

NIT NO	AONIZ/RBO/GDK/2025-26/7
DATE	12.09.2025



PREMISES REQUIRED ON LEASE

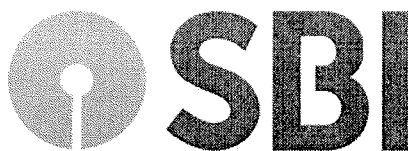
FOR SBI TANDRIAL BRANCH (20587), RBO GODAVARIKHANI,

AO NIZAMABAD

APPLICATION TO BE SUBMITTED BY **04.10.2025** BY 3:00 PM

AT
STATE BANK OF INDIA

The Regional Manager,
Regional Business Office- II, GODAVARIKHANI ,
H.NO.5-6-174, First floor, Thirumala Complex,
NTPC, Krishna Nagar, Godavarikhani,
Dist: Peddapalli - 505215
Email: agmr2.aoniz@sbi.co.in
Phone: +91 9951784387.



STATE BANK OF INDIA
REGIONAL MANAGER,
REGIONAL BUSINESS OFFICE,

Thirumala Complex, NTPC, Krishna Nagar, Godavarikhani-505215

PREMISES REQUIRED ON LEASE

State Bank of India Invites offers on behalf of the SBI from owners/Power of Attorney holders for premises on lease rental basis for Commercial / Office use having Carpet area of about 241.64Sq.mts. (2600 Sq. fts.) for **SBI TANDRIAL BRANCH (20587) under RBO GODAVARIKHANI**. 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. The entire space should be on one single floor preferably on Ground floor. Premises should be ready for possession / occupation or a plot. The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from SBI website www.sbi.co.in or <http://www.bank.sbi> under **https://sbi.co.in/web/sbi-in-the-news** in “Procurement News” link from **12/09/2025 to 04/10/2025** and to be submitted duly filled. 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, RBO-II GODAVARIKHANI, Thirumala Complex, NTPC, Krishna Nagar, Godavarikhani, Dist: Peddapalli – 505215 on or before 3.00 P.M on 04/10/2025**. The SBI reserves the right to accept or reject any or all offers without assigning any reasons therefore. Brokers will not be entertained.

Sd/

The Regional Manager,
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TECHNICAL BID (COVER- A)

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

STATE BANK OF INDIA

Regional Business Office- II, GODAVARIKHANI,
H.NO.5-6-174, First floor, Thirumala Complex, NTPC,
Krishna Nagar, Godavarikhani, Dist: Peddapalli – 505215

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 TANDRIAL , GODAVARIKHANI ”to State Bank of India, Regional Business Office, RBO-II GODAVARIKHANI, Thirumala Complex, NTPC, Krishna Nagar, Godavarikhani, Dist: Peddapalli – 505215.**

1	Carpet Area	Approximately 241.63 Sq.mts. (2600 Sq. fts.) Ground Floor only.
2	Covered Parking Space	Preferably for 5 cars for Staff and 4 Cars for Customers Scooter parking for 15 nos
3	Open parking area	Approx 50 Sq.mts.open parking area for customers to be provided.
4	Amenities	24 hours water facility, Generator power back up, Electricity etc.
5	Possession	Ready possession / occupation
6	Premises under construction	To be ready within 3 months.
7	Desired location	Nandi chowrasta, Vemulawada Road, Opposite Police station, Korutla (Within 2km radius from existing Tandrial branch located in Korutla)
8	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority (ii) Single floor (Ground Floor) (iii) Govt. Departments / PSU / Banks
9	Unfurnished premises	May be considered and Bank will get the interior and furnishing work as per requirement. However Civil works as per para 1.22 to be carried out by the owner.
10	Initial period of lease	5 + 5+5 years with an option to renew for a further period of 5+5+5 years.
11	Selection procedure	<u>Technical evaluation the premises getting less than 70 marks will be summarily rejected</u>

12	Validity of offer	4 months from the date of submission of the offer
13	Stamp duty / registration charges	To be shared in the ratio of 50:50.
14	Fitment Period	60 days rent free fitment period from hand over of premises for completion of interior furnishing work by Bank(for the 60 days power to be supplied free of cost to takeup the interior works)

The successful bidder shall handover 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.(for the 60 days power to be supplied free of cost to take-up the interior works)

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

- 1.1 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+5 years (viz. total lease period 15 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 15 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5 +5+5 years.
- 1.2 Tender document received by the SBI after due date and time i.e. **04.10.2025 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, RBO-II GODAVARIKHANI, Thirumala Complex, NTPC, Krishna Nagar, Godavarikhani, Dist: Peddapalli – 505215.**
- 1.4 All columns of the tender documents must duly fill in and no column should be left blank. All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer. Any overwriting or use of white ink is to be duly initialed by the tenderer. The SBI reserves the right to reject the incomplete tenders.
- 1.5 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. **04.10.2025.**
- 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.

