



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

INVITES TENDERS ON BEHALF OF

STATE BANK OF INDIA

FOR HIRING OF PREMISES

FOR

JAWAHAR PARK NEW BRANCH AT RAJKOT

TENDER ID: AHM201908013

Last date for submission of Tenders: 15:00 hours on 29.08.2019.

Opening of Tenders: 15:30 hours on 29.08.2019.

Tenders to be submitted to:-

**The Circle Head and Vice President (Civil),
SBI Infra Management Solutions Pvt. Ltd.,
Circle Office, Third floor,
State Bank Of India, LHO Building,
Bhadra, Ahmedabad-380001**

TENDER SUBMITTED BY:

Name : _____

Address : _____

Signature and Seal of applicant
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NOTICE INVITING TENDER (NIT)

TENDER ID: AHM201908013

COMMERCIAL/ OFFICE SPACE REQUIRED ON LEASE

SBI Infra Management Solutions Pvt. Ltd. invites offers on behalf of the SBI JAWAHAR PARK NEW branch, RAJKOT from **owners / Power of Attorney holders** for premises on lease rental basis for Commercial / Office use having built up area of **2200 sq.ft. to 2500 sq.ft.** (± 5%) located preferably near JAWAHAR PARK NEW Branch , RAJKOT (within the radius of 1 km of Jawahar Park (New Branch) Area) on a main road with minimum parking for 2 cars. The **entire space** should preferably be **on Ground floor. Premises should be ready for possession / occupation.** 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 Rs. 5,000/- (Five Thousand only) (Non-refundable)** should be paid through **SB COLLECT** only by using SBI Internet Banking web-site www.onlinesbi.com (Detailed flow chart about how to pay tender fees online mentioned below).

HOW TO MAKE ONLINE TENDER FEES

Go to SBI Internet Banking web site-<https://www.onlinesbi.com/>



Select SBI Collect from Top Menu



Click Check box to Proceed



Select "All India " in state Corporate/Institution and "Commercial Services" in type of Corporate / Institution after that click go



Select " SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD." IN Commercial Services Name and Submit



Select "Tender Fee" in Payment category and Enter "Tender ID " and Submit



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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 offerers/bidders have to enclose the online tender payment receipt along with Tender Document.

Further, Bidders shall deposit an Earnest Money of **Rs.10,000/- (Rupees Ten Thousand Only)** in the form of Bank Demand Draft (Valid for a period of 90 Days from the last date of submission of the Technical Bid) from any scheduled Nationalized Bank drawn in favour of SBI Infra Management Solutions Pvt. Ltd. and payable at RAJKOT along with the Technical bid. No interest on Earnest Money deposited by the tenderer shall be paid. **Tenders submitted without Earnest Money Deposit and Online Tender Fee Payment Receipt (Tender fees paid through online SB Collect) shall not be considered.**

The EMD of unsuccessful offerers will be refunded within a reasonable period of time after the decision of selection of premises is taken. The EMD shall stand absolutely forfeited if the bidder revokes his offer at any time during the period.

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

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 superscribing "**Tender for leasing of JAWAHAR PARK NEW Branch, RAJKOT**" and should be submitted to the **SBI Infra Management Solutions Pvt. Ltd, Circle Office, Third Floor, SBI LHO Building, Bhadra, Ahmedabad-380001 on or before 29.08.2019 at 3:00 pm.**

Preference will be given to the premises owned by the **Govt. Departments / Public Sector Units / Banks.**

The SBIIMS/SBI reserves the right to accept or reject any offer without assigning any reasons thereof. No Brokers please

Circle Head and Vice President (Civil)

