



# भारतीय स्टेट बैंक

क्षेत्रीय व्यवसायिक कार्यालय-2 बुलंदशहर रोड, हापुड़

## किराये पर परिसर की आवश्यकता

भारतीय स्टेट बैंक, पिलखुवा शाखा के स्थानांतरण के लिए हापुड़ पिलखुवा विकास प्राधिकरण (एचपीडीए) द्वारा शान्तिनिक गतिविधियों की अनुमति प्राप्त परिसर के मालिकों से किराये पर परिसर लेने के लिए प्रस्ताव आमंत्रित करता है।

परिसर का कार्पेट क्षेत्रफल लगभग	शाखा का स्थान
3000 वर्ग फीट	पिलखुवा

प्रस्तावित परिसर की सामने की चौड़ाई ग्राउंड फ्लोर पर लगभग 25 फीट से 30 फीट होनी चाहिए और वर्तमान परिसर से 4-5 किलोमीटर के भीतर मुख्य सड़क पर होनी चाहिए। परिसर में पर्याप्त पावर लोड, पावर बैकअप या जनरेटर, वाटर सप्लाई, पार्किंग स्पेस आदि रखने के लिए जगह होनी चाहिए। परिसर कच्चे के लिए तैयार होना चाहिए या बैंक की आवश्यकता के अनुसार एक निश्चित समय में तैयार हो जाना चाहिए। इच्छुक पार्टियों/व्यक्तियों को अपने प्रस्ताव बैंक द्वारा निर्धारित ग्राहकों "तकनीकी बोली" और "मूल्य बोली" पर दो अलग-अलग सीलबंद लिफाफों में क्रमशः "तकनीकी बोली" / "मूल्य बोली" और "स्थान" लिखकर भारतीय स्टेट बैंक, क्षेत्रीय व्यवसाय कार्यालय-2, प्रथम तल, हापुड़ मुख्य शाखा, बुलंदशहर रोड, हापुड़ के कार्यालय में सोमवार 11.04.2025 को शाम 5.00 बजे तक जमा कराने चाहिए। ये ग्राहक कार्य दिवसों में कार्यालय समय के दौरान उपरोक्त कार्यालय से व्यक्तिगत रूप से भी प्राप्त किए जा सकते हैं और बैंक की वेबसाइट [www.sbi.co.in](http://www.sbi.co.in) से "प्रोक्योरमेंट" के अंतर्गत 11.04.2025 तक डाउनलोड भी किए जा सकते हैं। बैंक बिना कारण बताए किसी भी प्रस्ताव को रद्द/अस्वीकार करने का अधिकार सुरक्षित रखता है। कोई ब्रोकरेज नहीं दिया जाएगा।

क्षेत्रीय प्रबन्धक, क्षेत्र-2, हापुड़



# STATE BANK OF INDIA

Regional Business Office-2, Bulandshahr Road Hapur

## PREMISES REQUIRED ON RENT

State Bank of India invites offers for taking premises on rent from the owners of premises strictly having permission of commercial activities by Hapur Pilkhuwa Development Authority (HPDA) for Shifting of Pilkhuwa Branch.

Approx. Carpet Area of Premises	Location of Premises
3000 sq.ft.	Pilkhuwa

Location of the front width of proposed premises be approx 25 ft. to 30 ft. at Ground Floor and on main road within 4-5 kms of current premises. The premises should have adequate Power Load, Power Back up, Space for keeping generator, Water Supply, Parking Space etc. The Premises should be ready for possession or become ready as per Bank's requirement in a definite time. The interested parties/persons should submit their offers on the Bank's prescribed formats of "Technical Bid" and "Price Bid" respectively in two separate sealed envelopes super scribing "Technical Bid"/ "Price Bid" with "Location" respectively upto 5.00 PM on 11.04.2025 in the office of Regional Manager, State Bank of India. Regional Business Office-2, First Floor, Hapur Main Branch, Bulandshahr Road, Hapur. These formats can also be obtained in person from above office on working days during office hours and also be downloaded from Bank's website [www.sbi.co.in](http://www.sbi.co.in) under "Procurement" upto 11.04.2025.

