

TECHNICAL BID (COVER-A)

TERMS AND CONDITIONS

OFFER / LEASING OF OFFICE PREMISES

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. The Technical Bid and Price Bid for the proposal should be submitted in separate sealed envelopes and these two envelopes be placed in a single cover superscribing "Tender for leasing of premises for "SBI Kapkot at Kapkot Market Area , Block & Tehsil - Kapkot , Distt. Bageshwar, Uttarakhand. " to **Regional Manager, State Bank of India, Regional Business Office, Region-4 (12254), Palsari Aam, Badrinath Road, Gauchar, Distt. Chamoli (Uttarakhand) Pin- 246429**

Important points of Parameters -

1	Built up Area	232.25 sqm (2500 sqft) at Kapkot Market Area , Block & Tehsil - Kapkot , Distt. Bageshwar, Uttarakhand.
2	Open parking area (free of cost)	46.45 sqm (500 sq ft) Kapkot Market Area , Block & Tehsil - Kapkot , Distt. Bageshwar, Uttarakhand.
3	Amenities	24 hours water facility, Generator power back up, Electricity etc.
4	Possession	Ready for possession / occupation
5	Premises under construction / Plot	Will not be considered
6	Desired location	Kapkot Market Area , Block & Tehsil - Kapkot , Distt. Bageshwar, Uttarakhand.
7	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority (ii) Govt. Departments / PSU
8	Unfurnished premises	May be considered and Bank will get the interior and furnishing work as per requirement.
9	Initial period of lease	10 years (5 + 5)
10	Selection procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bids
11	Validity of offer (Minimum)	4 months from the date of submission of the offer
12	Stamp duty / registration charges	To be shared in the ratio of 50:50.
13	Fitment Period	2 months rent free fitment period for completion of interior furnishing work by Bank after handing over of the premises to Bank.
14	Frontage	Premises having more than 10 meter frontage will be given preference.

TERMS AND CONDITIONS

1.1 The successful bidder should have clear and absolute title to the premises and furnish legal title report from the SBI empanelled advocate at his own cost. The successful bidder will have to execute the lease deed as per the standard terms and conditions finalized by SBI for the purpose and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessors and Bank. The lease period will be for 10 years with increment in rent after 5 years (viz. total lease period will be of 10 years) 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 or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 15% - 25% after initial term of 5 years is completed. After 10 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5 / 10 years.

1.2 Tender document received by SBI after due date and time shall be rejected.

1.3 The bidders/lessors are requested to submit the tender documents in separate envelope superscribed on top of the envelope as Technical or commercial as the case may be (TECHNICAL BID AND PRICE BID) duly filled in with relevant documents/information at the following address:

Regional Manager

**State Bank of India, Regional Business Office, Region-4 (12254), Palsari Aam, Badrinath Road,
Gauchar, Distt. Chamoli (Uttarakhand) Pin- 246429**

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 and Price Bid) are to be signed by the authorized signatory of the tenderer. Any over-writing or use of white ink is to be duly initialed by the tenderer. The SBI 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 minimum 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 is required to attach a separate sheet "list of deviations", if any.

1.8 **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.

1.9 Canvassing in any form will disqualify the tenderer. **No brokerage will be paid to any broker.**

1.10 The short listed lessors will be informed by the SBI 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** to the successful vendor shall be made **by Account Payee Cheque or RTGS/NEFT.**

1.12 **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.**

1.13 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. 70%** weightage will be given for **technical** parameters and **30%** for **price bid**. The score finalized by Committee of the 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 taxes and service charges** shall be **borne by the landlord**. 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 rent.

However, **the landlord will be required to bill the concerned Regional 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 registration number/ GST 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.

1.15 Mode of measurement for premises is as follows:

Rentable area of the premises should be clearly mentioned as built up area as per IS code 3861-2002 which could be always measured jointly by the Bank and the landlord.

1.16 The floor wise area viz. Ground, First, Basement if any, etc 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. Bank as per exigencies, may take more or less area of the advertised area and the proposed premises may be used for some other purposes as deemed fit to Bank.

1.17 **The successful bidder/lessor should arrange to obtain the municipal license/ NOC/ approval for a) Banking activities in the premises and b) Layouts etc from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank.** Bidder/Lessor should also obtain the **completion certificate** from Municipal authorities after the **completion of interior furniture work**. The required **additional electrical power load of approximately 20 KW will also have to be arranged by the bidder/lessor** from the State Electricity Board or any other private electricity 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 will also have to be provided within the compound by the bidders/lessor at no extra cost to the Bank.

1.18 **Bidder / Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost.**

1.19 The bidder/lessor shall obtain / submit the proposal to Municipal Corporation/Collector/town planning 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.

