SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD.
(A WHOLLY OWNED SUBSIDIARY OF SBI)

REVISED TENDER

INVITES TENDERS TWO BID SYSTEM ON BEHALF OF

STATE BANK OF INDIA

FOR PREMISES LEASE

FOR

TFCPC OFFICE AT HYDERABAD

(Premises would be within 15 KMs radius of SBI LHO Koti, Hyderabad.)

Last date for submission of Tenders: 15:00 hours on 27-01-2020

Opening of Tenders: will be intimated to bidders 24 hours prior to date of opening on the e-mail ID given by them on the envelope

Tenders to be submitted to:-

The Vice President & Circle Head,
SBIIMS, SBI LHO Campus
Adjacent to Commercial Branch
Koti, Hyderabad – 500 095
Phone: 040- 23466346.

TENDER SUBMITTED BY:

Name : ____________________________

Address : __________________________

Signature and Seal of applicant
SBI Infra Management Solutions Pvt. Ltd. Invites offers on behalf of the SBI from owners/Power of Attorney holders for premises on lease rental basis for Commercial / Office use having Carpet area of about 1580 to 1858 Sqm (17000 to 20000 Sq. ft) for opening TFCPC OFFICE at Hyderabad.

1. Premises which is ready for occupation with all civil works completed will be considered. And to accommodate 350 to 400 staff having all facilities including adequate Car/Scooter parking, power load, water supply, space for keeping generator, e-lobby and V-SAT, good frontage. The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from SBI website www.sbi.co.in or www.statebankofindia.com “Procurement News” link up to 27/01/2020 and to be submitted duly filled along with application. Preference will be given to the premises owned by the Govt. departments / public Sector Units / banks. The offers in a sealed cover complete in all respects should be submitted to The Vice President, SBIIMS, SBI LHO Campus, Adjacent to Commercial Branch, Koti, Hyderabad – 500 095 on or before 3.00 PM on 27/01/2020. The SBIIMS/SBI reserves the right to accept or reject any or all offers without assigning any reasons, therefore. Brokers will not be entertained.

**Proposed Premises should able to accommodate the following:**

1. Identified premises should accommodate 5 cabins for GM/DGMs (approx. 350 Sft each).

2. 350 to 400 workstations.

3. Two meeting rooms/halls (Seating capacity of 30-35 persons/PAX with VC facility)

4. Canteen/Cafeteria for approx. 100-125 seating capacity at a time. etc

5. The bidder shall provide space of 100 sq.ft to 150 sq.ft. for installation and running of the generator within the compound at no extra cost to the Bank and No separate payment shall be paid for these facilities.

   Note: the above requirement are indicative and bank reserve to modify the same to suit for their exact requirement.

The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from website www.sbi.co.in under procurement news.

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 Tender fees of ₹ 5,000/- (Five Thousand only) (Non-refundable) should be paid through SB COLLECT only by using SBI Internet Banking website www.onlinesbi.com. The Tender fees once paid shall not be refunded back in any case. (Detailed flow chart about how to pay tender fees online mentioned below).

**HOW TO MAKE ONLINE TENDER FEES**

1. Go to SBI Internet Banking web site-https://www.onlinesbi.com/
2. Select SBI Collect from Top Menu
3. Click Check box to Proceed
4. Select "All India " in state Corporate/Institution and "Commercial Services" in type of Corporate / Institution after that click go
5. Select " SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD." in Commercial Services Name and Submit
6. Select "Tender Fee" in Payment category and Enter "Tender ID “ and Submit

The Bidders will have to fill up the fields properly and submit upon making the payment a receipt will be generated with a reference no. on submit. The offerors /bidders have to enclose the online tender payment receipt along with Tender Document.

**Tenders submitted without prior Online Tender Fee Payment Receipt (Tender fees paid through online SB Collect) shall not be considered.**

The Envelope (A) contains Technical Bid and Online Tender Fee Payment Receipt (Tender fees paid through online SB Collect).

Envelope (B) contains Price Bid for the proposal should be enclosed in separate sealed envelope and these two envelopes be placed in a single cover super scribing “Tender for leasing for TFCPC OFFICE AT HYDERABAD” and should be submitted to the The Circle Head and Vice President (Civil), ,SBIIMS, SBI LHO Campus, Adjacent to Commercial Branch, Koti, Hyderabad –500095 on or before 27-01-2020 at 3:00 pm.

The bidder/s shall clearly mention their contact number and active e-mail ID on the envelop. The date of opening of tender shall be intimated to the bidder 24 hours prior to the date of opening of tenders on the e-mail ID given by them. SBI/SBIIMS shall not be responsible in any manner, in case the e-mail doesn’t reach the bidder or any other technical fault.

