

SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD.
STATE BANK OF INDIA, LOCAL HEAD OFFICE, 5th FLOOR, D-BLOCK
11, PARLAMENT STREET, NEW DELHI - 110001

NOTICE INVITING TENDER (NIT)
PREMISES REQUIRED ON LEASE

SBI Infra Management Solutions Pvt. Ltd. invite offers on behalf of the SBI from owners/Power of Attorney holders for premises on lease rental basis for Commercial/Office use **preferably on Ground floor** for alternate premises of the following branches :

S. N	Name of Branch	Status of Branch	Desired Location	Built Up Area (Approx)	Open Parking Space (free of cost)	Tender ID
i	Munshyari Branch	Existing Branch	Munshyari Bus stand, Approx 1 Km from existing premises	205 sqm (2200 sqft)	47 sqm (500 sqft)	DEL201907038
ii	Jouljibi Branch	Existing Branch	Main Market, Jouljibi	205 sqm (2200 sqft)	47 sqm (500 sqft)	DEL201907039

2. Premises should be ready for possession / occupation or expected to be ready within 6 months from the last date of submission of proposal. Preference will be given to the premises owned by the Govt. departments / Public Sector Units / Banks.
3. 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 <https://bank.sbi> “under Important Links - procurement news” from 31.07.2019 to 28.08.2019.
4. A processing fees of Rs.2,500/- (Rupees Two Thousand Five Hundred Only) non-refundable to be paid only through **SB Collect payment portal** available in SBI site <https://www.onlinesbi.com> in favour of “SBI Infra Management Solutions Pvt. Ltd” on or before 27.08.2019 & receipt to be enclosed for each proposal along with the “Technical Bid”. Processing fee shall not be refundable.
5. The offers in a sealed cover complete in all respects should be submitted on or before 5:00 p.m on 28.08.2019 during working hours at the following address :

SBI Infra Management Solutions Pvt. Ltd.,
State Bank of India,
Administrative Office,
Kaladhungi Road, Kusumkhara, Haldwani – 263139,
Tel No. 05964 - 260593.

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

Vice President (Civil)

एसबीआई इन्फ्रा मैनेजमेंट सोल्युशंस प्रा. लि.
भारतीय स्टेट बैंक, स्थानीय प्रधान कार्यालय, पाँचवा तल, डी ब्लॉक
11, पार्लियामेंट स्ट्रीट, नई दिल्ली - 110001

निविदा आमंत्रण सूचना (एनआईटी)

लीज आधार पर परिसर चाहिए

एसबीआई इन्फ्रा मैनेजमेंट सोल्युशंस प्रा.लि. एसबीआई की तरफ से निम्नलिखित शाखाओं के वैकल्पिक परिसर हेतु भूतल को वरीयता, कार्यालय/कमर्शियल रूप में प्रयोग करने हेतु पट्टा किराए के आधार पर स्वामी/पावर ऑफ एटॉर्नी धारकों से प्रस्ताव आमंत्रित करता है।

क्रं	शाखा का नाम	शाखा की स्थिति	वांछित स्थल	निर्मित क्षेत्र (अनुमानित)	खुला पार्किंग स्थल (नि: शुल्क)	टेंडर आईडी
i	मुन्शयारी शाखा	मौजूदा शाखा	मुन्शयारी बस स्टैंड, मौजूदा शाखा से लगभग 1 किलोमीटर की दूरी	205 वर्ग मीटर (2200 वर्ग फुट)	47 वर्ग मीटर (500 वर्ग फुट)	DEL201907038
ii	जौलजीबी शाखा	मौजूदा शाखा	मुख्य बाज़ार, जौलजीबी	205 वर्ग मीटर (2200 वर्ग फुट)	47 वर्ग मीटर (500 वर्ग फुट)	DEL201907039

2. परिसर कब्जे के लिए तैयार होना चाहिए एवं प्रस्ताव प्रस्तुत करने की अंतिम तिथि से 6 महीने के भीतर तैयार होने की उम्मीद हो। सरकारी विभाग के स्वामित्व वाले परिसर / सार्वजनिक क्षेत्र की इकाइयाँ / बैंक को वरीयता दी जाएगी।

3. विस्तृत मानकों, नियमों और शर्तों सहित "तकनीकी बोली" और "मूल्य बोली" को जमा करने का प्रारूप एसबीआई की वेबसाइट www.sbi.co.in या <https://bank.sbi> "Important Links - procurement न्यूज़ के अंतर्गत" 31.07.2019 से 28.08.2019 तक डाउनलोड किया जा सकता है।