IMPORTANT POINTS OF PARAMETERS -

1	Type Of Building	Commercial
2	BUILT UP AREA	Built up area of 2200 sq.ft. to 2500 sq.ft. (± 5%) located preferably near JAWAHAR PARK NEW Branch , RAJKOT (within the radius of 1 km of Jawahar Park (New Branch) Area) with minimum parking for 2 cars. The entire space should preferably be on Ground floor .
3	Covered Parking Space	Preferable
4	Open parking area	Sufficient open parking area for customers/visitors
5	Amenities	24 hours water facility, Electricity, Generator power back up for essential services like lift, pump etc.
6	Possession	Ready possession / occupation
7	Premises under construction	Will not be considered
8	Desired location	located preferably near JAWAHAR PARK NEW Branch , RAJKOT (within the radius of 1 km of Jawahar Park (New Branch) Area)
9	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority (ii) Ground floor (iii) Govt. Departments / PSU / Banks
10	Unfurnished premises	Only unfurnished premises will be considered and Bank will do the interior and furnishing work as per requirement.
11	Initial period of lease	Initial 5 years with an option to renew after 5 years at predetermined increase in rent @ 15-25% after expiry of first term of 5 years, at the time of renewal.
12	Selection procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bids
13	Validity of offer	6 (six) months from the date of submission of the offer
14	Stamp duty / registration charges	To be shared in the ratio of 50:50.

TERMS AND CONDITIONS

1.1 The successful vendor should have clear and absolute title to the premises and furnish legal title report from the SBIIMSPL/SBI empanelled advocate at his own cost. The successful vendor will have to execute the lease deed as per the standard terms and conditions finalized by the SBIIMSPL/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 the Bank.** The initial period of lease will be 5 years and will be further renewed for 5 years (viz. **total lease period 10 years**) with requisite **exit clause** to facilitate full / part de-hiring of space by the Bank 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 **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 + 5 years.

1.2 **Tender** document **received** by the SBIIMSPL **after** due date and time i.e. **29.08.2019 after 3:00 pm shall be rejected.**

1.3 The lessors are requested 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 Circle Head and Vice President (Civil)
SBIIMSPL Circle office,
Third floor, SBI LHO Building,
Bhadra, Ahmedabad-380001

1.4 All columns of the tender documents must duly filled 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 tendered. Any over-writing or use of white ink is to be duly initialed by the tenderer. The SBIIMSPL/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 period of **6 (Six) months** to be **reckoned from** the last date of submission of offer i.e. **29.08.2019.**

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 The **Technical Bid** will be **opened on 29.08.2019 at 15:30 Hrs** in the presence of tenderers who wish to be present at SBIIMSPL Circle office, Third floor, SBI LHO Building, Bhadra, Ahmedabad-380001 All tenderers are advised in their own interest to be present on that date at the specified time.

1.9 **The SBIIMSPL/SBI reserve 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.

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

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

1.12 **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.**

1.13 **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.**

1.14 Preference will be given to the buildings on the main road.

1.14a 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.

1.14b 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 SBIIMSPL/SBI in respect of technical parameters will be final and binding to the applicant. The SBIIMSPL/SBI may negotiate the rent with L1 bidder.

1.15 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 JAWAHAR PARK NEW Branch, RAJKOT 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 **JAWAHAR PARK NEW Branch, RAJKOT** 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 on the basis of built up area which will be measured as per relevant IS code.

Components/ Areas like Lift, Lift wall, Ducts, Staircase, Service shafts, Balcony, Projection, Terrace, parking space, space for DG set, etc. will not be counted in built up Area. Landlord has advised to quote the rates as per Built up area while filling the price bid.

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**.

1.19 **The successful lessor 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.** 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 35 to 40 KW will also have to be arranged by the lessor at his/her cost** 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 will also have to be provided within the compound by the lessors at no extra cost to the Bank and will not be considered in rent area.

1.20 Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his own cost.

1.21 The 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.

1.22 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.

1.23 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 extra.

1.24 Electricity Charges will be borne by the Bank but water supply should be maintained 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 ATM Room, Toilets & sanitary works, Store room / record room, Stationary Room, Pantry with all accessories and doors etc. (additional / alteration) as per Bank's requirements, cash room with cash room door and ventilation as per Bank's specifications, server room & UPS room made up of brick work, locker room as per Bank's design and specifications, Rolling shutter with central lock & with toughened fixed glass and glass door at outside opening which are not to be closed with brick walls, collapsible grill door at entry, 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, 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, fire fighting 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. will be done by the Bank as per requirement.

