



STATE BANK OF INDIA
REGION 4, TIRUPUR

TENDER ID: CBE/RBO4/OPS/003

TENDER NOTICE INVITING OFFERS FOR PREMISES ON LEASE FOR
KARVALUR BRANCH, TIRUPUR

TECHNICAL BID: TO BE SUBMITTED IN PHYSICAL FORM ONLY
PRICE BID: TO BE SUBMITTED IN PHYSICAL FORM ONLY

Last date and time for submission of bids up to 01/07/2024 by
3.00 pm

Technical and price bids will be opened on 01/07/2024 by 4.00pm.

Start date: 10.06.2024
End date:01.07.2024

Regional Manager, RBO -4,Tirupur



**STATE BANK OF INDIA
REGION 4, TIRUPUR
TENDER ID: CBE/RBO4/OPS/003**

10.06.2024

**TENDER NOTICE INVITING OFFERS FOR PREMISES ON LEASE FOR
KARVALUR BRANCH ,TIRUPUR**

SBI invites applications from Landlords willing to offer their RCC building premises on lease rental basis to the Bank for housing their Karavalur Branch, **Tirupur preferably within 2Km radius from the existing Branch Premises**, on lease/rental basis for Bank with an area of approximately 2000Sqft carpet area (Including construction of RCC strong room for Locker (**125 Sqft approx.**) and for cash room (**150Sq.ftapprox**)as per Bank's specification.

The premises should have adequate parking facility. Premises in ground floor would be preferred. The intended landlord who has approved building /building under construction also could apply to construct the building to the Bank's requirement with due building plan commercial approval and capability to complete the building in shortest period of time. However Banks gives preference to the ready built building only and if not available would consider offers from the landlords who are willing to construct the building.

Interested owners/landlords are requested to submit their offers in **two separate sealed envelopes** super-scribed as "**Technical Bid**" & "**Price Bid**" as per Annexure A& B respectively on or before 3.00 PM on 01/07/2024 to "**The Regional Manager, State Bank of India, RBO-4,54, SBI Main Branch Campus, First Floor, Uthukuli Road, Tirupur- 641601** .Please enclose the **Technical Bid & Price Bid envelopes in a big envelope super-scribed as "PREMISES OFFER FOR KARVALUR BRANCH"**.

Contact person:

**CHIEF MANAGER (OPS)
State Bank of India
Regional Business Office -4
SBI Main Branch Campus, First Floor,
Uthukuli Road,
Tirupur- 641601
Contact No: -9677932986**

Incomplete or late received offers will not be entertained. No brokerage will be paid.

Corrigendum if any would be posted on the website only. Hence, applicants are advised to visit website regularly for above purpose.

Bank reserves the right to accept or reject any or all bids without assigning any reasons.

SD/-
Regional Manager



TERMS AND CONDITIONS

The minimum criteria for short listing the premises shall be as under:

1. The applicants shall be the bonafide owners (s) or power of attorney holders of the premises.
2. The applicants shall be an income tax assessee(s) with PAN number and Income tax returns must be up-to date.
3. The RCC building should have been constructed as per the sanction/ approved plan of the competent development authority / town planning authority. The building should be well maintained. Property tax shall be assessed for the building as commercial category.
4. Landlords has to construct two nos RCC Strong rooms for Locker with an approximate carpet area of about **125 Sq. ft** and for cash room with an approximate carpet area **150Sq. ft** as per Bank's specification.
5. High strength Strong rooms floor slab to withstand heavy load of Lockers/ Safe unit to be ensured. Bidder/Lessor should obtain and furnish the structural stability certificate from the licensed Structural Consultant, at his/ her cost.
6. The building should be free from special hazards like fire, water logging, flood, etc. Supply of adequate potable water round the clock should be available at the premises.
7. The landlord should clear all the dues and other statutory obligations of municipality /corporation as well revenue authority
8. The occupancy certificate of the premises from the local authority should be available.
9. The landlord should be in a position to give vacant possession of the premises within 30 days of Bank approval and after carrying out necessary changes / alterations as required by the bank.
10. The adequate power / connected load/ transformer should be arranged by the land lord before occupation.
11. Approved Building Plan and Clear location sketch plan to identify the building with land mark should be enclosed.
12. Space should be given for placing Bank's name board at entrance/ front side.
13. The offer shall have the provision for
 - i Rent to be quoted only for the carpet area offered and not for built up area.
 - ii . Bid will be considered on the total amount quoted in price bid.



iii The offer should be valid for a minimum period of 6 months.