4. प्रोसेसिंग फीस रु 2,500/- (रुपये दो हजार पाँच सौ केवल) का भुगतान "एसबीआई इन्फ्रा मैनेजमेंट सॉल्यूशंस प्राइवेट लिमिटेड" के पक्ष में 27.08.2019 या उससे पहले, SB Collect Payment Portal के माध्यम से जो की एसबीआई की वेबसाइट <https://www.onlinesbi.com> पर उपलब्ध है एवं प्राप्ति रसीद "तकनीकी बोली" के साथ प्रत्येक प्रस्ताव के लिए संलग्न की जानी है। प्रोसेसिंग फीस वापस नहीं किया जाएगा।

5. सभी प्रकार से पूर्ण प्रस्ताव एक बंद लिफाफे में 28.08.2019 को शाम 5:00 बजे कारोबार समय या उससे पहले निम्नलिखित पते पर जमा किए जाने चाहिए:

एसबीआई इन्फ्रा मैनेजमेंट सॉल्यूशंस प्राइवेट लिमिटेड,
भारतीय स्टेट बैंक,
प्रशासनिक कार्यालय,
कालादूंगी रोड, कुसुमखेड़ा, हल्द्वानी - 263139,
दूरभाष संख्या 05964 - 260593

एसबीआईआईएमएस/एसबीआई बगैर कोई कारण बताए किसी भी प्रस्ताव को स्वीकार या निरस्त करने का अधिकार सुरक्षित रखता है। कृपया ब्रोकर संपर्क ना करें।

वाईस प्रेसिडेंट (सिविल)

ADVERTISEMENT TO BE PUBLISHED IN NEWSPAPER

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State Bank of India, Administrative Office,
Kaladhungi Road, Kusumkhara, Haldwani – 263139,
Tel No. 05964 - 260593.

Place : Haldwani

Vice President (Civil)

Date : 31.07.2019

अखबार में प्रकाशित होने वाला विज्ञापन

एसबीआई इन्फ्रा मैनेजमेंट सोल्युशंस प्रा. लि.

भारतीय स्टेट बैंक, स्थानीय प्रधान कार्यालय, पाँचवा तल, डी ब्लॉक

11, पार्लियामेंट स्ट्रीट, नई दिल्ली - 110001

लीज आधार पर परिसर चाहिए

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i	मुन्शयारी शाखा	मौजूदा शाखा	मुन्शयारी बस स्टैंड, मौजूदा शाखा से लगभग 1 किलोमीटर की दूरी	205 वर्ग मीटर (2200 वर्ग फुट)	DEL201907038
ii	जौलजीबी शाखा	मौजूदा शाखा	मुख्य बाज़ार, जौलजीबी	205 वर्ग मीटर (2200 वर्ग फुट)	DEL201907039

2. विस्तृत मानकों, नियमों और शर्तों सहित "तकनीकी बोली" और "मूल्य बोली" को जमा करने का प्रारूप एसबीआई की वेबसाइट www.sbi.co.in या <https://bank.sbi> "Important Links - procurement न्यूज़" से डाउनलोड किया जा सकता है।

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एसबीआई इन्फ्रा मैनेजमेंट सोल्यूशंस प्राइवेट लिमिटेड,
भारतीय स्टेट बैंक, प्रशासनिक कार्यालय,
कालाद्वी रोड, कुसुमखेड़ा, हल्द्वानी - 263139,
दूरभाष संख्या 05964 - 260593

स्थान : हल्द्वानी
दिनांक : 31.07.2019

वाइस प्रेसिडेंट (सिविल)

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. A processing fees of Rs.2,500/- (Rupees Two Thousand Five Hundred Only) non-refundable to be paid only through **SB Collect payment portal** available in SBI site <https://www.onlinesbi.com> in favour of “**SBI Infra Management Solutions Pvt. Ltd**” on or before 27.08.2019 & receipt to be enclosed for each proposal along with the “Technical Bid”. Bid without accompanying the tender processing fees will not be considered. The Technical Bid and Price Bid for the proposal should be enclosed in separate sealed envelopes and these two envelopes be placed in a single cover superscribing “**Tender for leasing of premises for alternate premises of branch**” to The Vice President (Civil), Haldwani Office, State Bank Of India, Administrative Office, Kusumkhara, Kaladhungi Road, Haldwani – 263139, Tel No. 05964 - 260593 on or before 5:00 PM on 28.08.2019.