Plastic paint of walls, ceilings, enamel painting of doors and windows etc. as per the Bank's instructions shall be done by the owner/s after every two/ three 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 NOC from local authority regarding fire safety.

Place:

Date:

Name & Signature of lessor with seal if any

DETAILS OF OFFER SUBMITTED FOR LEASING PREMISES

TENDER ID: AHM201908013

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 are given as under):

General Information:

Location as name of the nearest local railway 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 (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

Level of Floor	Built up area
Basement floor	
Ground Floor	
First Floor	
Second Floor	
And so on	
Total Floor Area	

Note- The rentable area shall be in accordance with the one mentioned under clause/para 1.17 of Technical Bid.

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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

Details of Bankers Cheque/ DD
 Drawer Bank
 Cheque/ DD 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 lessor with seal

SBI Infra Management Solutions Pvt. Ltd.**Circle Office,****Third floor, SBI LHO Building,****Bhadra, Ahmedabad-380001****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 Built up area of **2200 sq.ft. to 2500 sq.ft.** (± 5%) located preferably near JAWAHAR PARK NEW Branch , RAJKOT (within the radius of 1 km of Jawahar Park (New Branch) Area) on a main road. The **entire space** should preferably be **on Ground floor.**

Name of firm:

	Parameters	Actual situation	Total Marks	Marks obtained
1	Built up area as per requirement	Built up area of 2200 sq.ft. to 2500 sq.ft. (± 5%)	10	
2	Premises location	On Main road : 5 Inner side from Main road : 3	5	
3	Distance from existing JAWAHAR PARK NEW (Branch)	Within 01 km: 05 01-02 km : 03 02-03 km: 02 >03 km : 01	5	
4	Premises on Ground or upper floors	On ground floor : 10 On 1st floor : 08 On 2nd floor: 05 Above 02nd floor : 00	10	
5	Frontage	>= 50 feets = 05 >= 40 feets = 04 >= 30 feets = 03 < 30 feets = 00	5	
6	Ceiling Height	>= 11 fts from the bottom of beam: 10 >= 10 fts from the bottom of beam: 08 >= 8.5 fts from the bottom of beam: 05 < 8.5 fts from the bottom of beam: 03	10	

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7	Building structure	Frame structure : 10 Load Bearing : 05	10	
8	Parking space	1. Having cellar parking+front/ back/side : 10 2. Having cellar parking only : 08 3. Having front/ back/side parking : 05. No parking : 00	10	
9	Availability of water supply, electricity, drainage etc.	Available : 05 Not available : 00	5	
10	Building use Permission	Available : 05 Not available : 00	5	
11	Age of building	1. Newly constructed within 01 year : 05 2. Constructed within 01-05 years : 03 3. Constructed within 05-10 years : 02 4. building older than 10 years : 00	5	
12	Surrounding of building	Adequate natural light and ventilation : 05 In-adequate natural light and ventilation : 00	5	
13	Quality of construction, finishing etc.	1. Excellent : 05 2. Good: 04 3. Average : 03 4. Poor : 02	5	
14	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	10	
	Total		100	

Example for evaluation of proposals:

The example to calculate most successful bidder based on marks given on each of the above parameters is as follows:

Total marks 100.

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

They get following marks

A-78; B-70; C-54

Convert them to percentiles

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

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

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

Now that technical bids are evaluated, financial bids can be opened.

Financial quotes for three premises are as follows:

A : Rs 70 per sqm for Built up area

B : Rs 60 per sqm for Built up area

C: Rs 50 per sqm for Built up area

As C is lowest, to work out percentile score, following will be the calculation:

$$C : (50/50)*100 = 100$$

$$B:(50/60)*100 = 83.33$$

$$A:(50/70)*100 = 71.43$$

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

$$A:(100 \times 0.70) + (71.43 \times 0.30) = 91.43$$

$$B:(89.74 \times 0.70) + (83.33 \times 0.30) = 87.82$$

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

Therefore Most successful bidder shall be A and Bank may invite A for further negotiation.