1.20 After the completion of the interior works, etc. 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.

1.21 Rent should be inclusive of all present and future taxes whatsoever, municipal charges, society charges, maintenance. However GST shall be paid extra at applicable rate and manner.

1.22 Electricity & Water charges will be borne by the Bank provided the requisite connection are arranged by the landlord in the name of Bank.

1.23 All civil works such as ATM Rooms, Toilets, Store room, Pantry with all accessories and doors etc. as per Bank's requirements. Strong Rooms to be constructed for Cash/ Gold: 100-150 sq.ft. and Locker Room : 200-300 sq.ft. As per Bank's specification , with 12' RCC walls/floors/roof slab and reinforcement (safe room and locker room door and ventilator shall be provided by the Bank), Rolling shutter, collapsible Gate at entry, doors & windows, ramp with S.S (grade 304) railing for disabled/old people,

double charged vitrified tile flooring, inside painting with plastic emulsion paint and outside painting with acrylic emulsion paint / synthetic enamel paint etc., windows, safety grill etc as advised by the Bank directly or through Bank's appointed Architect will be carried out by landlord at their own cost before handing over possession to the Bank. Landlord will submit approved plan, Competent Authority permission, structural stability and soundness certificate before possession by the Bank.

1.24 Interior works like loose furniture, dry wall partition system, cubicles, and cabins false ceiling. AC lighting fixtures, signages, compactors for storage, electrical wiring for interior work etc, will be done by the Bank at its own cost as per requirement.

1.25 Price Bid of only the selected bidders will be opened after short-listing based on the parameters of the advertisement and the short-listed bidders will be informed to remain present on the date and time of opening of the Price Bids.

1.26 The technical bids will be opened on 21.05.2025_at 11.00 AM in the presence of bidders who chose to remain present at **State Bank of India, Regional Business Office, Region-4 (12254), Palsari Aam, Badrinath Road, Gauchar, Distt. Chamoli (Uttarakhand) Pin- 246429**.All bidders are advised to remain present at their own interest on said date and time.

Place:

Date:

Name & Signature of bidder / lessor

Annexure 'A'

GENERAL SPECIFICATIONS FOR CONSTRUCTION / ADDITIONS, ALTERATIONS OF BRANCH BUILDING TO BE CARRIED BY OWNER ON HIS OWN EXPENSES AND BANK'S OTHER TERMS & CONDITIONS

SPECIFICATIONS:

1. Building will consist of R.C.C. framed structure with first class construction & all peripheral walls will be 23 cm thick.
2. All partition walls will be 11.5 cm thick and will have two 6mm steel @ third course.
3. Floor finish of Banking hall / ATM room / toilets / canteen / system/conference-double charged vitrified tiles/granite of approved shade & make, duly covered with pop & polythene to avoid damage from interior works. The Open area will be of Kota stone/cement concrete pavers.
4. Wall finish - Internal-plastic emulsion/oil bound distemper/enamel paint of approved shade / make. External--water proof cement paint-apex or stone cladding or front structural glazing as per case.
5. M.S. Grill for windows - 16 mm square bars @ 7.62 cm c/c both ways in frame with openable window for air-conditioners/desert coolers/ventilation.
6. Main entry to have rolling shutter, collapsible gate & exit will have collapsible gate & rolling shutter.
7. Building should have floor to ceiling height of approximately 3.66 m.
8. In toilets, pantry & drinking water area wall tiles of approved make / shade upto full height will be fixed.
9. All sanitary & C.P. Fittings will be of approved make as per bank's approval.
10. In case of doors, it shall have wooden frame (choukhat) with 38 mm block board shutter doors.
11. Only in case of RCC strong room & RCC locker room, door & ventilator will be supplied by bank, otherwise all other doors will be provided by owner.
12. Windows shall have suitable shutters so as to accommodate desert coolers or air-conditioners in it.
13. All rooms are to be provided with suitable openings for ventilators/exhaust fans (12"x12").
14. Pantry will have granite platform 2 feet wide with steel sink.
15. Owner shall engage qualified Architect/Engineer for complete planning/supervision of construction and completion formalities.
16. Stationary, record room, pantry, toilets (gents & ladies), ramp for physically challenged etc. to be constructed as per layout plan given by bank and expenditure in this regard will be borne by owner. Floors are to be structurally strengthened to sustain additional live load of approx. 15-20 ton on account of safes.
17. Periodical maintenance of building to be done by owner.

18. Followings to be furnished by owner through architect engaged by them, before possession of premises is taken by bank

- Structural suitability certificate of premises.
- Approved Layout Plan from Local Civil Authority for bank's commercial use.
- Built up area certificate.
- Completion certificate as per plans/specifications provided by bank.
- "NOC" from civic authority for commercial use of premises.

19. Suitable place to be provided for display of bank's sign boards, hanging of outdoor unit of air-conditioners and V-SAT/RF with monkey cage on roof top (no rent for this facility).

