



SBI INFRA MANAGEMENT SOLUTIONS PVT.LTD.

CIRCLE OFFICE.

MEZZANINE FLOOR, CIRCLE OFFICE, SBI LHO BUILDING, HOSHANGABAD ROAD, ARERA HILLS, BHOPAL

NOTICE INVITING OFFERS (NIT)

REQUIREMENT OF COMMERCIAL/OFFICE PREMISES FOR OPENING OF BRANCH AT PANDHURNA

SBI infra Management Solutions Pvt Ltd on Behalf of State Bank of India invites offers from owners/power of attorney holders for the commercial/office premises on lease rental basis for opening of following Branches in :

S. No.	Name of Branch	Desired Location	Approximate Carpet Area requirement
1	Pandhurna	Main Road, Market area	1500-2000 sq.ft.

2. The premises should be in prime locality of market area preferably on a main road with adequate dedicated parking space and predominantly in the cluster of commercial establishment on the Ground floor ready / likely to be ready for immediate possession.

2. The format for submission of the "Technical bid" containing detailed parameters, terms and conditions and "Price bid" can be downloaded from the Bank's website www.sbi.co.in under link "Procurement News" from 20.11.2019 to 27.12.2019.

3. *Tender Processing Fee amounting to Rs.1000.00 (Rupees One Thousand only) (Non-Refundable) to be credited only through State Bank Collect against TENDER ID: BHO201912011. The steps involved in making the payment is provided at Annexure-A . The receipt generated with the Reference No. will be submitted along with the tender's document as a proof for payment. Offers without application fee shall be summarily rejected.*

The offers in a sealed cover complete in all respects should be **submitted on or before 3.00 pm on 27.12.2019** during working hours at the following address-

Vice President & Circle Head
SBI Infra Management Solutions Pvt. Ltd,
Circle Office, Mezzanine Floor, SBI LHO Building,
Hoshangabad Road, Arera Hills,
Bhopal-462011

The SBIIMSPL/SBI reserves the right to accept or to reject any offer without assigning any reason therefor. No correspondence in this regards will be entertained. No Brokers please.

VICE PRESIDENT & CIRCLE HEAD

Annexure-A

The steps involved in making the payment through SB Collect are as under:-

1. The Vendor needs to use SBI internet banking site <https://www.onlinesbi.com/>.
2. Select "**SB Collect**" from Top Menu that will lead to the next page:
3. "**Proceed**" will lead to the next page:
4. Select "**All India**" in "State of Corporate / Institution" & Select "**Commercial Services**" in "Type of Corporate / Institution".
5. "**Go**" will lead to the next page:
6. Select "**SBI Infra Management Solutions**" in Commercial Services Name and "**Submit**"
7. Select "**Tender Application Fee**" in "Payment Category" and enter the "**Tender ID**" exactly as we preloaded with characters in Uppercase only in place of Circle Codes.
8. The next Page will be ready with few of the Preloaded Tender Details:
9. The Vendor will have to fill up the fields properly and upon making the payment a receipt will be generated with a Reference No.

NOTE :Any type of vendor, whether dealing with SBI or other bank can use this SB Collect facility. Even a contractor not dealing with any bank can use this portal and generate challan and deposit by cash in any SBI branch. The bank charges for cash deposit will be also borne by the vendor himself.



TECHNICAL BID

TERMS AND CONDITIONS

REQUIREMENT OF COMMERCIAL/OFFICE PREMISES FOR OPENING OF BRANCH AT PANDHURNA

This tender consists of two parts viz. the “Technical Bid” (having terms and conditions, details of offer and Annexure-I) and the “Price Bid”. Duly signed and completed “Technical” and “Price Bid” are required to be submitted separately for each proposal (Photo copies may be used in case of multiple offers). The “Technical Bid and “Price Bid” for each proposal/offer should be enclosed in separate sealed envelopes duly super scribed on top of the envelope as “Technical Bid” or “Price Bid” as the case may be and these envelopes are to be placed in a single cover super scribing “Tender for leasing of Commercial/Office premises for ----- Branch” and should be submitted at the office of the Vice President & Circle Head, SBI Infra Management Solutions Pvt. Ltd, Circle office, Mezzanine Floor, SBI LHO Building, Hoshangabad Road, Arera Hills, Bhopal on or before 3.00PM on 15.11.2019