14. The period of lease shall be for 10 years with an initial period of 5 years plus option of 5 more years with pre-determined increase in the rent at 15% to 25% at the time of renewal.

15. The lease deed should be registered with the sub registrar and the cost of registration / stamp duty /expenses will be shared equally.

16. Superior quality flooring as required by Bank and skirting for the entire area and non-slippery tiles/glazed tiles for toilet floors/walls have to be provided. Separate toilet for Ladies (with Wash basin) & gents (With Urinal & wash basin)

17.. Record/ stationery room, Dining Room with sink, UPS room, ATM Room will be constructed with Brick walls.

18. Collapsible grill gate and Steel rolling shutter shall be provided at the main entrance of the Branch and rolling shutters shall be provided for ATM room .

19. All external doors shall be provided with Rolling shutters and Collapsible gate. All windows, ventilators and cut outs will be provided with Strong steel grills and shutters as directed by the Bank.

20. Buildings having entire specified area in ground floor shall be preferable to the Bank. In case the proposed building is having split floors of the specified area and spreaded in ground and first floor, should have internal staircase as per the Bank specified drawing. If the staircase is not available it shall be added suitably by structural addition with a structural Engineer advice.

21. Vitrified tiles as approved by Bank (Mega white shade of approved brand) flooring in the Branch/ Office and ceramic tiles flooring and dados in toilet, pantry areas and 1st class sanitary fixtures, CP bathroom fittings as approved by the Bank shall be provided.

22. Steps – Riser and tread – Jet black. Stainless steel handrails to be provided for the entrance steps and staircase. Physically Challenged Ramp Provision as per government specification of minimum slope of 1:12 with SS Hand rail needs to be provided for both the Branch and ATM Entrance

23. Space to keep generator with concrete Bed and this area will not be included in the rent payable area (floor area). Compound wall to be constructed all around the building. Brick wall up to 5'0" height and top 3'6" with steel posts and barbed wire fencing. Necessary gate arrangement to be provided including wicket gate.

24. 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).



25. Plastic Emulsion Paint over patti on walls, ceilings, enamel painting on doors and windows, rolling shutters, Grill etc. as per the Bank's instructions shall be done by the owner(s) after every 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.

26. The owner/s shall provide separate electricity meter having three phase electric Connection of required capacity around **25KW** as directed by the Bank.

27. Necessary arrangements for continuous water supply and independent Underground and overhead water tanks of sufficient capacity along with electric pump for lifting of water shall be provided by the owner.

28. Proper sewerage connection shall be arranged by the owner.

29. The owner shall hand over the possession of the building after getting it constructed/ renovated / modified / altered as per Bank's requirements and obtaining all statutory clearances from the local and government authorities for the leasing and use of the building e.g. Fire department's clearance, occupation certificate, Income tax department clearance etc. as applicable. The rent will be paid from the date of physical possession of the building complete in all respects to the entire satisfaction of the Bank.

30. Bank can make additions and alterations/ dismantling, install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and every part thereof as the Bank may require without causing any material damage or affecting the safety of the structure.

31. The owner shall not have any objection for installation of ATM, V-Sat, D.G Set, Air conditioning outdoor unit, glow signages by the Bank at suitable locations in the building. The receiver tower shall be installed in the terrace and no rent shall be payable for the purpose. The owner shall obtain a sanctioned EB Power load of around **25 KW** from TNEB at his own cost

32. The above conditions are only illustrative not exhaustive. Other works depending upon the site conditions & as directed by the bank are to be complied with.

