

STATE BANK OF INDIA, CORPORATE CENTRE

NARIMAN POINT, MUMBAI,

9TH FLOOR, STATE BANK BHAVAN, NARIMAN POINT, MUMBAI- 400021

TENDER ID: CC/LEASE/01/2025 dated 24.01.2025

NOTICE INVITING TENDER (NIT)

**REQUIREMENT OF COMMERCIAL/ OFFICE PREMISES FOR PF&S SBU
DEPARTMENT, SBI IN MUMBAI**

State Bank of India invites offers from owners/power of attorney holders for the commercial/office premises on Lease Rental basis for shifting of existing office at following locations in Mumbai and adjoining area.

| SL NO | Name of Branch/Office | Status of Branch | Desired Location | Carpet Area Requirement including strong room, E-Lobby (+/- 10%) | Dedicated minimum Car parking space requirement |
|-------|--------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------|
| 1 | PF&S SBU dept & Centre of Excellence | Existing department with additional requirements | Locations in Central Mumbai between Worli & Dadar including Parel, Currey Road, Chinchpokli, Lower Parel, Prabhadevi and easily accessible to stations of Western Line / Central Line railway network. | 1951 sqm (21,000 sqft) +/- 10% in carpet area | 20 cars |

2. The premises
 - a. Shall be in a prime locality in the desired location mentioned above.
 - b. Located on a main road and should have close proximity to railway station.
 - c. Shall be having adequate dedicated parking space of minimum 20 cars.
 - d. Shall be preferably in a single floor and can be on the **any floor** where commercial activity is permitted.
 - e. ready/likely to be ready for immediate possession within 3 months.
 - f. Shall have adequate lifts.

3. Premises should be ready for possession / occupation or expected to be ready within 3 (three) months from the last date of submission of proposal. Preference will be given to ready to use premises. Preference will also be given to Premises owned by the Govt./Semi-Govt. departments / Public Sector Units / Public Sector banks.

4. The format for submission of the "Technical bid" containing detailed parameters, terms and conditions and "Price bid" can be downloaded from the SBI website @ <https://sbi.co.in/web/sbi-inthe-news/procurement-news> from 24.01.2025 to 13.02.2025.

5. The offers in a sealed cover complete in all respects should be submitted in tender box at the following address on or before **3.30pm on 14.02.2025** during working hours.

Deputy General Manager (P&E),

Premises & Estate dept, 9th Floor,

State Bank Bhavan, Nariman Point, Mumbai-400021.

The SBI reserves the right to accept or to reject any offer without assigning any reason therefor. No correspondence in this regard will be entertained.

No Brokers please.

DEPUTY GENERAL MANAGER (P&E)

CORPORATE CENTRE, MUMBAI

TECHNICAL BID

TERMS AND CONDITIONS

OFFER/LEASING OF COMMERCIAL/OFFICE PREMISES

This tender consists of two parts viz. the “Technical Bid” (having terms and conditions, details of offer and Annexure-I) and the “Price Bid”. Duly signed and completed “Technical” and “Price Bid” are required to be submitted separately for each offer. The “Technical Bid” and “Price Bid” for **each offer** should be enclosed in separate sealed envelopes duly superscribed on top of the envelope as “**Technical Bid**” or “**Price Bid**” as the case may be and these envelopes are to be placed in a single cover superscribing “**Tender for leasing of Commercial/Office premises for PF & S SBU Department**” and should be submitted at the Office of the DEPUTY GENERAL MANAGER (P&E), State bank of India, 9th floor, Premises & Estate department, State Bank Bhavan, Mumbai-400 021 on or before **3.30PM on 14.02.2025**.

Important points of Parameters -

| S No | Particulars | Details |
|------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Carpet Area | 21,000 sq.ft. +/- 10% |
| 2 | Parking Space | Minimum 20 dedicated car parking spaces. |
| 3 | Open parking area | Sufficient open parking area |
| 4 | Amenities | 24 hours Potable water supply availability, Generator power back up, Electricity etc. |
| 5 | Possession | Ready for possession / occupation/ expected to be ready within 3 (three) months from the last date of submission of proposal. All requisite approvals in place such as OC & other approvals for running a Commercial establishment / Bank branch. |
| 6 | Premises under Construction | Will not be considered and rejected. |
| 7 | Location | Locations in Central Mumbai between Worli & Dadar including Parel, Currey Road, Chinchpokli, Lower Parel, Prabhadevi and easily accessible to stations of Western Line / Central Line railway network. |
| 8 | Preference | <ol style="list-style-type: none">i. In prime location in the desired location and on main road.ii. Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority.iii. Single Floor.iv. Offer from Govt./Semi Govt. Departments / PSU / Banks. |

