



NIT	2023-24/002
DATE	21.03.2024

PREMISES REQUIRED ON LEASE

FOR HUSSAINI GARDEN BRANCH (21484)

APPLICATION TO BE SUBMITTED BY 12.04.2024 BY 3.00 P.M

AT


**REGIONAL MANAGER,  
STATE BANK OF INDIA,  
REGIONAL BUSINESS OFFICE - 01,  
1<sup>ST</sup> Floor, No.1/44&1/44A,vidyachand Tower,  
Timmappuri chowk,Opp Siddhart Law College,  
Court Road,Station Area,  
Kalaburagi-585102, Karnataka.**

**STATE BANK OF INDIA  
REGIONAL BUSINESS OFFICE – 01, KALABURAGI-585102  
NOTICE INVITING TENDER**

PREMISES REQUIRED ON LEASE

The Regional Manager, State Bank of India, Regional Business Office, 1<sup>ST</sup> Floor, No.1/44&1/44A, vidyachand Tower, Timmapuri chowk, Opp Siddharth Law College, Court Road, Station Area, Kalaburagi-585102, Karnataka invites tenders from owners/Power of Attorney holders for premises on lease rental basis for Commercial / Office use having Built area of about 185-232 Sq. mt.(2000-2500 Sqft) for SBI Hussaini Garden to be located on main road with in a radius of 1 KMs from existing SBI Hussaini Garden Branch (21484).

The Premises should have all facilities including adequate power load, water supply, parking space, space for keeping generator, e-lobby and V-SAT, good frontage (free of cost). The entire space should preferably be on one single floor preferably 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 SBI website <https://bank.sbi> under SBI in the news/Procurement News from 30.03.2024 to 12.04.2024. 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 State Bank of India, Regional Business Office, 1<sup>ST</sup> Floor, No.1/44&1/44A, vidyachand Tower, Timmapuri chowk, Opp Siddharth Law College, Court Road, Station Area, Kalaburagi-585102, Karnataka, on or before 3.00 PM on 12.04.2024. SBI reserves the right to accept or reject any or all offers without assigning any reasons therefore. Brokers will not be entertained.

  
Regional Manager,  
State Bank of India,  
Regional Business Office – 01,  
Kalaburagi



**TECHNICAL BID (COVER- A)**

**(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)**

**STATE BANK OF INDIA**  
**RBO-01, KALABURAGI**

**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. The Technical Bid and Price Bid for the proposal should be kept in separate sealed envelopes and these two envelopes be placed in a single cover super scribing **“Tender for leasing of Premises for SBI Hussaini Garden Branch (21484).”** to State Bank of India, Regional Business Office, 1<sup>ST</sup> Floor, No.1/44&1/44A,Vidyachand Tower,Timmapuri chowk,Opp Siddhart Law College,Court Road,Station Area, Kalaburagi-585102, Karnataka.

**Important points of parameters:-**

1	Built up Area	Approximately <b>185-232 Sq. mt.(2000-2500 Sqft)</b> Preferably at Ground Floor
2	Covered Parking Space	Preferable
3	Open parking area	Exclusive Open parking area for Bank's customers to be provided free of cost/rent/premium.
4	Amenities	24 hours water facility, Generator power back up, Electricity etc
5	Possession	Ready possession / occupation
6	Desired location	<b>within a radius of 1 Kms from existing</b> <b>SBI Hussaini Garden Branch (21484).</b>
7	Preference	1. Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority. 2. Single floor (Ground Floor) 3. Govt. Departments / PSU / Banks
8	Unfurnished premises	May be considered and Bank will get the interior and furnishing work done as per requirement.
9	Initial period of lease	5 + 5 years with an option to renew for a further period of 5+5 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	60 days rent free fitment period from hand over of premises for completion of interior furnishing work by Bank

The successful bidder shall hand-over the vacant possession of the premises to the Bank 60 days before commencement of lease for carrying out interior furnishing works as per Bank's requirement. It is clarified that Bank shall not be liable for any rent/ premium etc. to the successful bidder during the aforesaid period of 60 days.

Corrigendum can be issued upto one(1) day before the date submission. Hence, bidders are advised to visit Bank's website regularly till the date of submission.





