



NIT	2025-26/001
DATE	11.12.2025

PREMISES REQUIRED ON LEASE

NEW BRANCH PREMISES REQUIRED FOR THE FOLLOWING BRANCHES

SI No	Branch Name
1	SBI NEHRU GUNJ BRANCH (20224)
2	SBI KAPNOOR (21540)
3	SBI SEDAM ROAD (17792)
4	SBI HUSSAINI GARDEN (21484)
5	SBI CHINCHOLI (20232)
6	SBI KALGI (04610)
7	SBI JEWARGI (20234)
8	SBI RING ROAD (16409)
9	SBI MECCA COLONY (21098)
10	SBI BALURGI (21568)
11	SBI SAGNUR (20664)
12	SBI Darga (20632)

APPLICATION TO BE SUBMITTED BY 30.12.2025 BY 3.00 P.M

AT

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

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 Nandur Branch (New Branch)."** to State Bank of India, Regional Business Office, 1ST 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 185-232 Sq. mt. (2000-2500 Sqft) 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	Preferably on main Road
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.

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., **30.12.2025 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, 1ST 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. **30.12.2025.**
- 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.

- 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 **50 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**

SAMPLE FORMAT OF LEASE AGREEMENT

The Lease Agreement is made on this _____ day of _____ 200__ 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

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 _____ years 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.

premises and lessee is entitled to adjust 75% or entire rent towards the installments / 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 atleast 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.

(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 Lessee a lease for further period/s of _____ 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 _____ % 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 is 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)

TECHNICAL BID

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 SBI _____ Branch (Branch Premises Shifting) branch / office 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	Builtup Area	
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	

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	15
	i. On main road junction: 15	
	ii. On main road: 10	
	iii. Inner side from Main road: 5	
2	surroundings of the premises	5
	i. Adequate natural light and ventilation: 05	
	ii. In-adequate natural light and ventilation: 00	
3	Frontage/elevation	10
	i. ≥ 40 feet = 10	
	ii. ≥ 30 feet = 07	
	iii. ≥ 20 feet = 05	
4	Age of the Building (max. marks-10)	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	20
	i. On ground floor: 20	
	ii. GF + immediate Upper floor with internal lift + stair: 10	
	iii. GF + Immediate Upper Floor with internal stair: 05	
6	Parking (max. marks-10)	10
	i. Covered parking:10	
	ii. Open parking:5	
7	Government Authorities approval for the premises	10
8	Landlord's readiness for constructing/modifying premises as per Bank specification	10
9	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee	10
	Total Marks ---100	

The premises getting less than 50 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.

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