The Bank reserves the rights to cancel/ reject any offer without assigning the reason thereof. No Brokerage will be paid.

Regional Manager, R-2, Hapur

## TECHNICAL BID

### ANNEXURE 'A'

(To be submitted in separate sealed envelop super scribing 'Technical Bid' for Premises for ..... (Name of Branch)

With reference to your advertisement in the ....., I/We hereby offer the premises owned by me/us for housing our ..... branch on lease basis on the following terms and conditions :

#### 1. Location

(a) Name of the Building

(b) Address

(c) Name of City

(d) PIN Code

(e) Name of owner(s)

#### 2. Technical Information

##### (a) Building

Load Bearing ... : Yes/No  
RCC Framed Structure ... : Yes/No

##### (b) Type of Building

Commercial ... : Yes/No

##### (c) No. of floor(s) proposed for Bank

Basement/Ground Floor/  
Other floors

(d) Whether building is earthquake resistant: Yes/No

(f) Whether water-proofing treatment has  
been done on the terrace ... : Yes/No  
If not, When it will be done ... : .....

#### 3. CARPET area of the Premises

(Mention floor wise area) ... : Sq.Ft. (\*)

(\*) To be worked out as per Point No.2 of the Price Bid]

contd. ....2...

4. Whether building plan is enclosed ... : Yes/No  
If 'NO' reasons for the same and when it will be Submitted ... :  
.....  
.....  
.....

5. Whether building plans are approved by the Local Authorities. ... : Yes/No  
If 'No' reasons for the same and when these will be approved and submitted. :  
.....  
.....  
.....

6. Whether building is ready for occupation. : Yes/No  
If 'No' how much time will be required for occupation :  
.....  
.....  
.....

7. **Amenities available:**

(i) **Electric Power Supply** ... : Yes/No

- (a) Electric load of 30 KW will be provided by the landlord for the exclusive use of the Bank at his cost. Bank will pay actual electricity consumption charges.
- (b) Electrical wiring, Electrical panel, earthing etc. will be done by the landlord as per Bank's requirement. Bank will provide electrical fixtures such as fans/tube lights etc.

(ii) **Water Supply** ... : Yes/No

- (a) Municipal Water Connection and underground water supply will be provided by the landlord at his cost.

(iii) Whether N.O.C. from the local authorities Obtained. : Yes/No

If 'No' in how much time it will be obtained : .....

(iv) Whether landlord is ready to carry out : Yes/No  
Additions/alterations, new constructions as Per Bank's requirement (as per enclosed Specification in Annexure - I)

Dated:

SIGNATURE OF OWNER(S)  
CONTACT NO. (S)

(Note If signing on behalf of landlord attach authority letter or reasons for the same)

**ANNEX- I**

**GENERAL SPECIFICATIONS FOR THE BRANCH BUILDING OF  
STATE BANK OF INDIA**

1. Floor slab to be strengthened to take the load of locker safes and cash safe.
2. All external walls should be at least of 9" thickness in brick masonry, duly plastered, on both sides.
3. All openings/windows to have glazed shutters and M.S. Grill made with 12mm Sq. bars placed at 3" c/c both ways.
4. Flooring to be of vitrified tiles of a reputed manufacturer (KAJARIA/NITCO/MARBITO/NAVEEN/JOHNSON) and approved shade (in combination of two shades) of size 600x600 mm.
5. Provision of Gents Toilet (two urinals, one European W.C., oval shaped washbasins over granite stone slab counter and other modern accessories), Ladies toilet (one European W.C., one washbasin and other modern accessories) and toilet attached with B.M.' cabin (one European W.C., one washbasin & other modern accessories).
6. Provision of Ceramic tiles of size 12"x18" with highlighter on walls upto a height of 7' and 12"x12" on floor in toilets.
7. Structural adequacy of the building to be ensured by the landlord. Structural safety certificate is to be submitted by the landlord through his/her architect before handing over possession to the bank.
8. Round the clock adequate water supply. Underground/Overhead water tank storage with water boosting arrangements to be provided by the landlord.
9. Sewer connection/septic tank to be provided in the building.
10. Plinth level of the building to be at least 2' above Centre of present road level.
11. TW doors and windows to be provided in the building with openable glazed panels and wire mesh for windows.
12. Walls/ceiling to be painted with plastic paint of approved shade after applying POP.