33. Preference will be given as per merits based on

a. Location

- b. Exclusive buildings
- c. Main Road approach
- d. Captive Power (Generator Back up)
- e. Parking / Two Wheeler parking
- f. Age/Structural condition of Building/RCC buildings
- g. Security and Maintenance
- h. Immediate occupation
- i. Required EB power



34. Please note the bids received with changes/amendments in the standard Terms and Conditions are liable to be rejected.

35. If the Bids are submitted by an authorized agent/GPA holder they should be countersigned by the owner or an authority letter specifying clearly the powers and responsibilities of the agent to be enclosed.

36. Bank reserves the right to accept or reject any or all bids without assigning any reasons.

37. All pages of the draft agreement shall be signed as a token of acceptance and shall be submitted along with technical bid. Applications without signed agreement copy shall summarily be rejected.

38. A copy of Terms & Conditions duly signed by the owner/ Power of Attorney holder in token of acceptance of the terms and conditions to be enclosed with the Technical Bid. Bids not accompanied by duly signed Terms & Conditions are liable to be rejected

39) Owner shall engage qualified Architect/Engineer for complete planning/supervision of construction/ alteration etc. at their own cost. Landlords shall submit approved plan, Competent Authority permission, structural stability and soundness certificate, firefighting work before possession by the Bank. Rent should be inclusive of all civil works. Obtaining NOC from local authority regarding fire safety shall be the responsibility of the landlord. Bank shall not be responsible for this in any manner, nor any amount/ Bill shall be paid by the Bank for this purpose

40)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).

41) Owner of the Building is solely responsible for the construction and Structural stability of Premises.

42) any other addition/alterations in the premises are as per Bank requirement have to be constructed by landlord within a period of one month

ACCEPTED.

SIGNATURE OF THE OWNER(S).

MODE OF SELECTION OF PREMISES

1) Technical Bids will be opened on **01/07/2024, 4 pm**. Representatives of Bidder may be present during opening of Bids. However, Bids would be opened even in the absence of any or all the bidder's representatives. All Technical bids will be first opened and applications will be screened. All the eligible premises will be visited by the committee to verify the suitability on various aspects.

2) BIDDER'S ELIGIBILITY CRITERIA: -

Bidders meeting the following criteria are eligible to submit their Bids along with supporting documents. If the bidder/premises does not satisfy the below mentioned eligibility criteria, the bid will be **rejected**.

S. N	Eligibility Criteria	Documents to be submitted
1	Should have/should undertake to submit Local Authority approval for Building	Plan Approval/Permit Order from Govt. Authorities
2	Should have/should undertake to submit Occupancy certificate of the building	Occupancy Certificate issued by competent authority or any acceptable documents to the satisfaction of premises selection committee
3	Should have/should undertake to submit permission for commercial use of premises	approved plan/ any other acceptable proof for commercial use
4	Should not have Hindrance from other occupants/ structures	As assessed by Premises Selection Committee
5	Suitability of Location and surrounding	Assessed by Premises Selection committee
6	Suitability of Building for setting up the Branch/Office	Assessed by Premises Selection committee
7	Should have sufficient space for vehicle parking	Assessed by Premises Selection committee
8	Premises offered should be in Ground Floor(or) Ground Floor + First Floor (with internal stair) (or) First Floor with LIFT	As per the offer submitted by bidder
9	Should have Access to Divyangjan by Ramp/LIFT	Assessed by Premises Selection committee

Documentary evidence must be furnished against each of the above criteria. All documents must be signed by the authorized signatory of the bidder.