| | | |
|----|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | v. Ready to occupy premises/ expected to be ready within 3 (three) months from the last date of submission of proposal. |
| 9 | Unfurnished premises | May be considered and Bank will get the interior and furnishing work done as per requirement. However, all mandatory Municipal license/NOC/approval of layouts, internal additions/alterations etc. as necessary from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing/ internal additions/alterations etc. in the premises by the Bank will have to be arranged by the owner within one month from the date of providing internal layout plan by SBI. |
| 10 | Initial period of lease | 5 + 5 years (15% hike after 5 years) with an option to renew for a further period on mutually negotiated rates after a period of 10 years. |
| 11 | Selection procedure | Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bids. |
| 12 | Validity of offer | 6 months from the last date of submission of the offer |
| 13 | Stamp duty / registration charges | To be shared between Landlord and Bank in the ratio of 50:50. |
| 14 | Fit out period | 1 month after completion of civil work and obtaining mandatory approvals / compliances by the Landlord. |
| 15 | Rent payable | The rent will start after 1 month from date of handing over possession of premises after obtaining mandatory approvals and completion of Civil works by the Landlord or after completion of interior works by Bank, whichever is earlier. |
| 16 | Fire safety and security arrangements | The fire safety and security requirements as per Bank's usage norms are fully met by the Landlord and a certificate is available from the local fire authority for said usage, wherever such certificates are mandatory for occupation of the same. |
| 17 | Rental deposit | The interest free rental deposit equivalent to maximum 6 month's rent shall be paid to the landlord and such deposits will have to be adjusted during the last six months of occupation or refunded to the Bank at the time of vacation of the premises. |

TERMS AND CONDITIONS

- 1.1 The successful vendor should have clear and absolute title to the premises and furnish legal title report from the SBI empanelled advocate at his own cost.
- 1.2 The successful vendor will have to execute the lease deed as per the standard terms and conditions finalized by the SBI for the purpose, and the stamp duty

and registration charges of the lease deed will be shared equally (50:50) by the lessors and the SBI.

- 1.3 The initial period of lease will be 5 years and will be further renewed for 5 years term (viz. total lease period 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the SBI during the pendency of the lease. As regards increase or decrease in rents payable, increase in rent if any shall be 15% 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 10 years.
- 1.4 Tender document received by the SBI after due date and time i.e **14.02.2025 after 3.30 pm. Late tenders shall be rejected.**
- 1.5 The lessors are requested to submit the **tender documents in separate envelopes** superscribed on top of the envelope as “**Technical Bid**” or “**Price Bid**” as the case may be duly filled in (as stated earlier) with relevant documents/information at the **following address:**

Deputy General Manager (P&E),

Premises & Estate dept, 9th Floor,

State Bank Bhavan, Nariman Point, Mumbai-400021.
- 1.6 All columns of the tender documents must duly filled in and no column should be left blank. **All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer.** Any overwriting or use of white ink is to be duly initialed by the tenderer. The SBI reserves the right to reject the incomplete tenders.
- 1.7 In case the space in the tender document is found insufficient, the lessors/ tenderers may attach separate sheets.
- 1.8 The **offer should remain valid** at least for a period of **6 (SIX) months** to be **reckoned from** the last date of submission of offer.
- 1.9 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.

The **Technical Bid** will be **opened on 15.02.2025 at 11.30 AM** in presence of tenderers who choose to be present at the office of Deputy General Manager (P&E), Premises & Estate dept, 9th Floor, State Bank Bhavan, Nariman Point, Mumbai-400021.

- 1.10 All tenderers are advised in their own interest to be present on that date at the specified time.
- 1.11 **The SBI reserve the right to accept or reject any or all the tenders without assigning any reason therefor.**
- 1.12 Canvassing in any form will disqualify the tenderer. **NO BROKERAGE WILL BE PAID TO ANY BROKER.**

- 1.13 The shortlisted lessors will be informed by the SBI for arranging site inspection of the offered premises.
- 1.14 **Income Tax and other statutory clearances shall be obtained by the lessors** at their own cost as and when required. **All payments (Rent + GST)** to the successful tenderer shall be made **by Account Payee Cheque or RTGS/NEFT.**
- 1.15 **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 as stated earlier.**
- 1.16 Preference will be given to the buildings on the main road.
- 1.17 The offered premises should be free from water logging during rainy season.
- 1.18 The details of parameters and the technical score has been incorporated in **Annexure I**. The selection of premises will be done on the basis of **techno commercial evaluation**. **70%** weightage will be given for **technical** parameters and **30%** for **price bid**. The score finalized by Committee of the SBI in respect of technical parameters will be final and binding to the applicant.
- 1.19 The **income tax and other taxes** as applicable will be **deducted at source** while paying the rentals per month. **All taxes, society maintenance and service charges** shall be **borne by the landlord**. While renewing the lease after expiry of initial lease period of (5+5) years, the effect of subsequent increase/decrease in taxes and service charges shall be taken into account for the purpose of fixing the rent.

