



STATE BANK OF INDIA
REGIONAL MANAGER,
REGIONAL BUSINESS OFFICE,
RBO-2, VIJAYAWADA WEST
AO BUILDINGS,
SURYARAOPET, VIJAYAWADA.
ANDHRA PRADESH – 520 002.

REQUIREMENT OF PREMISES

SBI invites offers for leasing of premises for shifting of SBI SME BESANT ROAD Branch (63640), Vijayawada to new premises near **the existing premises within a radius of 500 Meters**. The premises should be Completed OR Just to be completed and should have about 2500 to 3000 Sq. ft. carpet area, with good frontage accessible to Main Road, adequate parking space for vehicles with all amenities.

Interested parties may download the Technical and Price bids from SBI Website “<https://bank.sbi/portal/web/home/procurement-news>” and submit the same in separate sealed covers super scribed “**Technical Bid**” with and name “**Price Bid**” with name and address of the tenderers on or before 5.00PM hours **On 10.11.2021**.

Bank reserves the right to reject any/all offer(s) without assigning any reasons there- of.

Regional Manager,
STATE BANK OF INDIA,
RBO2 – VIJAYAWADA WEST
VIJAYAWADA.

Date: 28.10.2021



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REGIONAL MANAGER,
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SURYARAOPET, VIJAYAWADA.
ANDHRA PRADESH – 520 002
CONTACT NO. 9121003357

Website: www.sbi.co.in/e procurements

**“PROPOSED NEW PREMISES OF SBI SME BESANT ROAD Branch (63640),
VIJAYAWADA, KRISHNA DISTRICT”**

Our Bank requires Completed OR just to be completed new premises on lease basis for shifting of SBI SME BESANT ROAD Branch (63640), to new premises within a radius of 500 Meters to the existing premises, Vijayawada, Krishna District, **ANDHRA PRADESH**, having rentable area of about 2500 to 3000 Sq.ft. Tender forms and complete details can be obtained from Regional Office at the above address or downloaded from our Bank's website at www.sbi.co.in/e procurements

Willing Landlords/Owners of the premises may submit the completely filled tender documents in two separate sealed envelopes, superscribed "**Technical Bid for NEW PREMISES OF SBI SME BESANT ROAD Branch (63640),** " and "**Financial Bid for NEW PREMISES OF SBI SME BESANT ROAD Branch (63640),** to the Regional Manager, State Bank of India, Region-2, Vijayawada West, 3rd Floor, AO Buildings, Suryaraopet, Vijayawada-520002, Krishna District, Andhra Pradesh so as to reach latest by **5.00 PM on 10.11.2021**. Tenders will be opened at 11.00 AM on 11.11.2021 and for further details please contact Chief Manager(Compliance&Ops) State Bank of India, Region-2, Vijayawada West, 3rd Floor, AO Buildings, Suryaraopet, Vijayawada-520002.

Tenders may be downloaded from the banks website and the same to be submitted in the office of : SBI RBO-2, Vijayawada West, 3rd Floor, AO Buildings, Suryaraopet, Vijayawada-520002, Krishna District, Andhra Pradesh.

REGIONAL MANAGER,
RBO-2, VIJAYAWADA WEST
AO BUILDINGS,
SURYARAOPET,
VIJAYAWADA – 520002
ANDHRA PRADESH.

Tenders proforma should not be altered/ modified/changed, otherwise your tenders stands rejected.

Bank reserves the right to reject any or all the applications without assigning any reasons thereof.

REGIONAL MANAGER,
RBO-2, VIJAYAWADA WEST
AO BUILDINGS,
SURYARAOPET,
VIJAYAWADA – 520002
ANDHRA PRADESH

General Guidelines for Bidders

Bidders must note that:

1. New premises should be easily accessible.
2. Provision of ramp for ground floor bids, lift with ramp in case 1st and upper floor bids must be available. The offered premises should have local authority / municipality approvals / permissions for commercial usage. Occupation certificate / commercial usage permission / fire dept clearance / Income tax clearance (as applicable from case to case) should be submitted.
3. The 'Technical Bid' and the 'Price Bid' must be submitted in two separate sealed envelopes to the address mentioned in the forms.
4. Bank requires Completed OR just to be competed premises preferably on vantage and easily accessible locations for our shifting of SBI SME BESANT ROAD Branch (63640), near existing premises within a radius of Approximately 500 Meters, Vijayawada, Krishna District, Andhra Pradesh. Area not exceeding 2500 to 3000 Sq. ft and adequate parking area to be provided.
Address and telephone/mobile numbers of the landlords/owners must invariably be written on the envelope covers. All the columns of the forms must be filled in and no column should be left blank.
5. The bids must be submitted before the last date and time mentioned in the advertisement.
6. Tenderer must sign on each page of the SBI standard lease deed (proforma enclosed) as token of concurrence of accepting the lease condition and the same must be enclosed with technical tender.
7. Permission to construct and lease the premises would be obtained by the tenderer / landlord, within a period of one month from the date of communication of Tender acceptance.
8. Conversion of Residential Plot/ Building for commercial purpose will be obtained by the builder / tenderer himself at his own cost.
9. Bank would prefer ready built premises for the branch premises.
10. The price bids will be opened in case of only those bidders, who are shortlisted on the basis of the scrutiny of the technical bids and who will sign on the Bank's standard terms and conditions and submit along with the technical bid.
11. No enquiries regarding the selection will be replied. This is strictly prohibited.
12. The Bank reserves the right to reject any or all pre-qualification application without giving any reasons.
13. The bids must be valid for at least 6 months from the last date of submission
14. Lease will be accepted for 10 YEARS WITH ENHANCEMENT OF RENT @ 20% FOR EVERY 5 YEARS.

REGIONAL MANAGER

**TECHNICAL TENDER FOR
SBI SME BESANT ROAD Branch (63640),
VIJAYAWADA, KRISHNA DISTRICT, ANDHRA PRADESH**

From (address of the landlord):

DATE:

To,

Regional Manager,
RBO-2 Vijayawada West,
3rd Floor, AO Buildings,
Suryaraopet, Vijayawada,
Krishna District
Andhrapradesh-520 002.

Dear Sir,

Technical Bid (Tender Part-I): Offer For New Premises Of SBI, SME BESANT ROAD Branch (63640), Vijayawada, Krishna District

With reference to your advertisement published in newspaper, dated for hiring of premises on lease / rental at we submit herewith our offer for the same with following technical particulars / details for your considerations:

(Note: Mention 'Not Applicable' against inapplicable columns. No column should be left blank)

1. Name of owners/developers
with address & telephone nos.
2. Location & address of property
3. Whether location is in commercial
Market or residential area
4. Distance from other nearby
Bank and name of the Bank
5. Plot area (details of plot such
as size, area, FSI, lease etc.
6. Whether Municipal permission to
construct premises obtained(Yes / No)
- 7.Distance from Railway Station

8 . Distance from Post/ Telephone Office

9. Retail Market (furnish names of the markets)

10. Details Of Proposed Building Offered:

A) Foundation

B) Frame structure

C) Super structure (Thickness of wall etc.)

D) Inside & outside plaster

E) Inside& outside painting

F) Doors (nos.& specifications)

G) Windows (nos.& specifications)

H) Flooring(mention room-wise flooring as also in toilet with skirting /dedo etc.)

I) If multi-storied complex furnish details of total no. of floors in the building & whether facility of lift is available.

J) Whether plan approved by local Municipal Authority

K) Situation of building i.e. floor on which located

L)Water supply arrangement (Please mention no. of bores with diameter and Corporation connection etc.)

Whether Separate connection for Bank will be arranged?

M) Sanitary arrangement (no. of W.C./Toilet blocks)

N) No. of balconies(with size)

- O) Electricity (no. of points, type of Wiring, meter etc.)(Separate electric meter for Bank will have to be arranged by landlord)
- P) Mention whether additional / 3 phase electric connection, if required by the Bank for computerization will be Provided at your cost?
- Q) Mention whether agreeable to carry out distemper / color wash at your cost after every 2 years?
- R) Mention details of area in sq.ft.(carpet) of free of cost parking facility, if any, for scooters /cars that can be available exclusively to the Bank. If exclusive area is not possible, please specify details of general parking facilities available.
- If parking facilities are not available, please specifically mention this.

11) Condition of Building: e.g. Old building, New building or Under construction (mention likely date of completion)

12) Details of other infrastructure (compound wall, porches, garage, stilt floor etc.)