Important points of Parameters –

1	Carpet Area	As per the table given the NIT
2	Building frontage	Minimum frontage of 35 ft. along the main road of the locality.
3	Parking Space	Dedicated car & Two wheeler parking of about 300 sq.ft. for staff.
4	Open parking area	Sufficient open parking area for customers around 300 to 500 sqft).
5	Amenities	24 hours Potable water supply availability, Electrical load (min. 35 KW, three phase), etc.
6	Possession	Ready possession / occupation
7	Premises under construction	--
8	Location	In market area, Main Road
9	Preference	(i) Ready possession with statutory approvals of Local Civic Authority.
		(ii) Ground Floor
		(iii) Offer from Govt./Semi Govt. Departments / PSU /Banks
10	Initial period of lease	10 years.
	Rent renewal	After 5 yrs.



11	Selection procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bid.
12	Validity of offer	6 months from the last date of submission of the offer
13	Lease Deed registration charges / Stamp duty	To be shared in the ratio of 50:50.
14	Rental Advance	No advance payable.
15	Fit out period	1 Months after completion of civil work and other mandatory approvals by Land lord.

TERMS AND CONDITIONS

1.1 The successful vendor 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 vendor 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 lessors and the SBI. The initial period of lease will be 10 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 SBI during the prevalence 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 SBIIMS Pvt. Ltd. Bhopal after due date and time i.e 25.12.2019 after 3.00 pm shall not be accepted.

1.3 The lessors are requested to submit the tender documents in separate envelopes super scribed on top of the envelope as "Technical Bid" or "Price Bid" as the case may be duly filled in (as stated earlier) with relevant documents/information at the following address:

Vice President & Circle Head
SBI Infra Management Solutions Pvt. Ltd,
Circle Office, Mezzanine Floor, SBI LHO Building,
Hoshangabad Road, Arera Hills,
Bhopal-462011

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 tenderer. 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/ tenderers 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 25.12.2019).



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 Bids will be opened on 27.12.2019 at 3:30 PM in presence of tenderers Who choose to be present at the office of
Vice President & Circle Head
SBI Infra Management Solutions Pvt. Ltd,
Circle Office, Mezzanine Floor, SBI LHO Building,
Hoshangabad Road, Arera Hills,
Bhopal-462011

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 therefor.

1.10 Canvassing in any form will disqualify the tenderer. NO BROKERAGE WILL BE PAID TO ANY BROKER.

1.11 The shortlisted 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 (Rent+GST) to the successful tenderer shall be made by Account Payee Cheque or RTGS/NEFT by the SBI.

1.13 Preference will be given to the exclusive building/floor in the building with ground floor offer 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 as stated earlier.

1.14 a Preference will be given to the buildings on the main road of the location specified in NIT.

1.14b The details of parameters and the 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.

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 after expiry of initial lease period of (5+5) years, 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 SBI every month for the rent due to them indicating the GST component also (if applicable) in the bill separately. The bill also should contain the 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 GST, otherwise, the 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 GST tax 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 The rent shall be calculated on the basis of the built-up area of the premises constructed as per the layout plan given by the SBIIMS / Bank.

1.18 The floor wise area (viz. Ground, First, etc.) with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car and scooter parking spaces/Slot offered rent free should be indicated separately.

1.19 The successful lessor should arrange to obtain the municipal NOC/approval of layouts, internal addition/alteration works 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 the above works. The required additional electrical power load and Civil work of as required 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.

1.20 Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost and arrange for requisite permission/approval for installation of Roof top antenna/outdoor units of air-conditioners/ display of signboards etc.

1.21 The lessor shall also 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.

1.22 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 All the civil work as per plan & specifications provided by SBIIMSPL/SBI pertaining to construction of Cash Room/Currency Chest (as per RBI guidelines), ATM / e lobby, Record & Stationary room, System and UPS room, ladies and Gents Toilets (including plumbing/sanitary fittings), Pantry, Staircases, Main and Exit Door, Grills to all Windows. Rolling shutters and collapsible door to Main and Exit doors and Cash room, locker room doors will be carried out by the lessor at his cost. Flooring of the banking hall of the premises shall be of Doubled charged vitrified tiles and flooring of Record/Stationary Room shall be of Polished Kota stone. Lessor(s) will be required to engage the Architect, as approved by the SBIIMSPL/SBI for supervision of the entire activities of construction, at their own cost. A separate sheet of detailed building specifications along with layout plan shall be issued to the successful bidder after finalization of offers.

