



NOTICE INVITING TENDER (NIT)

REQUIREMENT OF COMMERCIAL/ OFFICE PREMISES FOR SARB AT JALANDHAR, DIST. JALANDHAR (PUNJAB)

PREMISES REQUIRED ON RENT/LEASE

State Bank of India invites offers from owners/power of attorney holders of commercial/office premises on Ground floor or any other suitable floor (with dedicated lift arrangements for 24 hrs if the premises is available on other floor) for ready to move on lease rental basis for Stressed Assets Recovery Branch in Jalandhar, in Lajpat Nagar, Near Dr. Ambedkar Chok, Jalandhar, with all facilities including good visibility, adequate power and water. The premises should have sufficient parking area, frontage and should be free from water logging area. Interested landlords/power of attorney holders agreeable to offer constructed/ additions & alterations premises as per the Bank's requirements should submit their offers on bank's prescribed format of "TECHNICAL BID" AND "PRICE BID" in two separate sealed envelopes and these two envelope be kept in A-4 size envelope super scribing "Tender for premises selection of SAR Branch at Jalandhar" along with a Draft of Rs. 20,000/- in favour of State Bank of India, Payable at Jalandhar be kept along with technical bid envelope and submit the offer up to 25/01/2021 by 5.0 PM at given below address :-

Assistant General Manager,
State Bank of India
Stressed Assets Recovery Branch (SARB)
Brand Rath Road, Rainak Bazar,
Jalandhar (Punjab)

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, approved building layout plan from the local Municipal Committee, terms & conditions, colour photograph of building elevation be kept in "Technical bid" envelop and the minimum acceptable rent per Sq.Mt. floor area be kept in "price bid" envelope. Offers received late or incomplete will not be entertained. Priority would be given to Public Sector Units/Govt. Deptt.

The premises should be preferably in prime locality and preferably on a main road with adequate dedicated parking space and predominantly in the commercial establishment and it should be water logging free on the **Ground floor or any other suitable floor (with dedicated lift arrangements for 24 hrs if the premises is available on other floor)** and ready for immediate possession.

The below stated requirements are for guidance only. SBI reserves the right to shortlist best premises amongst the offers received. SBI reserves the right to accept or reject any / all offers without assigning any reasons thereof

Name of Branch Office	District	Preferred Location	Electricity connection	Floor Area	Frontage (approx.)
Stressed Assets Recovery branch (SARB), Jalandhar.	Jalandhar	In Lajpat Nagar, Near Dr. Ambedkar Chok, Jalandhar.	40-50 KVA	3000-4000 Sq.ft Or (278.80- 372 Sq.Mt)	40 ft - 50 ft along the main road of the locality (500-800 Sq.ft)





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. A demand draft of **Rs.20,000/-(refundable)** in favor of State Bank of India payable at Jalandhar **up to 25/01/2021 by 5.0 PM**. Draft to be enclosed with Technical Bid as a security amount. 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 premises selection of SARB branch at Jalandhar"** and submitted to

Assistant General Manager,
State Bank of India
Stressed Assets Recovery Branch (SARB)
Brand Rath Road, Rainak Bazar,
Jalandhar (Punjab)

on or before 25/01/2021 by 5 PM.

Important Points of Parameters

1	Floor area	Approximately 3000 - 4000 Sq.ft Or (278.80- 372 Sq.Mt) approx. at Ground floor.
2	Parking space	Seven dedicated car parking (600-800 sqft) area & 15 to 20 dedicated Two wheelers parking for staff.
3	Open parking area	Sufficient open parking area for customers.
4	Amenities	24 hours water supply, preferably generator power back up and approx. 40-50 KVA electrical power supply connection.
5	Possession	Ready for possession / occupation within 1 months.
7	Desired location	On Ground floor or any other suitable floor in Area in Lajpat Nagar, nearby Dr. Ambedkar Chok, Jalandhar.





8	Preference	<ul style="list-style-type: none">• Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic/ concerned authority.• Single floor.• Govt. Departments / PSU / Banks.
9	Unfurnished premises	May be considered and Bank will get the interior and furnishing work as per requirement.
10	Initial period of lease	Initial for 5 years with two options to renew after 05 years at predetermined increase in rent @ 15-25 % after expiry of each term of 5 years, at the time of renewal. After 15 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5 -15 years.
11	Selection procedure	Techno-commercial evaluation by assigning 50% weightage for technical parameters and 50% weightage for price bids.
12	Validity of offer	01 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.
14	Rent payable	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.





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

- The successful bidder should have clear and absolute title to the premises and 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 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 years with two options of 05 year each after 1st term of 05 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 initial term of 5 years is completed. After 15 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5 -15 years.
- Tender document received by the bank after due date and time i.e. 25/01/2021 after 5:00 pm shall be rejected.
- 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:

**Assistant General Manager,
State Bank of India
Stressed Assets Recovery Branch (SARB)
Brand Rath Road, Rainak Bazar,
Jalandhar (Punjab)**

- 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 duly initialed by the bidder. SBI reserves the right to reject the incomplete tenders.
- In case the space in the tender document is found insufficient, the lessors may attach separate sheets.
- 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 i.e. 25-01-2021 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.

• **SBI 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.

• Canvassing in any form will disqualify the bidder. **No brokerage will be paid to any broker.**

• The short listed lessors will be informed by the SBI for arranging site inspection of the offered premises.

• 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.

• Preference will be given to the exclusive building/floor in the 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. Preference will be given to the buildings on the main road.

• 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 in respect of technical parameters will be final and binding to the applicant.

• 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 service tax/ 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 service tax/GST component also in the bill, separately. The bill also should contain the service tax/ 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 service tax/GST, otherwise, the service tax/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 service tax/GST registration number of the landlord.





