

CORRIGENDUM

Date :12.03.2019

Acquisition of Office premises on lease for SBI GITC, CBD Belapur, Navi Mumbai. (Tender Id : GIT201902011)

Please refer to our tender for Acquisition of Office premises on lease for SBI GITC, CBD Belapur, Navi Mumbai. (Tender Id : GIT201902011).The reply to the queries received up to 05.03.2019 is as under.

Sr. No.	RFP Clause / Clause No.	RFP Page no.	Query from the organizations	Reply to the query
1			Will SBI be able to occupy the premises under IT / ITeS Park?	Premises required for various departments of SBI Global IT center
2		2	Initial take up of 260,000 sft carpet area. Scalability or growth options after the initial space take up is not mentioned. Please clarify.	The space required is as per RFP
3	Stamp duty / Registration charges - To be shared in ratio of 50:50	3	In most scenarios, Stamp duty and registration charges are paid by the Lessee / License completely, however we would be willing to discuss.	No deviation to the RFP.
4	The sanctioned electrical load exclusively for SBI use is less than 2750 kW. (90 KW per 930 sq.mtr. (10000 sq. ft.) + 50 Kw for additional common amenities such as compound lighting, pumps etc.)	7	The power requirement mentioned is slightly higher, would request you to kindly reconfirm the same. On confirmation, we would be able to discuss further on provision and cost of additional power requirement.	No deviation to the RFP.
5	Copy of registered Memorandum of Understanding between owners and the land owners in case the land does not belong to the owners.	10	As there is no confidentiality / Non-disclosure agreement executed between the parties, will it be acceptable to provide inspection of the requisite documents, with prior intimation till such time that the award is confirmed. Alternatively, we request a confidentiality / non-disclosure agreement be executed prior to sharing any title documents.	As per RFP
6	Status and ownership of the title - copies of the supporting documents to be attached.	10		

7	Status and ownership of the title - copies of the supporting documents to be attached.	10	Will a title summary suffice provided we are willing to provide SBI's Legal to inspect the original title documents physically	No deviation to the RFP
8	Assent from the owners/ stake owners	10	This can only be applied for / obtained once the tender is awarded in our favour and will take a minimum of 45 days to obtain the MIDC assent in favour of SBI GITC	Please Refer RFP
9	Copy of the Occupation Certificate for the Ready to occupy premises/Building.	10	Occupancy certificate is currently being applied for the building hence will not form part of the proposal.	Please refer clause no. 16 – iii of page no. 11 of RFP
10	Preference will be given to the exclusive building having ample parking space (minimum for 200 cars and minimum 300 scooters) in the compound / basement of the building. Preference will also be given to the premises owned by the Govt. Departments / Public Sector Units /Banks.	14	Car parking will be provided in the ratio of 1 /1000 sft of chargeable area. Rent for car park will be chargeable at Rs. 2,500/slot/month.	Minimum parking required as per RFP
11	The actual consumption of variable inputs will be computed by means of a mutually agreed transparent formula which is verifiable and auditable.	15	Since the charges will be charged on actual consumption basis 'mutually agreed transparent formula' will not be applicable.	Please Refer RFP
12	In case of any dispute regarding the methodology of computation of cost of air-conditioning, the Bank shall seek the services of the expert faculty from IIT-Bombay, and the decision taken by the latter will be final and binding on both the parties (the bidder and the Bank)	15	Methodology of computation is followed for all our tenants across projects spreading over 25 million sft hence we do not foresee any dispute with regards to the same.	In case of any dispute matter will be settled as per RFP
13	Responsibility for Operation and maintenance of AC, Electrical Substation, Fire control room and all other such installation shall remain with landlord only and SBI shall not be party for the same	15	Annual Maintenance Contracts for AC's and UPS which is installed by the Lessee will be part of Lessee / Licensee's scope. Annual Maintenance Contracts for AHU's provided along with the Proposed	As per RFP