## **TERMS AND CONDITIONS**

1. The successful bidder should have clear and absolute title to the premises. **The Bank shall obtain legal title investigation report from the SBI empanelled advocate at own cost which shall be reimbursed by the successful bidder.** The successful bidder 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 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 only during the **tenure of the lease by serving three(3) months prior notice.** 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 SBI after due date and time i.e. 12.04.2024 after 3:00 PM shall be rejected.
- 1.3 The bidders/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 AND PRICE BID) duly filled in with relevant documents/information at the following address: **State Bank of India, Regional Business Office, 1<sup>ST</sup> Floor, No.1/44&1/44A,Vidyachand Tower,Timmapuri chowk,Opp Siddhart Law College,Court Road,Station Area, Kalaburagi-585102, Karnataka.**
- 1.4 All columns of the tender documents must be 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 overwriting or use of white ink is to be duly initialled by the tenderer. SBI reserves the right to reject the incomplete tenders.
- 1.5 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. 12.04.2024.
- 1.6 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.



1.7 The Technical Bid will be opened on **30.03.2024 at 3.00 PM** in the presence of tenderers who choose to be present at **State Bank of India, Regional Business Office, 1<sup>ST</sup> Floor, No.1/44&1/44A,Vidyachand Tower,Timmapuri chowk,Opp Siddharth Law College, Court Road, Station Area, Kalaburagi-585102, Karnataka.**

All tenderers are advised in their own interest to be present on that date at the specified time.

1.8 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.

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

1.10 **The short listed bidder/lessor will be informed by the SBI 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 /Banks.

1.12 The selection of premises will be done on the basis of techno commercial evaluation. 70% weight-age will be given for technical parameters and 30% for price bid. The score finalized by Committee of the SBI in respect of technical parameters will be final and binding to the applicant.

1.13 The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by the landlord. While renewing the lease, the effect of subsequent increase/decrease in taxes 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 GST component also in the bill separately. The bill also should contain the GST 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 registration number of the landlord. Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments to the landlord shall be made by Account Payee Cheque or RTGS/NEFT.

1.14 Mode of measurement for premises is as follows: **Mode of measurement of Built up area will be in accordance with the Indian Standard mode of measurements. Common staircases, open balconies, sanitary / electrical ducts, A.C and lift shaft will not be reckoned for built up area measurements.**





- 1.15 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.
- 1.16 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.
- 1.17 Bidder/Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost.
- 1.18 The landlord 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.
- 1.19 **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 of the premises by the Bank which shall not include the fitment period of 60 days.** The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.
- 1.20 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. However, 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.
- 1.21 Electricity charges will be borne by the Bank but water supply should be maintained by the Landlord/owner within the rent.
- 1.22 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 door and ventilation as per Bank's specifications, RCC locker room , Currency chest room (A category strong room) as per Bank's specifications(locker room door and ventilator shall be provided by the Bank), Rolling shutter, collapsible grill door at entry, ramp with S.S (grade 304) railing for disabled/old people, **double charged vitrified tile flooring of Asian Tiles/Kajaria/Johnson or equivalent make having Rs.70/sft as basic price, inside**



and outside painting with acrylic emulsion paint for walls & ceiling and synthetic enamel paint for windows, safety grill etc as advised by the Bank directly or through Bank's appointed Architect shall be carried out by landlords at their own cost before handing over the possession of the premises to the Bank, Landlords shall submit approved plan, Competent Authority permission, structural stability and soundness certificate before possession by the Bank.

- 1.23 All openings/windows to have glazed lockable windows preferably of Aluminum or UPVC with security M.S. grills. The M.S. grills should be of 12mm square bars placed at 4" c/c both ways made in angle frame work shall be fixed by landlords at their own cost.
- 1.24 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.
- 1.25 The inner walls should be finished wall care putty of Birla, altek etc. The walls should be painted with at least two coats of premium interior plastic emulsion paint of reputed brands like Asian / Berger / Nerolac etc. All wood/M.S are to be painted with two coats of Enamel paint. The shade/colour to be approved by Bank. Ceiling to be painted with white colour. The front elevation and all external walls of the premises to be painted with APEX-ULTIMA.
- 1.26 Premises should have an independent/direct access from road and not through some other establishment. Premises should have 24x7 free access.

I undertake to construct/modify the building in accordance with the above specifications and as per layout plan provided by the Bank. In case it is found at any stage after the building is taken over by the Bank that any of the above work has not been executed by me, I undertake that the same may be carried out by the Bank at my cost.

Place:

Date: Name & Signature of bidder/lessor

*Bal*  
*22/03/2024*