1.24 Bank shall take possession of the demised premises only after completion of all the civil construction works & submission of necessary certificates from the licensed Structural consultant and Architect, as required by the SBIIMSPL/SBI and fulfillment of all other terms and conditions of technical bids as mentioned above.

Place:

Date:

Name & Signature
bidder/lessor(s)



TECHNICAL BID

(Envelop 1)
OFFER SUBMITTED FOR LEASING PREMISES

.....BRANCH

(If anybody willing to offer for more than one premise, 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 Commercial / Office use on lease basis:

General Information of proposed premises:

A	Location:	
A.1	Distance in Km from the Existing Branch	
A.2	Distance in Km from the nearest City Bus Stop.	
B.	Address:	
B.1	Name of the Building	
B.2	Plot No & Door No.	
B.3	Name of the Street	
B.4	Name of the City	
B.5	Pin Code	
C	Name of the owner	
C.1	Address	
C.2	Name of the contact person	
C.3	Mobile no.	
C.4	Email 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(-----).
- e. Floor of the offered premises:

Level of Floor	Carpet area
Total Floor Area	

Note- The rentable area shall be in accordance with the one mentioned under clause/para 1.17 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 (Mentioned) -----

Availability of Running Municipal Water Supply Yes/No

Whether plans are approved by the local authorities Yes/No
(Enclose copies)

Whether NOC from the local authorities has been received Yes/No

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

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 Car-
Exclusively to the Bank Scooter-

**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. Cash safe Room, Record/Stationary room, System/ups Room, Ladies and Gents Toilet and Pantry with all fittings and fixtures, Vitrified Tile Flooring and other works as per Banks specifications and requirement.

Place:

Date:

Name and signature of lessor (s) with seal



**ANNEXURE – I (PART OF TECHNICAL BID)
PREMISES : BRANCH**

Parameters based on which technical score will be assigned by SBIIMSPL/SBI
TECHNICAL PARAMETERS AND SCORING BASED ON THEIR MARKS

The detailed list and marks assigned to each parameter is as under:

Sr N	Parameter	Maxi. Marks					
1	Distance from nearest Bus station/ market place/ existing branch/ desired location. i) upto 0.5 Kms (10 marks) ii) More than 0.5 Km & upto 01 kms (7 marks) iii) More than 01 and up to 02 Kms (5 marks) iv) More than 2 Kms (0 marks)	10					
2	Available Frontage of the Premises i) Upto 15 metres (10) ii) 10m to 15 m (7) iii) 6m to 10 m (5) iv) Less than 6 m (0)	10					
3	Nearby surroundings, approach road and location i) Commercial Market Place with wide approach (20 marks) ii) Partly Commercial/ Residential locality with wide approach (10 marks) iii) Commercial Market Place with narrow approach (5 marks) iv) Partly Commercial/ Residential locality with narrow approach (0 marks)	20					
4	Quality of construction, Load Bearing/ RCC framed structure & adequately ventilated, Ambience & Suitability of premises. i) Excellent (30) ii) Good (20) iii) Satisfactory (10) iv) Unsatisfactory (0)	30					
5	Availability of Premises on i) Ground Floor (20) ii) First Floor/ Gr.+ First Floor (10)	20					
6	i) Availability of Parking as specified (10) ii) Availability of parking less than as specified (5)	10					
	TOTAL	100					

Place:

Date:

PRICE BID**(Envelop 2)****(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)**

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 Commercial/office use on lease basis on the following terms and conditions:

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

Name & Signature of lessor with seal if any

**Rent:**

Level of Floor/Floor No.	Area (Sq.ft.)	Rent per Sq.ft. (Rs.) #Please refer note below	Total Rent per Month (Rs.)
Total			

- # Please note that the rent should be inclusive of municipal taxes/cess, service charges like society charges, maintenance charges etc. and will not be paid separately by the Bank.

The GST if levied on rent paid shall be reimbursed by the SBI to the landlord on production of evidence / 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 lessor (s) with seal if any