSOR (S)

(If anybody willing to offer for more than one premises, separate application to be submitted for each premises)

With reference to your advertisement in the _____ dated _____

We hereby offer the premises owned by us for housing your branch / office on lease basis:

General Information:

Location as name of the nearest local railway/ metro station and its distance from the site:

a.	Name of the Building	
a.1	Door No.	
a.2	Name of the Street	
a.3	Name of the City	
a.4	Pin Code	
b.	(i) Name of the Owner (s) (ii) Address (iii) Name of the contact person (iv) Mobile No. (v) E-mail address	

Technical Information (Please✓ at the appropriate option)

a. Building - Load bearing _____ RCC Framed Structure _____

b. Building – Residential _____ Institutional _____ Industrial _____
Commercial _____

c. No. of floors _____

d. Year of construction and age of the building _____

If building to be constructed, how much time will be required for occupation _____

e. Floor of the offered premises

Level of Floor	Floor area (As per IS 3861 code)
Ground Floor	
First Floor	
Basement Floor	
Any other Floor	
Total Floor Area	

Note: The final rentable area shall be in accordance with the one mentioned under clause/para 1.17 of Technical Bid.

Building ready for occupation: Yes/No

If no, how much time will be required for occupation with end date_____

Amenities available:

Electric power supply and sanctioned load for the floors offered in KVA _____

Running Municipal Water Supply Yes/No

Whether plans are approved by the local authorities (Enclose copies) Yes/No

Whether NOC from the department has been received Yes/No

Whether occupation certificate has been received (Enclose copies) Yes/No

Whether direct access is available, if yes give details Yes/No

Whether fully air conditioned or partly air conditioned Yes/No

Whether lift facilities are available Yes/No

Whether car parking/scooter parking which can be offered exclusively to the Bank. Yes/No

If yes, no. of four wheelers_____ & no. two wheelers_____

Declaration

I/ We have studied the above terms and conditions and accordingly submit our offer and will abide by the said terms and conditions in case our offer of premises is accepted.

I/ We also agreed to construct/ addition/ alteration i.e. locker room, cash safe room, record room, toilets and pantry with all fittings and fixtures, vitrified flooring, all electrical works, sewerage and water supply works & other works as per Bank's specifications and requirement including tile terracing & making the roof water tight. All security works including steel grills , shutters, collapsible grills shall be provided as per Bank.s specification & instructions .

I will handover the possession of the building after getting it constructed/renovated as per Bank's requirements. The rent will be released from the date of physical possession of the building complete in all respects to the entire satisfaction of the Bank.

Place:

Date: Name & Signature of bidder/ lessor (s) with seal, if any

PRICE BID (COVER-B)

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)
ALL PAGES TO BE DULY SIGNED AND STAMPED BY THE BIDDER/ LESSOR (S)

With reference to your advertisement in the _____ dated __/__/2019 and having studied and understood all terms and conditions stipulated in the newspapers advertisement and in the technical bid, I/We offer the premises owned by us for housing your branch/office for _____ **Branch (DISTT. JALANDHAR)** on lease basis on the following rent:

(If anybody willing to offer for more than one premises, separate application to be submitted for each premises clearly indicating the location of the premises offered on each envelop.)

General Information:

Location:

a.	Name of the Building	
a.1	Door No.	
a.2	Name of the Street	
a.3	Name of the City	
a.4	Pin Code	
b.	(i) Name of the Owner (s) (ii) Address (iii) Name of the contact person (iv) Mobile No. (v) E-mail address	

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Rent:

Level of Floor	Floor Area (sq.ft.) As per IS 3861code	Rent per sq. ft. per month (Rs.)	Total rent per month of floor (Rs.)
Ground Floor			
First Floor			
Basement Floor			
Any other Floor			
Covered parking			
Total Rent			

Maintenance charge per sq. ft. per month, if any, Rs. _____
(Rupees_____ only).

The GST, if levied, on rent paid by us shall be reimbursed by the Bank, to us on production of such proof/ challan of payment of tax to the Govt.

Declaration

We have studied the above terms and conditions and accordingly submit an offer and will abide by the said terms and conditions in case our offer of premises is accepted.

Place:

Date: Name & Signature of bidder/ lessor (s) with seal, if any

ANNEXURE – I
PREMISES REQUIRED ON LEASE

Parameters based on which technical score will be assigned by SBIIMS/SBI

(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)

	Parameters	Actual situation	Total Marks	Marks obtained
1	Built up area as per requirement	2500-3000 Sqft \pm 5% : 5 3000 Sqft + 10% : 2	5	
2	Premises location	On Main road : 10 Inner side from Main road but very near to main road : 5 away from main road: 0	10	
3	Covered /built up parking (area in front of entry gate/atm shall not be considered as parking)	GF : 5 basement : 2 no covered parking : 0	5	
4	Premises on ground floor / 1st floor	On ground floor : 20 GF (stairs more than 5no.of 6"high each):10 GF (2500 sft)+ balance area at Immediate Upper Floor with internal stair : 05	20	
5	Frontage	\geq 40 feet = 10 \geq 30 feet = 05 28 to 30 feet = 00	10	
6	Open exclusive parking for SBI (Allotted Parking)	1. \geq 1000 square feet = 10 2. \geq 800 square feet = 07 3. \geq 500 square feet = 05 4. \geq 300 square feet = 02 5. No parking = 00	10	
7	Surrounding of building	Good natural light and ventilation : 05 just adequate natural light and ventilation : 00	5	
8	Quality of construction, finishing etc.	1. Excellent : 05 2. Good: 03 3. Average : 0	5	
9	Access to offered area from main highway /road, continuity of total offered area,	1. Excellent : 05 2. Good: 03 3. Average : 0	5	
10	Ambience, Neighbourhood, convenience, resistance to noise pollution, dust pollution, smoke pollution and suitability of premises as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	25	

	Total		100	
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