- Preference will be given to the premises owned by the Govt. Departments / Public Sector Units.
- The SBIIMS/SBI reserves the right to accept or reject any offer at any stage without assigning any reasons thereof.
Only authorized representative on behalf of bidder, carrying authority letter or power of attorney with him/her along with photo ID and address proof shall be allowed to sign the document/Application/attend any meeting/bid opening.

No bidder/representative shall be allowed to attend the meeting/bid opening with mobile phones.

Circle Head and Vice President (Civil)
### IMPORTANT POINTS OF PARAMETERS -

<table>
<thead>
<tr>
<th></th>
<th>Type of Building</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Carpet Area</td>
<td>Carpet area of 1580 to 1858 Sqm (17000 to 20000 Sq. ft)</td>
</tr>
<tr>
<td>3</td>
<td>Parking Space</td>
<td>For min 30 staff cars, 5 customer cars and 80 two wheelers</td>
</tr>
<tr>
<td>4</td>
<td>Staff Strength</td>
<td>Min 350 to 400</td>
</tr>
<tr>
<td>5</td>
<td>Amenities</td>
<td>24 hours water facility, Electricity, Generator power back up for essential services like lift, pump etc.</td>
</tr>
<tr>
<td>6</td>
<td>Possession</td>
<td>Ready possession / occupation.</td>
</tr>
<tr>
<td>7</td>
<td>Premises under Construction / Open Plots</td>
<td>Will not be considered.</td>
</tr>
<tr>
<td>8</td>
<td>Desired location</td>
<td>Located within the radius of 15 KMs of SBI LHO Hyderabad, Koti Office on main road/about 1.00 km from main roads or on metro stations route.</td>
</tr>
<tr>
<td>9</td>
<td>Preference</td>
<td>(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority Govt. Departments / PSU / Banks preferred.</td>
</tr>
<tr>
<td>11</td>
<td>Period of lease</td>
<td>Lease in the bank's prescribed format for initial period of 5 years with an option to Bank to renew for further period of 5 years at predetermined increase in rent @ 15-25% after expiry of initial term of 5 years, at the time of renewal.</td>
</tr>
<tr>
<td>12</td>
<td>Selection procedure</td>
<td>TWO BID SYSTEM</td>
</tr>
<tr>
<td>13</td>
<td>Validity of offer</td>
<td>6 (Six) months from the last date of submission of the offer (which may be extended due to exigency)</td>
</tr>
<tr>
<td>14</td>
<td>Stamp duty / registration charges of Lease Deed</td>
<td>To be shared in the ratio of 50:50.</td>
</tr>
<tr>
<td>15</td>
<td>Rent free period</td>
<td>60 days rent free period from hand over of premises for completion of interior furnishing work by Bank</td>
</tr>
</tbody>
</table>

### TERMS AND CONDITIONS
1.1 The entire property shall belong to same set of owners. The bidders should have clear and marketable title to the premises offered and furnish legal title report from the SBIIMSPPL/SBI empaneled advocate at his own cost. The successful bidder shall have to execute the lease deed as per the standard terms and conditions finalized by the SBIIMSPPL/SBI. **Stamp duty and registration charges of the lease deed will be shared equally (50:50) by the Owner/GPA Holders and the Bank.**

Signature and Seal of applicant

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period of lease will be 5 years and will be further renewed for 5 years at the discretion of bank (viz. total lease period 10 years) with requisite exit clause available to the Bank only to facilitate full / part de-hiring of space by the Bank during the pendency of the lease. However such exit clause shall not be available to the Owner/Bidder. As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 25% after initial term of 5 years is completed.

1.2 Tender document received by the SBIIMSPL after due date and time i.e. 27-01-2020 after 3:00 pm shall not be considered in the tender process. Delay in Postal services will not be considered.

1.3 The bidders are required to submit the tender documents in separate envelope super scribed on top of the envelope as Technical or Commercial as the case may be (TECHNICAL BID (Envelope -"A") AND PRICE BID (Envelope -"B") duly filled in with relevant documents/information at the following address:

The Vice President & Circle head,  
SBIIMS, SBI LHO Campus  
Adjacent to Commercial Branch  
Koti, Hyderabad – 500 095  
Phone: 040- 23466346.