3) METHOD OF FINAL SELECTION , TECHNO-COMMERCIAL EVALUATION

The selection of premises will be done on the basis of technocommercial evaluation. Evaluation of the offers will be made by assigning weightage of 70% to technical parameters and 30% weightage to price quoted by the price bids. The offers will be arranged in the order of merit on the mark scored. The unreasonable offers where the rates quoted are considered higher than the prevailing market rates will be rejected at the discretion of the Bank.

ii) Technical bid submitted by the owners will be evaluated based on the following technical measurable parameters. Marks will be awarded after visiting the premises by the Premises selection committee. The parameters are as under:

SI no	Parameters	Max. Marks
1	<u>Location</u> Location shall include factors such as general characteristics/nature of the locality, neighborhood/proximity and its suitability for Office	15
2	<u>Accessibility</u> Accessibility shall include ease of approaching the premises with adequate customer parking etc.	20
3	<u>Nature of the Building</u> Nature of the building shall include the design intent of the building and its suitability for Office purpose, age etc.	10
4	<u>Ready to use</u> Ready to use shall include premises having all infrastructural facilities and willing to alter to Bank's requirements/specifications within stipulated time and also availability of staff parking spaces etc.	20
5	<u>Other services</u> Other services shall include availability of EB load, Generator, water etc.	5
	Total	70 Marks

The technical score finalized by Committee of the SBI in respect of technical parameters will be final.



iii) The three highest scoring premises in Technical bid will be shortlisted and their converted Price bids score based on the lowest rent submitted will be derived. The combined weighted score (Technical 70:Price 30) will then be worked out to determine the highest scoring premises for final selection.

ACCEPTED.

SIGNATURE OF THE OWNER(S).

Date

Place

STATE BANK OF INDIA
REGION 4, TIRUPUR
BANK'S SPECIFICATION FOR CONSTRUCTION OF STRONG ROOM

Walls: R.C.C. M50, 23cm (9") thick with steel reinforcement **12 mm dia. rods** placed both ways, vertically and horizontally, at **15cm (6")** centre to centre in two rows, staggered centrally and placed along **both faces of the walls** with a clear cover of 25mm on either side.

Floor :R.C.C. M50, 15cm (6") thick with **reinforcement same as above**, over the **existing plain cement concrete flooring** in ground floor and **over the existing RCC slabs** in upper floor. **(The strength of the slabs in such cases will have to be checked to allow for the additional dead load and super-imposed load.)**

Ceiling: R.C.C. M50, 23cm (9") thick with reinforcement same as above. (Where it is not possible to provide the RCC slab as specified, 15cm thick slab with reinforcement same as above to be provided below the existing RCC ceiling slab leaving a gap in between the slabs **or** the existing RCC ceiling slab shall be fortified with M.S. grills consisting of 20mm rods spaced @ 75mm centre to centre both ways in MS angle frame work all around, below the slab.)

NOTE:

1. Open conduit wiring shall be provided inside the strong room. The electric wiring circuit inside the strong room should be independent and there should not be any live wire inside the strong room when the door is closed.
 2. Clear ceiling height of 260cm shall be provided inside the strong room.
 3. Strong room door and air ventilators will be supplied in the premises by the Bank. The erection of the same including labour and materials shall be carried out by the landlord under the supervision of the suppliers.
 4. The construction of strong room should be carried out in consultation with the Bank's Engineer. A strong room construction certificate is to be obtained from a qualified Structural Engineer under whose supervision the strong room is constructed.
 5. The above specifications shall be followed strictly and no deviation will be allowed. The reinforcement rods placed for the floor, walls and ceiling slab should be got inspected at each stage by the Bank's Engineer before concreting.
-

TECHNICAL BID

OFFER FOR LEASING PREMISES

With reference to your advertisement in the local dailies _____ dated _____, I / we hereby offer the premises owned by us for housing your **Karavalur** Branch / office on lease /rental 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):

A	General Information:	
1	Name of the Landlord/Owner Address	
2	Mobile No.	
3	Email Address	
4	Complete address of premises/property offered	
5	Floor of the premises offered, i.e GF/FF/....	
6	Name of the building	
7	Door No.	
8	Name of the street	
9	Name of the city/mandal/District	
10	Pin code	
B	Technical information: <i>(For vacant plot only)</i>	
1	Dimensions of the plot in feet	
2	Classification of the plot- (Residential/Agricultural/Commercial)	
3	Distance from Main road	
4	Whether free of Encumbrance – Yes / No	
5	Any other issues viz. court cases, partitioning etc. – Please mention	
C	Technical information: <i>(For ready built/under construction building)</i>	
1	Building – Load bearing or Frame structure	