			space will be part of Landlord / Licensor's scope.	
14	The actual consumption on variable inputs will be computed by means of a mutually agreed transparent formula which is verifiable and auditable	15	Since the charges will be charged on actual consumption basis 'mutually agreed transparent formula' will not be applicable.	Please Refer RFP
15	In case of any dispute regarding the methodology of computation of cost of DG power, the bank shall seek the services of the expert faculty from IIT-Bombay, and the decision taken by the letter will be final and binding on both the parties	15	Methodology of computation is followed for all our tenants across projects spreading over 25 million sft hence we do not foresee any dispute with regards to the same.	In case of any dispute matter will be settled as per RFP.
16	As the part office space, may be used for function is up to three shifts, approximate 20% of the total area should have air conditioning by split / window/ VRF AC independently to render AC system for the operation in all the weekdays. However, maintenance of all AC units will be ensured by the landlord without any extra cost to bank	16	The office space will function up to three shifts and the AC working hours for the proposed building are from 7 am to 7 pm. Hence the Lessee / Licensee will have to pay towards fuel charges for running the air-conditioners beyond the working hours.	As per RFP.
17	All permissions required for peaceful occupancy and use of the offered property by the bank should be obtained by the bidder before making the offer to the bank and in the future form time to time as may be required,	16	All approvals for the proposed building will be under Landlord's scope. Approvals with regards to operations of the Licensee / Lessee such as DOI Certification will be part of Lessee / Licensee's scope.	All permissions / approvals will have to be obtained by landlord/owner as per RFP.
18	Bank reserves the right to sublet / permit the usage of the premises to its associates and subsidiaries and no additional rent/compensation will be paid to the landlord	16	The Licensee / Lessee cannot sublet the premises to any third party or allow any third-party interest in respect to the proposed premises.	The office area will be used /occupied by SBI / SBI Subsidiaries only.
19	Landlord will ensure that network, data and electricity cables can be brought into the premises offered to the bank from outside the building from any direction without any hindrance	16	In the scenario that the handover condition is agreed between parties as 'Premises without fit outs' then the network, data and electrical cables will be provided till the entrance of the proposed premises as per the network and electrical path which is laid out for the project	Acceptable, however sufficient space in duct should be provided as per the banks requirement

20	Landlord has to carry out any additions/ alterations required to the premises as per plan approved by the Bank without any charges to bank. Bank have the liberty to modify the interior of the premises and landlord has to permit any modification required, except structural modification to load bearing structures, including installation of any system/ equipment/gadget that is required for the functioning or safety of the bank.	16	Any alterations and modifications subsequent to handover of premises will be carried out by the Lessee / Licensee at their own cost	The mentioned clause no. 37 on page no. 16 is self explicit
21	InsuranceThe successful bidder should obtain insurance for an amount equal to 110 percent of the market value of the premises (including furniture) on 'All Risks' basis, valid for a period not less than five years and for such other extended lease period	17	Insurance towards fit-outs and improvements installed within the premises will be under Lessee / Licensee's scope. Insurance towards the Proposed premises will be under Landlord / Lessor's scope.	No deviation in clause no. 42 page no. 17. (Premises with fit out / without fit out as the case may be)
22	Lease Period The Lease Agreement will be for an initial period of 5 years extendable for another three terms of 5 years each solely at the discretion of the bank with requisite exit clause to facilitate full / part de-hiring of space/area by the bank only during the tenure of the lease by serving 3 months prior notice	17	1) Lock-in period not specified in the RFP - Initial term of the lease tenure of 5 (five) years will be considered as Lock-in period. 2) Notice period of 6 months would be applicable on expiry of License term as against 3 months mentioned here. 3) Escalation of 5 % per annum will be applicable towards rental and security deposit. 4) Security deposit of 6 months rental will be payable for the total area leased 5) One time deposit towards common area and electricity will be payable separately. 6) Rent free period will not be applicable incase the 'Premises is provided in fitted out condition'. In case the 'Premises is provided without fit-outs', 90 days of rent free will be provided.	Please Refer RFP Clause No 43.Page No 17. No deviation in RFP.
23	Taxes and Rent Rent will be paid only after Occupancy Certificate has been received and hand over of the premises complete with all	18	Occupancy certificate for the entire buidling is expected to be available within 120 days from the date of issuing	As per RFP