1.4 All columns of the tender documents must duly filled in and no column should be left blank or filled with vague/ambiguous information. All pages of the tender documents (Technical and Price Bid) are to be signed by the bidder/authorized signatory. Any over-writing or use of white ink is to be duly authenticated under full signature of the bidder/authorized signatory. The SBIIMSPL/SBI reserves the right to reject the incomplete tenders or defective tenders. The SBIIMSPL/SBI also reserves right to reject any or all the tenders at any stage or to cancel the entire tender process without assigning any reasons to any bidder. The Bank/ SBIIMS shall not be liable for any payment/compensation/rent/opportunity loss etc to the bidder upon such rejection or cancellation of tender process. Bank’s decision in this regard shall be final and binding on all the bidders. In case of any dispute, jurisdiction of Court in all cases shall be in Hyderabad only till finalization of the successful bidder.

1.5 In case the space provided in the tender document for filling information is found insufficient, the bidders may attach separate sheets, duly signed by the bidder/authorized representative, after putting remark to this effect in the provided place.

1.6 The offer should remain valid at least for a period of 6 (Six) months (which may be extended in case of exigency) to be reckoned from the last date of submission of
The Bank/ SBIIMS shall not be liable for any payment/compensation/rent/opportunity loss etc. to the bidder upon such rejection or cancellation of tender process.

1.7 The date of opening of Price Bid will be intimated to the bidders 24 hours prior to the date of opening of the bids. Bids will be opened at SBIIMSPL Circle office, SBIIMS, SBI LHO Campus, Adjacent to Commercial Branch, Koti, Hyderabad –500095. All tenderers are advised in their own interest to be present on given date at the specified time.

1.8 The SBIIMSPL/SBI reserve the right to accept or reject any or all the tenders without assigning any reason thereof.

1.9 Canvassing in any form will disqualify the tenderer. No broker shall be allowed to attend any meeting/ bid opening. Only authorized representative on behalf of bidder, carrying authority letter/power of attorney with him/ her along with photo ID and address proof shall be allowed to attend any meeting/ bid opening.

1.10 The short listed bidder will be informed by the SBIIMSPL/SBI on the contact details given by them over the envelop, for arranging site inspection of the offered premises.

1.11 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.

1.12 Preference will be given to the buildings available on Metro Rail routes as well as offered premises on the main roads.

1.13 Premises to be away from fire hazardous establishments like petrol pump, gas godown, chemical shops & high-tension electrical wires etc. Premises should not be located on low lying area, water logging area.

1.14 The bidder who gets equal or more than 60 marks in technical evaluation will qualify for opening of price Bids. Bank reserves the right to accept the L1 bid amount or negotiate with L1 bidder for final price. Bank also reserve the right to consider open/vacant Premises without interiors and Bank will take up interior works on its own. The bidder who is declared successful shall be required to execute lease deed in the bank's prescribed lease deed format. No request for any deviation in the terms and conditions stipulated in the draft lease deed shall be entertained.

Income Tax and other statutory clearances shall be obtained by the Owner/GPA Holders at their own cost as and when required. All payments to the Owner/GPA Holder shall be made by Account Payee Cheque or RTGS/NEFT.
1.15 The **income tax and other taxes** as applicable will be **deducted at source** while paying the rentals per month. **All taxes, cess, service charges** shall be **borne by the landlord**. However, the **GST, if applicable, shall be borne by the Bank**. 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.

The landlord shall submit the bill to the TFCPC OFFICE every month for the rent due to them indicating the GST component also in the bill separately. The bill also should contain the GSTIN 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 TFCPC OFFICE to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord.

1.16 The interest free rental deposit equivalent to maximum six month’s rent may be granted to the landlord at the time of taking possession of the premises depending upon the need / demand of the landlord for the same and such deposit will have to be adjusted during the last six months of occupation.

1.17 **Mode of measurement for premises is as follows:**
Rental will be paid based on Carpet area which will be jointly measured by SBIIMS/ SBI and landlord.

Components/ Areas like Lift, Lift wall, Ducts, Lift machine room, Service shafts, staircase, Balcony, Projection, Terrace, parking space, space for DG set, etc. will not be counted in Carpet Area. Landlord is advised to quote the rates as per Carpet area while filling the price bid.

The bidder shall submit Carpet area measurement sheet along with the application/bid. The proposals without Carpet Area calculations may be rejected.

1.18 The floor wise area viz. Ground, First, if any, etc with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car parking spaces and two wheelers offered should be indicated separately. Rent shall be quoted on Carpet area basis only, taking into account the parking space, area for installation of generator and VSAT etc., and no separate rent shall be paid for these facilities.