2	Type of building – Residential/commercial/Institutional/Industrial/	
3	Total No. of floors	
4	Year of construction and age of the building	
5	Building ready for occupation – Yes / No	
6	If No, how much time will be required for occupation	
7	Carpet area of the premises offered (enclose detailed calculation)	
8	Whether the offered property is under mortgage – Yes / No	
9	If Yes, provide details	
D	Amenities available:	
1	Electrical power supply – Yes / No	
2	Total Load available in KW	
3	Running water supply – Yes / No	
4	Whether plans are approved by the local authorities – Yes / No(Enclose copies)	
5	Whether NOC from the department obtained – Yes / No(Enclose copies)	
6	Whether occupation certificate has been received – Yes / No(Enclose copies)	
7	Whether direct access is available from the main road – Yes / No	
8	Whether captive power supply is available – Yes / No	
9	Whether fully air-conditioned or partly air-conditioned or not air-conditioned	
10	Whether lift facilities are available – Yes / No	
11	No. of car parking/scooter parking which can be offered Exclusively to the Bank. 1) Car 2) Scooter	
12	Mention the list of any other amenities which are provided	
13	Any additional information	



Please Enclose:

1. Copy of Approved Plan
2. Location Map/Site Plan
3. Photos of the premises
4. copy of occupation certificate
5. copy of proof for commercial use/license
6. Documents in support of Eligibility Criteria
7. Premises Carpet area Statement
8. Proof of ownership – Title deed, latest property tax receipt
9. Other documents if any

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.

I/ We also agreed to construct / addition/ alteration as per Specification of Building given here under such as strong rooms, record room, ATM, Lunch room, UPS room, toilets etc. with all fittings and fixtures, vitrified flooring, other works as per Bank's specifications and requirement

Note: In case the space provided in the tender document for filling information is found insufficient, the bidders may attach separate sheets, duly signed by the bidder/authorized representative, after putting remark to this effect in the provided place.

Signature of Owner/GPA Holder
Name

Date:

Place:



DRAFT LEASE AGREEMENT

The Lease Agreement is made on this _____ day of _____ 20____ between Shri /Smt. _____ son/wife of Shri _____ (hereinafter referred to as the lessor which expression unless repugnant to the context shall include his heirs, executors, administrators, representatives, successors and assigns) of the one part.(If the Lessor is a firm, company etc., the description should be accordingly be changed).

AND

The State Bank of India, a Bank constituted under the State Bank of India Act, 1955 having its Corporate Office at State Bank Bhavan, Madame Cama Road, Mumbai, a Local Head Office at _____ a branch / office at _____ (hereinafter referred to as "The Lessee" or "The Bank" which expression unless repugnant to the context shall include its successors and assigns) of the other part.

WHEREAS

I. The lessor (s) has / have at the request of the Lessee agreed to grant to the Lessee a lease of the premises more fully described in Schedule hereunder and the Lessee has agreed to take the premises on lease under the terms and conditions specified herein below.

The lessors being seized and possessed or otherwise well and sufficiently entitled to the premises particularly described in the Schedule hereto and entitled to grant a lease of premises have agreed to grant a lease of the premises particularly described in the schedule.

Now this INDENTURE WITNESSES that in consideration of the rent hereinafter reserved and the covenants and stipulations hereinafter contained and on the part of the lessees to be performed and observed, the lessors doth hereby demise unto the lessee the premises as described in schedule here together with the easements, liberties, appendages and appurtenances thereunto belongings with exclusive and independent entry to the said premises and compound through paths, staircases, lifts and from public road and the right to pass and repass over the open spaces / compound in and around the said premises and the buildings and the right to park vehicles therein and thereon to have and to hold the said premises (hereinafter



referred to as the “demised premises”) unto the lessee for the term of 10 years (with an initial period of 5 years plus option of 5 more years with pre-determined increase in the rent at 15% to 25 % at the time of renewal) commencing from _____ with the absolute option to the Bank to renew the lease for further terms of years, yielding and paying thereof unto the lessors the monthly rent of Rs. _____ subject to TDS on or before the _____ day of the following month to which it relates and in consideration of the lease of the premises the lessee hereby covenant with the lessors that :-