DETAILS OF OFFER

With reference to your advertisement in the local dailies dated _____, I / we hereby offer the premises owned by us for housing your **FOR SBI TANDRIAL BRANCH (20587), RBO GODAVARIKHANI, AO NIZAMABAD** on lease basis:

A	General Information:	
1	Name of the Land lord	
2	Mobile No.	
3	Location of premises offered	
4	Floor of the premises offered, i.e GF/FF/....	
5	Name of the building	
6	Door No.	
7	Name of the street	
8	Name of the city	
9	Pin code	
B	Technical information:	
1	Building – Load bearing or Frame structure	
2	Type of building – Residential/Institutional/Industrial	
3	No. of floors	
C	Status of premises:	
1	Building ready for occupation – Yes / No	
2	If No, how much time will be required for occupation	
3	Carpet area, including Toilets carpet area	Sq.mts.
D	Amenities available:	
1	Electrical power supply – Yes / No	
2	Running water supply – Yes / No	
3	Whether plans are approved by the local authorities – Yes / No	
4	Whether NOC from the department obtained – Yes / No	
5	Whether occupation certificate has been received – Yes / No	
6	Whether direct access is available from the main road – Yes / No	
7	Whether captive power supply is available – Yes / No	
8	Whether fully air-conditioned or partly air-conditioned	

9	Whether lift facilities are available – Yes / No	
10	Mention the list of any other amenities which are provided	
11	Any additional information	

Enclosures:

1. Copy of Approved Plan
2. Location Map
3. Copy of property document
4. Photo of the premises

Signature of the owners

Name:

Address

Mobile No

MODE OF SELECTION OF PREMISES

1) All Technical bids will be first opened and applications will be screened. All the premises will be visited by the committee to verify the suitability and the premises will be awarded marks based on following criteria

S.N	Criteria	Marks
1	Location/ Prominence i. On main road junction: 15 ii. On main road: 10 iii. Inner side from Main road: 5	
2	surroundings of the premises i. Adequate natural light and ventilation: 10 ii. In-adequate natural light and ventilation: 00	
3	Frontage/elevation i. ≥ 40 feet = 15 ii. ≥ 30 feet = 07 iii. ≥ 20 feet = 05	
4	Age of the Building (max. marks-10) i. New :10 ii. 1- 5 years old : 8 iii. 5-10 years old : 6 iv. 10-15 years old : 4	
5	Availability of entire area in one floor i. On ground floor: 20 ii. GF + immediate Upper floor with internal lift + stair: 07 iii. GF + Immediate Upper Floor with internal stair: 05	
6	Parking (max. marks-10) i. Covered parking:10 ii. Open parking:5	
7	Government Authorities approval for the premises-10	
8	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee-10	
	Total Marks ---100	

1. The premises getting less than 70 marks will be summarily rejected. Committee's decision in this regard is final.
2. Price bids of the only shortlisted premises will be opened and negotiation will be held with L1 (lowest) bidder.

PRICE BID (COVER -B)
(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)
PREMISES REQUIRED ON LEASE

STATE BANK OF INDIA

The Regional Manager,

Regional Business Office- II, GODAVARIKHANI,
H.NO.5-6-174, First floor, Thirumala Complex, NTPC,
Krishna Nagar, Godavarikhani, Dist: Peddapalli - 505215

With reference to your advertisement in the _____ dated __/__/2024 and having studied and understood all terms and conditions stipulated in the newspapers advertisement and in the technical bid, I/We offer the premises owned by us for housing your branch/office.

General Information:

Location:

1	Name of the Building	
2	Door No.	
3	Name of the street	
4	Name of the city	
5	Pin code	
6	i. Name of the Land lord ii. Address iii. Name of the contact Person iv. Mobile Number v. Email address	

Rent:

Level of Floor	*Carpet Area (Sq.ft.) As per IS code 3861-2002	Rent per Sq. ft. per month (Rs.)	Total rent per month of floor area (Rs.)
Ground Floor			
First Floor			
Total Rent			

**Rentable area will be based on "Carpet area" of the floor in accordance with the one mentioned under para / clause / item 1.14 of technical bid

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 us. However the GST if levied on rent paid by us

shall be reimbursed by the SBI, to the landlord on production of such payment of Service tax/GST to the Govt.

Declaration

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

Place:

Date:

Name & Signature of bidder/lesser with seal if any