• **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.

Rental will be paid on the basis of **"Carpet area"** which is to be measured only after addition and alteration work carried out as per banks approved layout plan for the Branch.

A. Rentable Carpet area shall be area at any floor excluding the following area

Walls

Columns

Balconies

Portico/Canopy

Staircase

Lofts

Toilet area

Sanitary shafts

Lift wells

Space below window sill

Box louver

AC duct

B. Measurement of Mezzanine floor area (if any) shall be considered as under:

Floor to ceiling Height

Above 2.6m: 100% of carpet area.

Above 2.1m upto 2.6m: 50% of carpet area.

Below 2.1m: Not to be considered

C. The following shall be including in wall area and shall not be measured.

Door and door opening in the walls

Build in cupboards

D. The measurement will be taken from the internal face of wall to the glass façade provided adjacent to the rolling shutter for demarcating/ calculating the area.

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

• No rent will be paid for inclusive parking for the Bank as well as customers.

• 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 additional electrical power load of approximately 40-50 KVA 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, Alternate Connectivity etc. within the compound/roof-top will also have to be provided by the bidders/lessor(s) at no extra cost to the Bank.

- Bidder/Lessor should obtain and furnish the structural stability certificate from the licensed Structural Consultant, at his/ her cost.
- 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.
- 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.
- Lease Deed shall be executed between the Lessor (s) and the Bank on the standard format of the Bank.
- All the civil works pertaining to construction of Video Conference Room, Stationary Room, System Room, UPS Room, Ladies and Gents Toilets, 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 up to the entire satisfaction of Bank, 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.
- Necessary arrangements for continuous water supply, and independent underground and overhead water tanks of sufficient capacity will be provided along with electric pump for lifting of water to have continuous water supply.
- Proper sewerage connection shall be arranged by me for the Bank.
- All external doors and windows shall be provided with steel grills & shutters by me.
- Bank can make additions and alterations/dismantling if necessary without involvement of basic design at any stage during currency of lease.
- Landlord will provide vitrified tiles flooring in the Bank Hall and ceramic tiles in toilet area and 1st class bathroom fittings including wall tiles
- Landlord will arrange to provide all sanitary fittings as per requirements of the Bank.
- Landlord will carry out major structural civil, sanitary, and electrical, repair/maintenance works, if required at his cost and will also ensure the roof remains water-tight. In case the above repairs are required and he/she fail to attend to the same, the Bank will carry out



necessary repairs at my risk and cost.

- Main door and Safe room door will be provided with Collapsible grill gate.
- Plastic paint, oil bound distempering and painting etc. as per the Bank's instructions shall be done after every two years failing which the Bank shall be at liberty to get the same done at your risk and as per actual cost.
- Plastic paint, oil bound distempering and painting etc. as per the Bank's instructions shall be done after every two years failing which the Bank shall be at liberty to get the same done at your risk and as per actual cost.
- If available floor is other than ground floor, adequate dedicated lift arrangements for 24 hours will be made by the land lord.
- Landlord will at his/her cost, arrange for separate electricity meter/sub meter having three phase electric connection up to **40-50 KVA** of load depending on 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





Assistant General Manager,
State Bank of India
Stressed Assets Recovery Branch (SARB)
Brand Rath Road, Rainak Bazar,
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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 (Sq.Mt) (As per IS 3861 code)
Ground 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 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 Yes/No
(Enclose copies)

Whether NOC from the department has been received Yes/No

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

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 Yes/No
Exclusively to the Bank.

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, other works as per Bank's specifications and requirement

I will hand over 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)

Assistant General Manager,
State Bank of India
Stressed Assets Recovery Branch (SARB)
Brand Rath Road, Rainak Bazar,
Jalandhar (Punjab)

With reference to your advertisement in the _____ dated ___/___/___ 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 your branch/office at commercial establishments in Jalandhar Dist at noted on lease basis on the following rent:

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

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	



**Rent:**

Level of Floor	Floor Area (sqm.) As per 3861code	Rent per Sqm. per month (Rs.)	Total rent per month of floor (Rs.)
Ground Floor			
Basement Floor			
Any Other Floor			
Total Rent			

Maintenance charge per sqm. per month, if any, Rs.
(Rupees _____ only).

The service tax/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 FOR SARB BRANCH, JALANDHAR DIST

Parameters based on which technical score will be assigned by SBI

(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)

	Parameters	Actual situation	Total Marks
1	Floor area as per requirement	372 Sq. mt. \pm 5% : 20 Between 372-279 Sq.mt \pm 5%: 15 Up to 279.0 Sq. mt. \pm 10% : 5 Less than 279.0 S.qmt = 0	20
2	Premises on ground floor / 1st floor/any other floor	On ground floor : 10 GF + any other upper floor with internal lift + stair :6 Any other upper floor with internal lift +stair : 5 Any other upper floor with stair : 5	10
3	Premises location: Nearby surroundings, approach road and location as per NIT	(i) Commercial Market Place with wide approach (10 marks) (ii) Commercial Market Place with narrow approach (7 marks)	10
4	Ready for occupation	Ready build:10 Partially constructed:05	10
5	Available Frontage of the Premises	above 15 metres (10) 10 m to 15 m (7) 5 m to 10 m (5) Less than 5 m (0)	10
6	Covered/builtup/open exclusive parking for SBI (Alotted Parking)	1. \geq 74.40 sqm = 20 2. 74.40 to 56 sqm = 10 3. Less than 56.0 Sqm = 05	20
7	Surrounding of building	Adequate natural light and ventilation = 05 In adequate natural light and ventilation: 0	05
8	Quality of construction finishing etc	1.Excellent:05 3. Average : 03	05
	Ambience, Convenience and suitability of premises as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	10
	Total		100