1. The Lessee to the intent that the obligations may continue throughout the term hereby created doth hereby covenant with the Lessor (s) as follows :-
 - (i) To pay by Banker's cheque or otherwise as agreed / the said monthly rent hereby reserved on the day and in the manner aforesaid subject to TDS.
 - (ii) To pay _____ months rent as advance deposit which is refundable at the time of termination of lease without interest. However, the lessor/s at the time of termination of lease and vacation of the premises thereon, is/are entitled to adjust the said deposit without interest towards the rent (subject to TDS) due if any, as on the date.
 - (iii) To pay all charges for electricity and water consumed by the Lessee in the demised premises to the appropriate authority according to the reading of the electric metre or water metres to be installed in the demised premises by the Lessor (s) at his/their costs for the Lessee's use.

2. (i) The Lessee shall been titled at any time during the said terms; to install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and every part thereof as the Lessee may require without causing any material damage or injury to the demised premises and on the expiration or sooner determination of this lease to remove the same and every part thereof at its own costs without thereby causing any material damage to the demised premises.
 - (ii) To use the demised premises for the purpose/s mentioned herein below :-
 - (a) on site ATMs
 - (b) Housing of outfits of the subsidiaries/associates of the lessee.
 - (c) For cross selling purposes



(d) Branch/Office of the lessee

(e) Guest House etc.

- (iii) To display its signboard / boards, hoarding, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the Lessee may in its absolute discretion think fit and the Lessor (s) shall have no objection thereto.
- (iv) To yield and deliver up peacefully and quietly vacant possession of the demised premises to the Lessor (s) at the expiration or earlier determination of the lease period as the case may be, in a good condition except reasonable wear and tear.
- (v) To allow the Lessor/s or his / their agents to enter, with or without workmen and / or architects, contractors etc. the demised premises or any part thereof by giving prior notice in writing to the Lessee to inspect the state and condition of the premises or any part thereon for the purpose of carrying out such repairs as required / found necessary under law or otherwise.

3. The Lessor (s) do and each of them doth hereby covenant with the Lessee as follows:-

- (i) On the Lessee paying monthly rent hereby reserved and covenants and conditions herein contained and on the part of the Lessee to be observed the Lessee shall quietly hold, possess and enjoy the demised premises and every part thereof during the period of lease or any extension thereof without any interruption from or by the Lessor (s) or any person or persons lawfully or equitably claiming by / through / under or in trust for the Lessor/s or successors or assigns.
- (ii) The lessor/s hereby declare and acknowledge the availment of _____ loan of Rs. _____ for the construction of new premises / for carrying out additions / alterations to the premises and lessee is entitled to adjust 75% or entire rent towards the instalments / dues for liquidation of the said loan with interest within a maximum period of 7 years as stipulated under the loan documents dated _____ and is also bound by the terms and conditions agreed to under the said loan documents.
- (iii) The Lessor (s), shall not nor shall he/they allow any person to use or carry on any noisy hazardous occupation or business in or upon any part of the said premises or any adjoining premises thereon which may cause annoyance or inconvenience to and / or otherwise likely to be prejudicial to the interest of the lessee at the demised premises.