Contd. ...2....

13. Collapsible grille door to be provided at the entrance and safe room, emergency exit and locker room (for other than R C C strong room for lockers).
  14. Rolling shutter to be provided at the entrance and emergency door.
  15. The front elevation and all external walls of the Bank to be paired with APEX-ULTIMA.
  16. Sanitary fitting of first quality such as PARKO/ZIM/JAQUAR or equivalent should be provided in the toilets.
  17. A ramp for disabled at the entrance of around 3' width to be provided along with SS Railing in addition to steps.
  18. Parking space and inner pathways to be provided with Paver Tiles in required design and shades.
  19. Proper building plan showing various dimensions, side elevations, proposed designing, parapet wall, sunshades, porch etc. to be submitted by the landlord. Landlord will engage the services on a qualified architect for the entire work.
  20. Boundary wall with brick wall, iron railing and Iron Gate.
  21. Granite/Marble stone in main entrance area.
  22. Construction of pucca strong room for locker room is to be done with 12" R.C.C. walls, floor and roof with cement concrete 1 : 1.5 :3 and 12 dia mm MS bars placed at 150 mm centre to centre on both directions and on both faces. In case of existing building the roof of strong room is to be fortified with 20 mm square bars placed at 75 mm centre to centre in both directions welded together and in MS angle frame of size 75 x 75x 6 mm.  
OR  
Locker room will be constructed with 9" thick brick walls.  
**(To Strike off as per requirement)**
  23. Construction of toilets, stationery room, record room, pantry with 4 1/2" thick brick walls and cash safe room with 9" thick brick walls.
  24. Brick coba waterproofing on the roof.
- I undertake to provide the building to the bank in accordance with the above specifications/ and as per requirement of Bank.

**SIGNATURE OF LANDLORD**

**PRICE BID**

**ANNEXURE 'B'**

(To be submitted in separate sealed envelope super scribing' Price Bid' for Premises for \_\_\_\_\_ (Name of Branch)

With reference to your advertisement in the \_\_\_\_\_, I/We hereby offer the premises owned by me/us for housing your \_\_\_\_\_ branch on lease basis on the following terms and conditions:

**General Information:**

**1. Location**

Name of the Building

Address

Name of City

PIN Code

Name of owner(s)

**2. CARPET area of the building offered for Bank Sq.ft.....(X)**

**3. Rent:**

Rent per Sq.ft.

(In figures and words)

Rs.....(A)

Total Rent of the building  
(In figures and words)

: Rs.....

**4. Period of Lease and Enhancement in rent:**

Total period of lease will be 10 years with enhancement in rent after every 05 years as under:

Enhancement in rent after every 05 years: -----%

**5. Execution of Lease Deed:** The lease deed will be registered for the total period of lease and stamp duty charges will be shared on 50:50 basis by the landlord and Bank. Other charges in this connection, will be borne by the landlord.

**6. Taxes:**

Municipal Taxes/Cess, Service Charges and all other Taxes will be borne by the landlord. The Bank shall reimburse Service Tax as applicable, to the landlord on production of bills.

Dated:

**SIGNATURE OF OWNER(S)  
CONTACT NO. (S)**