13) Area of flat/building (please mention super built-up/built-up area along with carpet area with number of floors)

14) Whether willing to construct the strong room/locker room, if required by the Bank, as per R.B.I. norms?(yes/No)

15) Whether willing to carry out additions/alterations/repairs as per specifications/plan given by the Bank (yes/No)

16) Whether willing to offer premises on lease for period of 15 years or more?(Yes/No)(Reasonable increase in rent can be considered after 5 years)

17)Whether any deposit/loan will be required?(Give brief details)

18) Any other information (Give brief details)

19) List of enclosures (attached) such as a)
copy of plan approved by the competent b)
authority, latest Municipal house tax re- c)
ceipt, last sale deed etc. d)
e)

A) Copy of lease deed Proforma, IS PERUSED BY ME and token of accepted / signed on all pages in token of concurrence with lease condition is enclosed.

B) We have not made any alteration in the Tender and Lease proforma.

Yours faithfully,

(_____)

Note:

1) No enquiries regarding the selection will be replied. This is strictly prohibited.2) The Bank reserves the right to reject any or all pre-qualification applications without giving any reasons.

Price Bid Application Form (Part -II)

In Respect Of Premises to Be Offered On Lease to STATE BANK OF INDIA

FROM(Landlord address):

To,

Regional Manager,
RBO-2 Vijayawada West,
3rd Floor, AO Buildings,
Suryaraopeta, Vijayawada.
Krishna District
Andhra Pradesh-520 002

FINANCIAL TENDER FOR
NEW PREMISES OF SBI SME BESANT ROAD Branch (63640), VIJAYAWADA,
KRISHNA DISTRICT

Dear Sir,

Price Bid (Tender Part-II): Offer for New Premises Of SBI SME BESANT ROAD Branch (63640), Vijayawada, Krishna District on Lease / Rental Basis

I/We offer my/our premises situated at _____ for your proposed RBO /Office on the following terms & conditions:

- i) I/We will construct the building or carry out additions/alterations to it as required by you, strictly according to your plan and specifications, and carry out the work of decorations etc. in accordance with the details to be furnished by you and as advised by you from time to time. The building will have a clear internal area of about _____sq.ft. On various floors, as per details provided in 'Technical Bid', submitted by us.

The required certificate from the P.W.D. / Bank's Architect / Engineer will also be obtained and handed over to the Bank by me / us. Notwithstanding The electric points(UPS points only) will be provided by me/us as per the Bank's Requirements

The ceiling fans and tube lights will be supplied by the Bank but will be fitted by me/us at my/our cost in the portion of the building occupied by the Bank. Expenses for loose wires, chain of pipes for handling electrical fixtures etc. will be borne by me/us. These fans and tube lights will at all times remain the property of STATE BANK OF INDIA. The premises complete in all respect will be made Available as early as possible, but in any case not later than _____ months from date of acceptance of this offer by the Bank. The Bank may at its discretion extend this period. However, it will be open to the Bank to decline to accept the offer, if the delay is in the opinion of the Bank too much.

- ii) I/We will provide the necessary arrangement for the continuous and regular supply of water throughout day and night. I will provide electric motor and pump of required capacity as suggested by the Bank's Engineer/Architect. All maintenance charges in this connection except actual electrical consumption shall be borne by me/us. The required number of water taps including on directly from Municipal water connection, for drinking water will be borne by the Bank. I/We provide sanitary, privy, urinals, ladies toilet, hand-wash basin, towel rails etc. as per the Bank's lay out plan exclusively for Bank's use.
- iii) The entrance to the Bank will be finished in Granite stones polished.. The internal flooring will be of Vitrified tiles of 800x800mm (of basic rate not less than Rs 70/- per Sq.ft of model) and color as approved by the bank. The internal and external walls of the building will be finished with Birla Wall care and two coat of best and premium quality emulsion paint of Asian or equivalent make. Doors, Windows, Rolling shutters, collapsible shutters shall be painted with best quality synthetic enamel paint of best quality such as Asian or equivalent. The wood and iron work in the premises will be oil painted. Two toilets to be constructed. Internal walls will have Glazed tiles (basic rate Rs 55/ sft) up to 8" height- ing and mat c floor tiles in the flooring.. Wash basin along with 2'x1-1/6, A big sized Mirror (2'x18") will be provided in both the Toilets.
- iv) The color scheme to be executed will be in accordance with Bank's approval
- v) Wall paintings of the building, polishing/oil painting of the wood and iron work will be carried out by me/us once in three years. Whenever necessary,
- vi) I/We will carry out tenable repairs to the premises. If I/We fail to do this, the Bank will have right to recover this from me or from the rent payable to me.