	fitments to the satisfaction of the Bank. The Owner/land lord must mention a confirmed date by which he will obtain and produce to the Bank the Occupancy Certificate, however the date of submission of OC should not be later than 90 days from the date of issuing of LOI.		of LOI. Part Occupancy Certificate for the building is available.	
24	The successful bidder/lessor shall be responsible to obtain the municipal license/NOC approval for a) Banking activities in the premises b) Approvals of layouts etc from Local civic authority/ collector/town planning etc to carry out interior furnishing of the premises by the bank	19	a) Approvals with regards to operations of the Licensee / Lessee such as DOI Certification will be part of Lessee / Licensee's scope. b) We will assist in getting the layout / interior approval from the local authority if any.	No deviation from RFP Clause.
25	Rent will be paid only after Occupancy Certificate has been received and hand over of the premises complete with all fitments to the satisfaction of the Bank. The Owner/land lord must mention a confirmed date by which he will obtain and produce the Bank the Occupancy Certificate, however the date of submission of OC should not be later than 90 days from the date of issuing of LOI	19	Occupancy certificate for the entire building is expected to be available within 120 days from the date of issuing of LOI. Part Occupancy Certificate for the building is available.	As per RFP
26	The rent quoted should be inclusive of all present and future taxes whatsoever, municipal charges, society charges, maintenance etc. excluding GST which shall be reimbursed extra at applicable rate. However, while renewing the lease, the effect of subsequent increase/ decrease in taxes and service charges shall be taken into account for the purpose of fixing the revised rent	19	The rent quoted can be inclusive of all present taxes, common area maintenance charges and MIDC letting charges. Any future increase in Common area maintenance charges, MIDC subletting charges and taxes to be borne by the Lessee / Licensee.	No deviation from RFP.
27	PRICE BID FOR PREMISES WITHOUT FURNITURE/FIT OUT*Premises without furniture/fit out means modular work stations, cabins, data cabling, chair, sofa etc will be provided by the bank. However, required air conditioning,	30	Could you please provide further details on the flooring required (hard flooring or carpet tiles)	Basic cost of Rs. 21,500.00 per Sq. Mtr. approx. for premises with fit out and Rs. 13,000.00 per Sq. Mtr. approx. for premises without fit out. (subject to the material specification/ Brand ,

	flooring, false ceiling, open space with suitable shed for DG sets etc. to be provided by the landlord			make , colour , shade etc. will be approved by SBI/SBIIMS engineer.)
28	Initial security deposit	9	10 % of the total annual rent to be paid (Bank guarantee) along with the tender or afterwards	ISD to be submitted after award of offer (By successful selected bidder).
29	Carpet area per floor is less than 2300 Sq mtr (25000 sq. Ft)	1	Remaining all criteria being met, can there be relaxation if Premises offered in single occupancy.	Please Refer RFP
30	Bank reserves the right to sublet / permit the usage of the premises to its Associates and Subsidiaries and no additional rent/compensation will be paid to the landlord.	34	Clarification from MIDC will be required.	The office area will be used /occupied by SBI / SBI Subsidiaries only.
31	Landlord will ensure that network, data and electricity cables can be brought into the premises offered to the Bank from outside the building from any direction without any hindrance.	36	There will be ducts meant for this purpose.	Acceptable, however sufficient space in duct should be provided as per the banks requirement
32			Provision of UPS Back up is not discussed, only construction Part is mentioned.	UPS will be provided by SBI / SBIIMS
33			Escalation in rent	As per RFP
34	General Terms, Clause 8, Point ii (price bids)	10	Pl Clarify if there is no Option to Bid without any fit outs but only a Warm shell premises	Refer RFP, submit both the bids i.e. premises with fit out and premises without fit out
35	General Terms, Clause 8, Point ii (price bids)	10	Is it compulsory to submit both Option 1 & Option 2 or is there a either Or option with the bidder	Both the options to be submitted in separate envelope as per RFP
36	General Terms, Clause 16, Point iii	11	Please clarify that whether the space offered in the Building having Occupancy Certificate and ready to move in will get the preference?	Preference will be as per RFP.
37	General Terms, Clause 17,	11	Validity of Offer for 6 months is for a longer period, can it be reduced to 3 months.	No deviation in RFP.