However, **the landlord will be required to bill the SBI every month for the rent due to them indicating the GST component also (if applicable) in the bill separately. The bill also should contain the GST registration number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the bank to bear the burden of GST, otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the SBI to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST tax registration number of the landlord.**

- 1.20 **The interest free rental deposit equivalent to maximum six month's rent may be granted to the landlord at the time of taking possession of the premises** depending upon the need / demand of the landlord for the same and such deposit will have to be adjusted during the last six months of occupation or to be refunded to the Bank at the time of vacation of premises.
- 1.21 Mode of measurement for premises is as follows:

Rental will be paid on the basis of **“Carpet area” which is to be measured only after addition and alteration work carried out as per banks approved layout plan for the Branch.**

- A. Rentable Carpet area shall be area at any floor excluding the following area**
- **Brick / block walls**
 - **Columns**

- **Balconies**
- **Portico/Canopy**
- **Staircase**
- **Lofts**
- **Sanitary shafts**
- **Lift wells**
- **Space below window sill/ built in wardrobe space**
- **Box louver**
- **AC duct**

Preferred height from floor level to beam bottom should be 3.00 m.

B. The following shall be including in wall area and shall not be measured.

Door and door opening in the walls

Build in cupboards

C. The measurement will be taken from the internal face of wall to the glass façade provided adjacent to the rolling shutter for demarcating/ calculating the area.

- 1.22 The floor wise area (viz. Ground, First, etc.) with the corresponding rate for rent/taxes should be mentioned in the Price Bid. **The number of car parking spaces/Slot offered should be indicated separately.**
- 1.23 **The successful lessor should arrange to obtain the municipal NOC/ Society NOC/ approval of layouts, internal addition/alteration works etc. from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank, if required as per local municipal norms.** Lessor should also obtain the **completion certificate** from Municipal authorities after the **completion of the above works.** If required by the Bank, **additional electrical power load will have to be arranged by the lessor at his/her cost** from the State Electricity Board or any other private electricity company in that area. NOC and the space required for installation and running of the Generator (in case Generator is not provided) will also have to be provided by the lessor within the compound by the lessors at no extra cost to the Bank.
- 1.24 Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost and arrange for requisite permission/approval for installation of Roof top antenna/outdoor units of air-conditioners/ display of signboards etc.
- 1.25 The lessor shall also obtain/submit the proposal to Municipal Corporation/Collector/town planning etc. for the approval of plans immediately after receipt of approved plans along with other related documents so the interior renovation work can commence, in case of unfurnished premises.

- 1.26 The lease agreement will be executed and the rent payable shall be reckoned from 1 month after completion of civil works and other mandatory approvals / compliances by the landlord or after completion of interiors by the Bank, whichever is earlier. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises. Bank may execute a MoU or give Letter of intent to the landlord after finalization of premises.
- 1.27 All the civil work as per plan & specifications provided by SBI including construction of Record & Stationary room, System and UPS room, ladies and Gents Toilets (including plumbing/sanitary fittings), Pantry, Staircases, Main and Exit Door, Grills to all Windows, glass façade with toughened glass, ramp at main entrance, Rolling shutters and collapsible door to Main and Exit doors, etc. will be carried out by the lessor at his cost. All toilets / wash rooms shall be finished with latest fittings, fixtures and tiles (floors and walls) etc. as approved by the Bank.
Flooring of the banking hall of the premises shall be of Doubled charged vitrified tiles and flooring of Record/Stationary Room shall be of Polished Kota stone. Lessor(s) may be required to engage the Architect, as approved by the SBI for supervision of the entire activities of construction, at their own cost.
- 1.28 The lessor shall arrange to provide space on terrace or suitable location within the boundaries for **installation of antenna (Dual connectivity)** on 3m/ 6m/9m pole (as per site condition & requirement to ensure proper connectivity) for branch connectivity. All required NOC's/ approvals/ permissions from society/ local authority shall be obtained by the lessor for installation of antenna.
- 1.29 Bank shall take possession of the demised premises only after completion of all the civil construction works & submission of necessary certificates from the licensed Structural consultant and Architect, as required by the SBI and fulfilment of all other terms and conditions of technical bids as mentioned above.