Important points of Parameters -

1	Built up Area	As specified in NIT
2	Open parking area	As specified in NIT
3	Amenities	24 hours water facility, Generator power back up, Electricity etc.
4	Possession	Ready for possession / occupation
5	Premises under construction / Plot	May be considered and the owner will have to construct the building within 6 months as per Bank's requirement.
6	Desired location	As specified in NIT and in the vicinity of the existing Branch to be shifted
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 / Banks (iii) As specified in NIT
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
10	Selection procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bids
11	Validity of offer	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.
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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 the SBIIMS / 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 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 the SBIIMS 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:

The Vice President (Civil)

SBI Infra Management Solutions Pvt Ltd

Haldwani Office,

State Bank of India, Administrative Office,

Kusumkhara, Kaladhungi Road, Haldwani – 263139

Tel No. 05964 - 260593

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 SBIIMS/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 **4 (four) months** to be **reckoned from** the last date of submission of offer i.e. **28.08.2019**.

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 11:30 AM** in the presence of tenderers who choose to be present at SBI Infra Management Solutions Pvt Ltd, Haldwani Office, State Bank of India, Administrative Office, Kusumkhara, Kaladhungi Road, Haldwani - 263139. All tenderers are advised in their own interest to be present on that date at the specified time.

1.9 The **SBIIMS/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.

1.10 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 SBIIMS/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 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 SBIIMS/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, 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 Branch 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.

1.16 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.

1.17 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.

1.18 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 25 KW will also have to be arranged by the bidder/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, 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.

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

1.20 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.

1.21 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.

1.22 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.

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

1.24 All civil works such as ATM Rooms, Toilets, Store room, Pantry with all accessories and doors etc. as per Bank's requirements, cash room with cash room door and ventilation as per Bank's specifications, RCC locker room as per Bank's specifications (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 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.

1.25 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.

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 6mm steel @ third course.
3. Floor finish of Banking hall / B.M.'s room / toilets / canteen / locker / system/conference-double charged vitrified tiles/granite of approved shade, 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.
6. Main entry to have rolling shutter, collapsible gate & exit will have collapsible gate & rolling shutter.
7. Building should have floor to ceiling height aprx-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 non-currency chest branch, cash and locker room will have iron collapsible door & double flanged iron sheet door (size-4'x7').
11. In case of other doors, it shall have wooden frame (choukhat) with 38 mm block board shutter doors.
12. 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.
13. Windows shall have suitable shutters so as to accommodate desert coolers or air-conditioners in it.
14. All rooms are to be provided with suitable openings for ventilators/exhaust fans (12"x12").
15. For cash room (non-currency chest branch) it will be constructed with 9 inches thick brick walls, duly plastered.
16. Pantry will have granite platform 2 feet wide with steel sink.
17. In case of non-currency chest branch, safe will be embedded with RCC in cash room.
18. Locker room specifications are as follow-

Walls:

304.8 mm thick R.C.C. (1:2:4)

Reinforcement:-

- 12 mm dia. Tor steel @ 152.4 mm c/c placed both ways in two layers (staggered way), side covers-40 mm, duly finished with cement plaster.
- Openings to be left for security type ventilators / doors.
- Roof: same as wall
- Floor: 203.2 mm thick R.C.C (1:2:4) with proper bedding and suitable floor finish reinforcement- same as of wall.

Note: * patrolling corridor to be left on sides of strong room. A void to be left on top of roof or bottom floor, if upper or lower floor is not with bank where it is not feasible to provide RCC slab as specified, the ceiling may be fortified with MS grills consisting of 20 mm iron rods spaced 75 mm centre to centre in angle iron frame work.

Above specifications are subject to vary as per actual site condition & as per recommendation of bank's civil engineer.

19. Owner shall engage qualified Architect/Engineer for complete planning/supervision of construction etc.
20. ATM room, stationary, record room, pantry, toilets (gents & ladies), strong room or cash room , locker room, 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 lockers /cash safes.
21. Periodical maintenance of building to be done by owner.
22. 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.
23. Suitable place to be provided for display of bank's sign boards, hanging of outdoor unit of air-conditioners and v-set with monkey cage on roof top (no rent for this facility).
24. Twenty -four hours un-interrupted water supply arrangement to be made by way of underground / overhead tank & submersible pump exclusively for bank.
25. In case of floor lower or upper of strong/locker room, 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 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 : 5 Partly Commercial / Residential on narrow approach road : 2 	10	
3	Availability of Premises in respect of branch on	<ul style="list-style-type: none"> Ground floor : 20 GF + FF : 10 FF : 5 	20	
4	Frontage	<ul style="list-style-type: none"> Above 10 metres : 10 7 m to 10 m : 5 Less than 7 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>	20	
7	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	20	
	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 construct/ addition/ alteration i.e. locker room, cash safe room, record room, toilets and pantry with all fittings and fixtures, double charged vitrified flooring, other works 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 ___ / ___ /2019 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 floor 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