20. Twenty -four hours un-interrupted water supply arrangement to be made by way of underground / overhead tank & submersible pump exclusively for bank.

21. In case of floor lower or upper of proposed site, if not with bank, it will be left vacant for security reasons and if it is not being rented to bank at present, bank's permission will be required in future to let it out to other party, if bank's requirement does not exist then.

ANNEXURE – I
PREMISES REQUIRED ON LEASE

Parameters based on which technical score will be assigned
(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)

S. No	Parameters	Actual Situation	Total Marks	Marks Obtained
1	Distance from Desired Location	<ul style="list-style-type: none"> As per NIT : 10 50% of NIT : 5 Not as per NIT : 0 	10	
2	Premises location, nearby surroundings and approach road	<ul style="list-style-type: none"> Commercial Market place on main road : 10 Commercial Market place on narrow approach road : 7 Partly Commercial / Residential on narrow approach road : 3 	10	
3	Availability of Premises in respect of branch on	<ul style="list-style-type: none"> Ground floor : 15 GF + FF : 10 FF : 5 	15	
4	Frontage	<ul style="list-style-type: none"> Equal to or above 10 m : 10 Equal to or above 7 m but below 10 m : 7 Equal to or above 5 m but below 7 m : 5 Less than 5 m : 0 	10	
5	Exclusive Parking for SBI	<ul style="list-style-type: none"> As per NIT : 10 50% of NIT : 5 Otherwise : 0 	10	
6	Quality of construction, Load Bearing/RCC Framed Structure, Ventilation	<ul style="list-style-type: none"> Excellent : 15 Good: 10 Satisfactory : 5 Unsatisfactory : 0 <p>* (in case of plot, average marking will be given)</p>	15	
7	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	30	
	Total		100	

Signature of applicant

Example for evaluation of proposals:

1. Each of the above parameters given marks.

Total Marks 100.

Three premises short-listed – A, B, & C.

They get following marks

A-78, B-70, C-54

2. Convert them to percentiles

A: $(78/78)*100=100 =100$

B: $(70/78)*100=100 =89.74$

C: $(54/78)*100=100 =69.23$

Financial quotes for three premises are as follows:

A: Rs.300 per sqm for floor area

B: Rs.250 per sqm for floor area

C: Rs.210 per sqm for floor area

3. As desired on is lowest, to work out percentile score, we will get

C: $(210/210)*100 = 100$

B: $(210/250)*100 = 89.74$

A: $(210/300)*100 = 70$

4. If proportion of technical to financial score is specified to be 70:30, then final score will work out as follows:

A: $(100*0.70) + (70*0.30) = 91$

B: $(89.74 * 0.70) + (84*0.30) = 88.02$

C: $(69.23*0.70) + (100*0.30) = 78.46$

DETAILS OF OFFER (COVER-A)

OFFER SUBMITTED FOR LEASING 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:

1	Name of the owner	
2	Address of Property	
3	Address of owner	
4	Telephone / Mobile No.	
5	Email address	

Technical Information (Please✓ at the appropriate option)

a. Building - Load bearing _____ Framed Structure _____

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

c. No. of floors _____

* Year of construction and age of the building _____

e. Details of Floor / Plot of the offered premises

Level of Floor	Built up area (as per IS code 3861-2002)
Ground Floor	
First Floor	
Second Floor	
And so on	
Total Built Up Area	

Note- The rentable area shall be in accordance with the one mentioned under clause/para 1.16 of Technical Bid.

Description	Yes	No
Building ready for occupation If no, how much time will be required for occupation _____ with end date		
Electric power supply and sanctioned load for the floors (.....KVA)		
Running Municipal Water Supply		
Whether plans are approved by the local authorities (Enclose copies)		
Whether NOC from the department has been received		
Whether occupation certificate has been received (Enclose copy)		
Whether direct access is available, if yes give details		
Whether exclusive parking facility has been provided		

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 agree to undertake all civil works as enumerated in the Annexure- A of the Technical bid and as per Bank's specifications and requirement

Place:

Date:

Name and signature of lessor with seal

PRICE BID (COVER-B)

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

With reference to your advertisement in the _____ dated ___ / ___ /2025 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 at _____ on lease basis on the following terms and conditions.

General Information:

1.	Name of the owner	
2	Address of Property	
3	Address of owner	
4	Telephone / Mobile No.	
5	Email address	

Rent:

Level of Floor	Built up Area (sq.ft) As per IS code 3861-2002	Rent per sq. ft. per month (Rs.)	Total rent per month of Built up Area (Rs.)
Ground Floor			
First Floor			
Maintenance charge per month (if any)			
Total Rent			

The service tax/GST if levied on rent paid by us shall be reimbursed by the SBI to the landlord on production of receipt of such 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