DETAILS OF OFFER (Part of technical bid)
OFFER SUBMITTED FOR LEASING PREMISES

(If anybody willing to offer for more than one premises, separate application to be submitted for each premises)

With reference to your advertisement in the _____ dated _____

We hereby offer the premises owned by us for Commercial / Office use on lease basis:

General Information:

| | | |
|----------|-----------------------------------------------------------------------|--|
| A | Location & Address of the property: | |
| A.1 | Distance in Km from the nearest City Bus Stop/ Local Railway station. | |
| B.1 | Name of the Building | |
| B.2 | Plot No & Door No. | |
| B.3 | Name of the Street | |
| B.4 | Pin Code | |
| C | Name of the owner | |
| C.1 | Address | |
| C.2 | Name of the contact person | |
| C.3 | Mobile no. | |
| C.4 | Email address | |

Technical Information (Please \checkmark at the appropriate option)

a. Building: Load bearing (-----) RCC Framed Structure (-----)

b. Building:

Residential (-----), Institutional (-----), Industrial (-----), Commercial (-----).

c. No. of floors (-----)

d. Year of construction and age of the building (-----).

e. Floor(s) of the offered premises:

| Floor | Carpet area offered in sq.m. |
|------------------|------------------------------|
| | |
| | |
| | |
| Total Floor Area | |

Note- The rentable area shall be in accordance with the one mentioned under clause/para 1.21 of **“Technical Bid”**.

Building ready for occupation- Yes _____ / No _____

If no, how much time will be required for occupation _____ with end date.

Amenities available

Electric power supply and sanctioned load for the floors

| | | |
|---------------------------------------------------------------------------------|---------|--|
| Offered in KVA (Mentioned) | | |
| Availability of Running Municipal Water Supply | Yes/No | |
| Whether plans are approved by the local authorities (Enclose copies) | Yes/No | |
| Whether NOC from the local authorities has been received | Yes/No | |
| Whether occupation certificate has been received (Enclose copy) | Yes/No | |
| Whether direct access from main road is available, if yes give details | Yes/No | |
| Whether fully air conditioned or partly air conditioned | Yes/No | |
| Whether lift facilities are available | Yes/No | |
| No. of car parking/scooter parking which can be offered exclusively to the Bank | Car- | |
| | Scooter | |

Declaration

I/We have studied the above terms and conditions and accordingly submit our offer and will abide by the said terms and conditions in case our offer of premises is accepted.

I/We also agreed to construct/addition/alteration i.e. Record/Stationary room, System/ups Room, Ladies and Gents Toilet and Pantry with all fittings and fixtures, Verified Tile Flooring and other works as per Banks specifications and requirement.

ANNEXURE – I (PART OF TECHNICAL BID)

PREMISES REQUIRED ON LEASE

Parameters based on which technical score will be assigned by SBI.

(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)

TECHNICAL PARAMETERS AND SCORING BASED ON THEIR MARKS

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

| Sr No | Parameter | Maximum Marks |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1 | Distance of premises from nearest local railway station from the building (as per NIT). i) Up to 01 kms (15 marks) ii) More than 01 and up to 03 Kms (10 marks) iii) More than 3 Kms (5 marks) | 15 |
| 2 | Age of the building (from the date of this tender):- (i) Newly built- less than 2 years (15) (ii) 3-15 years old (10) (iii) 15-30 years old (5) (iv) More than 30 years old (2) | 15 |
| 3 | Nearby surroundings, approach road and location i) Commercial Market Place with wide approach (20 marks) ii) Partly Commercial/ Residential locality with wide approach (15 marks) iii) Commercial Market Place with narrow approach (5 marks) iv) Partly Commercial/ Residential locality with narrow approach (0 marks) | 20 |
| 4 | Quality of construction, Load Bearing/ RCC framed structure & adequately Ventilated, Ambience & Suitability of premises (to be assessed by the Committee). i. Excellent (30) ii. Good (20) iii. Satisfactory (10) iv. Unsatisfactory (0) | 30 |
| 5 | Availability of Premises in Single Floor (10) Two adjacent Floors (05) In more than two floors (0) | 10 |
| 6 | Availability of Parking as specified, i.e. 20 or more cars (10) Less than 20 cars (0) | 10 |
| | TOTAL | 100 |