- vii) During the tenancy of the lease, I/We undertake to carry out the additions alterations to suit the Bank's requirements, if the same are structurally feasible and technically permissible by the local authorities, with a suitable increase in rent based strictly on the additional expenditure involved. If the Bank desires to carry out any such alterations at its own cost, I/We will permit same on the existing terms & conditions.
- viii) The Municipal Corporation or local authorities' permission to construct and lease the premises in question to the Bank, for use as office premises, will be obtained by me/us and produced for your inspection. Any other permission if required will be obtained by me/us. In case, I/We will decide to sell the premises, at first it will be offered to Bank at a reasonable price and in case the Bank is not agreeable to purchase the same, I/We shall dispose off the same subject to Bank's tenancy rights.
- ix) The lease agreement will contain an undertaking that I/We will not during the currency of the lease agreement transfer, mortgage, sell or otherwise create any interest in the premises leased to you/with any party affecting your right of occupation and any of the terms of the lease without your consent.
- x) Expenses in connection with drafting and execution of the lease agreement will be borne half to half between me/us and the Bank, but if loan is required the charges for investigating the title including search charges of Bank's solicitor Advocate will be borne by me/us entirely.
- xi) The Bank will have the right to sub-let the premises, but that should be for the un-expired period of lease and any extension thereto and with prior approval.
- xii) Separate electric meters along with a suitable panel board with 40 KVA load (electrical license load), shed for parking vehicles, rolling shutter or collapsible gate to the main entrance, safety bars to all the windows and compound walls with gate, all around the building will be provided by me/us at my/our cost. Electrical wiring, switches, MCS, circuits shall be in concealed electrical wires required for general lighting and fans and power plus shall be at the cost of landlords. Record room / stationary rooms should have built in shelves arrangement up to ceiling level to keep banks records. Shelves to be of 40mm thick kadapa stones Or RCC slabs

spaced between brick walls at intervals as directed by civil engineers.

- xiii) I/We have clearly noted that in order to start its office as early as possible, Bank reserves its right to install steel/wooden furniture, electrical fitting etc. in the premises before taking possession of the building for which no rent will be paid by the Bank.

Rent/Lease Charges:

- A. The rent of the premises will be Rs. _____ per sq.ft.(RENTABLE AREA) per month.
- B. RENTABLE AREA: PLINTH AREA OF THE PREMISES
- C. The house tax and all Municipal/Government taxes present and future, will be paid by us (landlord). The present rate of Municipal/Government taxes is ___% of rent per annum.
- D. Other service charges for garage/parking/lift/maintenance/cleaning (if any) will be paid by us (landlord).
- E. _____ sq.ft (carpet) area will be earmarked for the Bank for parking at _____ for which no rent/cost will be charged. Parking area in the basement floor shall be _____ sft.

- xv) **Period of Lease etc.:** The initial period of lease will be for MINIMUM OF TEN YEARS WITH ENHANCEMENT OF RENT 20% FOR EVERY FIVE YEARS.

- xvi) **Loan/Advance Requirements:** I/We require a loan/advance of Rs. _____ (Rupees _____ only) for construction of the building to be made available to me/us as under:

- A) Rs. _____ on my/our creating the equitable mortgage by deposit of title deeds.
- B) Rest of the amount in suitable installments with the progress of the construction work.

C) I/We agree to pay interest, installments of the loan and create/furnish necessary security to the Bank therefore, including equitable mortgage of my/our property. The loan will be recoverable with interest as per R.B.I. directives and Bank's norms within months. The Bank will recover the installments and interest from the monthly rent.

xiv) **Validity:** This firm offer is open to you for acceptance till _____/2021.

xv) **Terrace will be used for installation of V sat or any electrical or electronic gadgets or solar power panels at no extra rent.**

Yours faithfully,

(_____)