38	General Terms, Clause 16, Point iii	11	Please clarify if ready to move in space fully furnished will be given preference	Preference will be as per RFP
39	General Terms, Clause 16, Point iii	11	The Fit outs (option 1 or 2) can only be initiated after LOI and fit out plan approvals, For the premises to be ready with fit outs in 180 days from bid closing date is very difficult for such larger space acquisition. Is there any relaxation on this time extension on this factor?	No deviation in RFP.
40	General Terms, Clause 52	19	What would be rent free period required for fit outs?	No deviation in RFP.
41	General Terms Clause 51-52	19	At what stage is Bidder expected to start interior works? After signing of lease agreement and payment of security deposit or receipt of award document?	After receipt of award document / LOI.
42	General Terms Clause 43 -Lease period	17	Lock in Period is not mentioned in the RFP	Please Refer RFP Clause No 43. Page No 17. No deviation in RFP.
43	General Terms, Clause 21, Evaluation of Price Bids and Finalization	12	Timelines for opening commercial bid is not mentioned	At the earliest
44	General Terms, Clause 40 Award Criteria	16	Timelines for signing lease deed is not mentioned	Already, mentioned in RFP.
45	General Terms, Clause 40 Award Criteria	16	Nature of agreement - lease/license?	As per RFP
46	General Terms Clause 43 -Lease period	17	Commercial term sheet doesn't have provision for a. Term, b. Lock in prior, c. Escalation d. Notice period e. Mechanism for Increase in maintenance charges	Please Refer RFP Clause No 43. Page No 17. No deviation in RFP.
47	General Terms, Clause 47 Taxes and Rent	18	What about other taxes such as Service Tax, VAT, GST and MIDC Subletting charges?	All taxes to be paid by the landlord as mentioned RFP
48	General Terms Clause 55	19	As per given timelines for the premises should have permanent Power and Water connection from concerned Govt agencies.	As per RFP
49	General Terms Clause 1 - Eligibility Criteria and Technical Parameters	7	As per Criteria 1 in the Technical qualification sheet, the distance	Up to the offered building form SBI GITC office main building.

			mentioned of 7.5 km from GITC will be up to the Premises	
50	General Terms Clause 26	14	To confirm if 2 wheeler parking requirements, can be managed in 4 wheeler parking and will be in covered (in stilt or basements) and the allocation will be dedicated for SBI .	As per RFP
51	General Terms Clause 26	14	To confirm if Car parking also has to be approved and covered (in stilt or basements) as per approved plan and the allocation will be dedicated for SBI.	As per RFP
52	General Terms Clause 40 - Award Criteria	16	What is the tentative time of LOI/Tender confirmation? Will this timeline for possession with OC gets extended in case the release of LOI would take time?	No deviation from RFP, the award criteria will be as per clause no. 40 only.
53			Will there be standard Rate considered for fit out cost per sqft for similar specification	Basic cost of Rs. 21,500.00 per Sq. Mtr. approx. for premises with fit out and Rs. 13,000.00 per Sq. Mtr. approx. for premises without fit out. (subject to the material specification/ Brand, make, color, shade etc. will be approved by SBI/SBIIMS engineer.)
54	General Terms & Conditions : 1. Eligibility Criteria and Technical Parameters for selection: a) Bid is open to all Bidders who meet the eligibility criteria and Technical Parameter for selection as given in Annexure- B & E of this document. The bidder must submit the documents substantiating eligibility criteria as mentioned in this RFP document. Premises /offers as described below will not be considered: 1. Location from GITC Building beyond 7.5 km by road.	7	what are the technical constraints related to 7.5km limiting distance and cost implication, if the same can be increased.	Please refer the RFP which is prepared as per Bank's requirement
55	Initial period of 5 years extendable for another 3 terms of 5 years each at the sole discretion of the Bank	2	Provide details of further 3 terms	Please Refer RFP Clause No 43. Page No 17. No deviation in RFP.

56	Initial security deposit / Bank guarantee should be valid for 18 months	9	If the Bid offer is valid for 6 months, why ISD/PBG validity is required for 18 months?	As per the Banks requirement. No deviation from RFP
57	Evidence for providing open space with required shed for installing the generator of 100 % power back up for electric supply for lighting air conditioning and other electric equipment for connected load. Generator will be supplied by SBI.	10	Please provide with size of generator and actual space required by SBI	260 sq. mtr. approximately.
58	The successful bidder should obtain insurance for an amount equal to 110 percent of the market value of the premises (including furniture) on 'All Risk' Basis valid for a period not less than five years and for such other extended lease period.	17	We normally take insurance of the premises for Fire & Earthquake only. If unfurnished premises is provided Bank will have to take insurance on all risk basis.	No deviation in clause no. 42 page no. 17. (Premises with fit out / without fit out as the case may be)

❖ We refer to pre-bid meeting held on 06.03.2019 at SBIIMS GITC Circle office. In addition to clause no. 28 (Pg. no. 15) of RFP Land lord must provide areas mentioned as under:

1. VIP Lunch room for 75 – 100 persons,
2. Officers lunch room for 300 persons,
3. Staff lunch room for 400 persons,
4. Suitable Kitchen, store room serving area etc.
5. Recreation room,
6. Dispensary (For 3 doctors and pharmacist & waiting area),
7. Officers, staff union office,
8. Library,
9. Reception & suitable waiting lounge,
10. Fire control room, BMS room, Guard room etc.

All the above mentioned additional area may be fitted in 2500 Sq. mtr. approximately and should be considered within the office space.