1.19 The **Owner/GPA Holder** should arrange to obtain the municipal license/NOC/approval of layouts etc. from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank. Owner/GPA Holder should also obtain the **completion certificate** from Municipal authorities after the completion of interior furniture work. The required additional
electrical power load of approximately **300 to 350 KW** (or more if required) will also have to be arranged by the Owner/GPA Holder at his/her cost from the State Electricity Board in that area etc. and NOC and the space required for installation and running of the generator will also have to be provided within the compound by the Owner/GPA Holders at no extra cost to the Bank and will not be considered in rent area.

1.20 **Owner/GPA Holder should obtain and furnish the structural stability certificate from the licensed structural consultant at his own cost. No separate payment shall be made to the landlord for this purpose.** The Owner/GPA Holder shall provide space for installation of V-SAT device on the terrace of the selected/finalized premises, and direct/suitable access for reaching the place for repair and maintenance. This area will not be considered in rent area and No separate payment shall be made to the landlord for this purpose.

1.21 The **Owner/GPA Holder 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.

1.22 After the completion of the interior works, etc. the lease agreement will be executed, and the rent payable shall be after rent free period of 60 days. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.

1.23 **Rent should be inclusive of all present and future taxes what so ever, Municipality charges, society charges, Maintenance charges and all other charges except the GST which will be paid by Bank**

1.24 **Electricity Charges will be borne by the Bank and separate metering to be arranged by landlord but water supply should be maintained/ arranged by Landlord/ owner.**

1.25 **All kind of civil work (additional / alteration) will be carried out by the owner as per advise of the Bank such as brick work, toilets & sanitary works, with all accessories and doors etc. (additional / alteration) as per Bank's requirements, server room & UPS room made up of brick work, Rolling shutter with central lock & with toughened fixed glass and glass door at outside opening which are not to be closed with brick walls, front façade including glass glazing, external ACP paneling as per Bank's design, ramp with S.S (grade 304) railing for disabled/old people, double charged vitrified tile flooring (MRP RS 70/Sft Minimum), brickwork, plaster, inside and outside painting with acrylic emulsion paint / synthetic enamel paint / exterior apex etc., windows, safety grill, anti-termite treatment etc. as advised by the Bank directly or through Bank’s appointed Architect will be carried out by landlords’ at their own cost before handing over possession to the Bank, Landlords will submit approved plan, Competent Authority permission, structural stability and soundness certificate, firefighting work before possession by the Bank. Rent should be inclusive of all civil works.**
The owner shall carry out civil, sanitary and electrical, repair/maintenance works and ensure the roof remains water-tight during the lease period. In case the above repairs are required, and the owner(s) fails to attend to the same, the Bank will carry out necessary repairs at the risk and cost of the owner(s) and deduct all such relative expenses from the rent payable to the owner(s).

**Note:** Owner of the Building is sole responsible for the construction and stability of Premises. Structural Stability Certificate by Competent Structural Engineer should be given to the Bank at no extra cost.

1.26 Interior works like loose furniture, drywall partition system, cubicles, cabins, false ceiling, AC, Lighting fixtures, signages, compactors for storage, electrical wiring for interior works etc. may be done by the Bank at its sole discretion as per requirement. (In case the premises is not in PLUG & PLAY model). In this case no rent for interior works/furniture will be paid to landlord.

Plastic Emulsion paint of walls, ceilings, brick walls as per Bank layout/requirement, enamel painting of doors and windows etc. as per the Bank’s instructions shall be done by the owner(s) after every 5 years failing which the Bank shall be at liberty to get the same done at the risk and cost of the owner(s) and deduct all such relative expenses from the rent payable to the owner(s).

1.27 Obtaining NOC from local authority regarding fire safety shall be the responsibility of the landlord. Bank/ SBIIMS shall not be responsible for this in any manner, nor any amount/Bill shall be paid by the Bank/ SBIIMS for this purpose.

1.28 The decision to identify the successful bidder by the Bank/ SBIIMS shall be final and No correspondence will be entertained from unsuccessful bidders.

Place:
Date:

Name & Signature of Owner/GPA Holder with seal if any
DETAILS OF OFFER SUBMITTED FOR LEASING PREMISES

With reference to your advertisement in the _____ dated _____ I / We hereby offer the premises owned by us for housing your branch / office on lease basis: (A Copy of the Plan of the building with clearly earmarked portion of the building being offered to the Bank is enclosed. The desired information’s are given as under):

**General Information:**
Location as name of the nearest local railway station and its distance from the site:

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>a.</td>
<td>Name of the Building</td>
</tr>
<tr>
<td>a.1</td>
<td>Door No.</td>
</tr>
<tr>
<td>a.2</td>
<td>Name of the Street</td>
</tr>
<tr>
<td>a.3</td>
<td>Name of the City</td>
</tr>
<tr>
<td>a.4</td>
<td>Pin Code</td>
</tr>
</tbody>
</table>

b. (i) Name of the owner  
(ii) Address  
(iii) Name of the contact person  
(iv) Mobile no.  
(v) Email address