- (iv) The Lessor (s), during the lease or extension thereof shall pay all present and future municipal taxes assessments and / or other outgoing or impositions whatsoever payable by the owner and / or occupier in respect of the demised premises under the law for the time being in force and shall keep the lessee/s indemnified against all claims, demands, action, suits and proceedings in respect of the same.
- (v) The Lessor/s shall maintain at his / their cost adequate and continuous supply of electricity and hygienic, potable filtered and / or tube-well water by means of electrical water pumps and overhead tanks or otherwise for the use of the lessee in the demised premises and to operate and maintain the water pumps in proper condition at their cost.
- (vi) The Lessor (s) at his / their own cost, shall effect major repairs to the demised premises and or replacement of plumbing, sanitary, electric fixtures supplied by them, doors, windows glass panes as and when the need arises and upon the request from the lessee for such repairs etc. The Lessors shall keep the demised premises wind and water tight and maintain proper repair and condition, the electric, sanitary, water fittings, equipments and appliances, pipelines, drains and sewers and execute all repairs to the demised premises as and when required and also whitewash, colour painting of the interior and exterior of the demised premises at least once in every three years, including painting of the doors and windows.
- (vii) The Lessor/s shall keep the demised premises insured at all time during the term hereby created or any extension/s thereof from loss or damage by fire, earthquake, riots and against such other risks as may be required by the lessee and to make all payments necessary for the above purposes within three days after the same shall respectively become payable and to produce to the Lessee or its agent on demand the several policies of such insurance and the receipts for each such payment and to cause all moneys received by virtue of any such insurance to be forthwith laid out in rebuilding and reinstating the demised premises and to make up any deficiency out of the Lessor's own moneys.
- (viii) The Lessor(s) warrants that he / they has / have good, rightful power, absolute authority and indefeasible title to demise the demised premises to the Lessee in the manner herein appearing free from all encumbrances, trusts, his dependents, executions and attachments whatsoever.



- (ix) The lessor(s) will not during currency of the lease transfer, mortgage, sell, assign or otherwise create any interest in the demised premises without the prior consent of the Bank in writing.
- (x) The Lessor has no objection for Lessee to assign / transfer / sublet the demised premises or part thereof.
- (xi) The Lessor shall have no objection whatsoever to the Bank installing, providing and operating a DG Set of required capacity in the demised premises.
- (xii) In future, if the Bank requires additional power the Lessor shall arrange for such additional power as per the Bank's requirement at the Bank's cost and expenses.

4. It is hereby agreed by and between the parties hereto as follows:-

- (i) In case of default in the payment of the taxes and other statutory dues, service charges, dues to society by the lessor (s) and a demand notice is served on the Bank, the lessee may make payment of the same and such payment shall be against adjustment of future rents payable.
- (ii) If the Lessor (s) shall fail or neglect to pay rents, revenues, rates, taxes, impositions, outgoings and ceases howsoever or whatsoever payable by owner or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in good repair and condition and /or to keep the demised premises insured for such sum and against such risks as may be required for by the Lessee it shall be lawful (but not obligatory) for the Lessee to pay such rates, revenues, taxes, impositions, outgoings and ceases, to incur expenses to keep the demised premises and every part thereof in good repair and condition to keep the demised premises insured for such sum and against such risks as the Lessee in its absolute discretion may think fit and in any one or more of such cases the Lessee will be entitled in its absolute discretion to deduct such payments and such expenses as aforesaid with applicable interest from the rent hereby reserved.
- (iii) In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riots or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the Lessee, be void but in the event of the Lessee desiring to continue the lease and the Lessor (s) agreeing to repair the damage or injury the Lessee shall vacate such portion of the demised premises as may be required to enable the



Lessor (s) to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the Lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.