**Technical Information (Please\ at the appropriate option)**
a. Building - Load bearing ---------------------- Frame Structure  
b. Building - Residential ----------- Institutional ------Industrial ------Commercial  
c. No. of floors  
d. Year of construction and age of the building  
e. Floor of the offered premises

<table>
<thead>
<tr>
<th>Level of Floor</th>
<th>Carpet area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td></td>
</tr>
<tr>
<td>First Floor/Second/Third/Fourth........</td>
<td></td>
</tr>
<tr>
<td>Total Carpet Area</td>
<td></td>
</tr>
</tbody>
</table>

Note- The carpet area shall be in accordance with the details given in Price 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 KW ( Mentioned)  
Yes/No

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 copy  
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

No. of car parking/ scooter parking which can be offered

Exclusively to the Bank.  
Yes/No

* Please enclose plans/ layouts of the building.

Declaration

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.

Place:
Date:  
Name and signature of Owner/GPA

Holder with seal
# ANNEXURE – I

The Vice President & Circle head,
SBIIMS, SBI LHO Campus
Adjacent to Commercial Branch
Koti, Hyderabad – 500 095
Phone: 040-23466346

**PREMISES REQUIRED ON LEASE**

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

*(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)*

Hiring of Commercial Building with Carpet area of **1580 sq.m to 1858 Sqm (17000 to 20000 Sqft)** located within the radius of 15 KMs from SBI LHO Hyderabad, Koti Office on main road/very near to main roads/ metro stations route with minimum covered parking space Preferably for 30 cars for Staff and 5 Cars for Customers, Scooter parking for 80 nos.

Name of firm:

<table>
<thead>
<tr>
<th>Parameters</th>
<th>Actual situation</th>
<th>Total Marks</th>
<th>Marks obtained</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Carpet area as per requirement</td>
<td>Carpet area in the range of <strong>1580 sq.mtr. to 1858 sq.mtr.</strong> : 10 Beyond range : 0</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>2 Premises location</td>
<td>On Main road : 10 Side Roads : 5</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>3 Near to Metro Station</td>
<td>Within 0.5 to 01 km: 10 Within 01 to 2 km: 05 &gt;2km : 0</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>4 Premises on Ground or upper floors</td>
<td>Single floor/GF : 10 Multiple floors : 07</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>5 Frontage</td>
<td>&gt;= 40 feet = 05 &gt;= 30  and 40 feet = 03 &lt; 30 feet = 00</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>6 Building structure</td>
<td>Frame structure : 5 Load Bearing : 00</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>7 Parking space</td>
<td>1. Having Ground Floor parking : 10 2. Having cellar/ basement parking : 05</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

Signature and Seal of applicant
<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Details</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Availability of water supply, electricity, drainage etc.</td>
<td>Available: 05&lt;br&gt;Not available: 00</td>
<td>5</td>
</tr>
<tr>
<td>9</td>
<td>Building Use Permission</td>
<td>Available: 05&lt;br&gt;Not available: 00</td>
<td>5</td>
</tr>
<tr>
<td>10</td>
<td>Age of building</td>
<td>1. Newly constructed within 01 year : 05&lt;br&gt;2. Constructed within 01-05 years : 03&lt;br&gt;3. Building older than 05 years : 02</td>
<td>5</td>
</tr>
<tr>
<td>11</td>
<td>Surrounding of building</td>
<td>Adequate natural light and ventilation : 05&lt;br&gt;Inadequate natural light and ventilation : 00</td>
<td>5</td>
</tr>
<tr>
<td>12</td>
<td>Quality of construction, finishing etc.</td>
<td>1. Excellent : 05&lt;br&gt;2. Average: 02</td>
<td>5</td>
</tr>
<tr>
<td>13</td>
<td>Sanctioned Electrical; Load of 300 to 360 KW</td>
<td>1. Already Available : 10&lt;br&gt;2. Will be available within 3 months of LOI : 5</td>
<td>5</td>
</tr>
<tr>
<td>14</td>
<td>Ambience, convenience and suitability of premises from Business point of view, as assessed by Premises Selection Committee</td>
<td>As assessed by Premises Selection Committee</td>
<td>10</td>
</tr>
</tbody>
</table>

**Total** 100*

*Premises which gets min 60 marks are qualified for Price Bid opening*