- (iv) In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for the time being in force this Lease shall be determined and the parties shall be entitled to such compensation as they may respectively be entitled under the law.
- (v) Notwithstanding anything to the contrary herein before contained, the Lessee shall be entitled and shall have the option to terminate this Lease at any time on giving 3 calendar months' prior notice in writing to the Lessor (s) and on expiration of the period to be mentioned in such notice this lease shall cease to be operative.
- (vi) If the lessors shall at any time fail and neglect to perform and observe any of the covenants and conditions herein contained and on his/their part to be observed and performed then the Lessee shall be entitled at its option to forthwith determine this Lease.
- (vii) The Lessors shall at the request of the Lessee made before the expiration of the term hereby created execute and register a renewed lease of the demised premises in favour of the Lessees a lease for further period/s of 5years from the date of expiration of term hereby created on the same terms and conditions as are herein contained except the monthly rent which may be reduced / increased as mutually negotiated and in any case the increase in rent shall not be more than 25% of the then existing arrangement. However, if the rent, rates in the market are falling, both lessor and lessee shall negotiate and decide as to reduction in the rent prescribed therein. That the expenses on stamp duty and registration charges required for the execution of lease deed and renewal of lease deed shall be borne by the parties i.e. lessors and the Bank in equal sharers.
- (viii) Notwithstanding anything contained hereinabove the lessee shall be entitled to surrender, leave and deliver the unused, un-utilised portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, un-utilised and excess area is not required for the purpose taken on lease during the tenure / currency of the lease without determining / terminating the said lease and continue in occupation the portion required for the purpose after surrendering of the unused and



unutilized area / portion and in the event of such partial surrender of the un-utilised area / portion, then rent fixed for the lease will be reduced / decreased proportionately according to the area / portion surrendered by the Lessee. And if such surrender is going to affect the exclusive/independent entry/use for /of the branch/office, the landlord shall make suitable arrangement so that the exclusive independent entry /use for/of the branch/office are not affected in any manner.

- (ix) In case the Lessee desires to obtain a Lease of further floor area in the said premises, the Lessor (s) shall grant such Lease to the Lessee, the rent for such further floor area will be determined considering the prevailing circumstances for the time being but in and the period of such Lease shall be co-extensive and coterminous with the period of the Lease in respect of the premises already leased in favour of the Bank.
- (x) In the event of the Lessor (s) deciding to sell the demised premises during the tenancy, they shall in the first instance offer the premises to the Bank and the Bank shall within one calendar month from the date of receipt of such offer either accept or reject such offer.

The Schedule above referred to IN WITNESSES WHEREOF THE PARTIES hereto have executed these presents the day and year first above written.

SIGNED SEALED AND DELIVERED

By the above named

In the presence of Lessor (s)

SIGNED SEALED AND DELIVERED Address:

By the above named

In the presence of for and on behalf of

State Bank of India,

_____ Br.



Lessee

Witness:-

Signature _____

Name _____

Address _____

Signature _____

Name _____

Address _____

Signature _____

Name _____

Address _____



ANNEXURE - "B"
PRICE BID
OFFER FOR LEASING PREMISES

With reference to your advertisement dated -----in the local news paper/website. I / We offer the premises owned by us for housing your **Karavalur Branch** on lease/ rental basis on the following terms and conditions.

General Information:

1) Location:

- (a) Name of the Building :
(b) Door No./Street/Locality :
(c) Name of the city :
(d) Pin Code :
(e) Name of the owner/s :

2) Rent:

a) Carpet area of the premises being offered: _____ sq ft.

b) Rent per Sq. of Carpet Area:	Rent per Sq.ft. for (Carpet area only)	Maintenance charges, if any	Total
Rent for initial	Rs.	Rs.	Rs.



5 years			
Rent from 6 th year to 10 th year increase in % required (should be between 15% to 25%)%%	

Note: Maintenance Charges shall be applicable only to the multi complex building with lift and security / cleaning staff arrangements engaged by landlords where more number of tenants is occupied. Others such as offering for independent buildings need not quote.

The rentable area (Carpet Area) is the floor area excluding the following:

- a. Walls
- b. Columns
- c. Balconies
- d. Portico / canopy
- e. Sanitary shaft
- f. Lift well
- g. Space below the window sill
- h. Box louver
- i. A.C. duct
- j. Stair Case

I / We agree to execute lease deed as per Bank's standard format.

I/ We agree to make alteration or modification and construct record / stationary/ dining / UPS / strong room / additional toilet(s)/ other civil works at my cost as per Bank's specification. I/ We agree to carry out changes as per the Bank's requirement. I/We understand that the Bank is entitled to reject the bid without assigning any reason.

Place:
Date:

Signature of Owner/GPA Holder
Name: