State Bank of India,
SBI Administrative Office,
First Floor, BSNL-CTTC Building,
Plot No.45-47, D-Road,
MIDC satpur, Nashik-422007
(Email ID: cmadmin.aonashik@sbi.co.in)

TENDER ID:MAHNSK202615

INVITATION FOR BIDS FOR HIRING OF HOLIDAY HOME PREMISES

SBI, Administrative Office, Nashik invites offers for Bank's Holiday Home premises within 5 kms radius of **Mumbai Naka Circle or Dwarka Circle, Nashik City, Dist: Nashik, Maharashtra** from Owners of the reputed hotels situated at **Nashik** who are in position to hiring out 10 dedicated Air conditioned rooms, along with necessary hospitality services in their Hotels for exclusive use of SBI, as detailed in Tender documents. Intending offerors shall visit SBI's website https://bank.sbi and https://sbi.bank.in under **SBI In the News** > **Procurement News** for download of Tender Documents and perusal of terms and conditions of Tender.

Bid offers must be submitted in 2 separate sealed covers superscribed **"A -Technical Bid and B -Price Bid for Holiday Home at Nashik** and these envelopes are be placed in third cover superscribing **"TENDER FOR HIRING/ LEASING ROOM AT HOTEL AS HOLIDAY HOME FOR SBI AT NASHIK"**
The intending offerors shall submit bids, complete in all respect as per Tender Documents, to **C/O: The Chief Manager – (HR & Admin), Administrative Office, First Floor, BSNL-CTTC Building, Plot No.45-47, D-Road, MIDC Satpur, Nashik-422007 so as to reach latest by 06.03.2026 (3:00 pm) by post /courier/hand delivery.** Bank will not be responsible for any postal / courier delay or any other Technical fault.

The bidder/s shall clearly mention their contact number, address and active e-mail ID on the envelop.
The Bank reserves it right to accept/ reject/ cancel/ withdraw the tender at any stage without assigning any reason whatsoever.
Only authorized representative on behalf of bidder, carrying authority letter or power of attorney with him/ her along with photo ID and address proof shall be allowed to attend any meeting/ bid opening.
No bidder/ representative shall be allowed to attend the meeting/ bid opening with mobile phones.
Any tender submitted by Broker shall be summarily rejected and brokerage etc shall not be paid by the Bank. Any kind of canvassing done by any bidder directly or indirectly is liable to disqualify their bid at sole discretion of Premises Selection Committee.

Assistant General Manager (P&E)
C/O Chief Manager (HR & Admin)

 (Seal Stamp of Bidder) (Signature of Authorized Signatory)

TECHNICAL BID NOTICE INVITING TENDER (NIT)

(Hiring of Rooms for SBI Holiday Home at Nashik)

01	Name of Work / Service	Tender for Hiring of Hotel rooms for use as Holiday Home in Nashik for SBI on hiring basis.
02	Rooms Required	10 (Dedicated Rooms)
03	Last Date & Time of submission of sealed bids	Latest by 03.00 pm on 06-03-2026. Bids received after due date & time for any whatsoever reason shall not be considered.
04	Mode of Submissions of Bids	Up to schedule date and time by Registered Post / Speed Post / by person by dropping in the tender box kept at the reception of Ground Floor of mentioned addressed at Sr. No.6. Further, Please note Bank will not be responsible any kind of postal or any other delay.
05	Date & Place of opening Technical Bid	At 03:00 PM on 07-03-2026 (Any change in date & time of opening shall be intimated to the bidders and / or shall be uploaded at Bank's web site)
06	Place of opening of Technical Bids	C/O. The Chief Manager – HR & Admin State Bank of India, Administrative Office, First Floor, BSNL-CTTC Building, Plot No.45-47, D-Road, MIDC Satpur, Nashik-422007
07	Date & Place of opening Price / Commercial Bid	To be decided later & shall be intimated to short listed bidders individually.
08	Virtual Taking Over Date	The date of certification by the Bank that all the rooms as per tender requirements and agreed terms are ready for the occupation after fit-out/modification/ upkeep etc to the satisfaction of the Bank.
09	Rent Commencement date	Virtual Taking Over possession
10	Possession Status	Only already functional premises as hotel shall be considered.
11	Earnest Money Deposit (EMD)(Non Interest Bearing)	(EMD) (Non Interest Bearing) Rs.15,000/- (Rupees fifteen thousand only) (by way of Demand Daft drawn on any scheduled Bank in favor of "State Bank of India", payable at Nashik) to be deposited by each bidder along with Technical bid. EMD of unsuccessful bidders shall be refunded within 15 days of opening of financial / commercial Bid. Tenders submitted without EMD as prescribed will be summarily rejected.

 (Seal Stamp of Bidder) (Signature of Authorized Signatory)

12	Security Deposit (SD) (Non-Interest bearing) SD Refund & SD Forfeiture	Rs. 1,00,000/- (by way of Demand Draft drawn on an scheduled Bank in favour of State Bank of India payable at Nashik) to be deposited by the successful bidder within 05 days from date of issuing of the letter of intent / Acceptance by the Bank. EMD & SD shall be refunded on virtual taking over of the rooms to the Bank. In case, the Bidder to which letter of Intent has been issued by the Bank, fails to handover the virtual possession of all the rooms within fit-out period or authorized extension, if any granted by the bank, the letter of intent / acceptance shall stand withdrawn, and their EMD & SD shall be forfeited by the Bank.
13	Fit Out Period	A maximum of 15 days period from the date of letter of Intent issued by the bank shall be granted to fit-out / modification of all the rooms & parking as per tender requirements / agreed terms to the satisfaction of the Bank. However, Bank may extend the fit-out period at its sole discretion if it finds reasons of delay genuine & justified.
14	Validity of Offers/ Bids	Bids/ Offers shall remain valid for period of 06 months to be reckoned from date of opening of technical bids.
15	Documents to be submitted with Technical Bid and verification of documents	Duly filled and signed parts of Technical bid along with the documents mentioned in tender documents and also Room size with Drawings & dimensions, Photograph of rooms, site plan of the hotel showing the main approach road, road on either side if any, width of the road/s and landmarks around the hotel, all duly self attested by authorized signatory. Copies of title deeds / title chain approved building map, Cert. of Registration in Sarai Act, Cert. of Registration with Labour Deptt., Cert. of Registration with Food Safety Deptt., Copies of valid Trade License, valid Fire safety license / Cert., Copies of Electricity, Water and Property Tax, Documents of constitution of unit running the Hotel and any other statutory Licenses / permits to be submitted along with

		the offer. The successful bidder will be required to produce the originals of these Licenses / permits and / or other documents as required by the Bank for verification if required before finalizing the contract.
16	Verification of Documents	The successful bidder will be required to produce the originals of these License/ permits and/ or other documents as required by the Bank for verification if required before finalizing the contract.
17	Hiring Period	The Period of Hiring shall be for 10 years having two block of 5 years each and rent enhancement will be considered after first block of 5 years having maximum ceiling of 25% after initial term of 5 years is completed
18	Lease Deed / Agreement	As per draft lease agreement (as part of Technical Bid)
19	Deduction by way of deficiency of services	In case of small complaint it has to attend it immediately and in case of major complaint (from the time it is recorded in the complaint register) which cannot resolved in immediate basis in such cases room should be changed immediately. Further, if issue not resolved in such cases a sum of Rs. 5000/- per day per occupants' complaints shall be deducted from the next payable bill of the lessor. (The lessor must ensure that signature of the complainant are obtained after attending the complaint on complaint register with date & time)
20	Stamp Duty / Registration Charges	To be shared equally by owner & Bank (50:50)
21	Rent Deposit Advance	No advance payable
22	Termination of hiring agreement by the Bank & Exit Clause/ Notice Period	01 months' Notice period in writing by the Bank and no rent/ compensation for the unexpired hiring period, if any.
23	Rent/ Rate	Rent/ Rate accepted by the Bank shall be inclusive of room rent with services, facilities, amenities, maintenance etc. mentioned in these tender documents and also inclusive of all the taxes, bills, service charges, levies, surcharges penalties imposed by statutory authorities on property/ owner and / or change in these inclusion and/ or imposition of any new tax, surcharge, levy etc. during the hiring period. No change in the rent on account of anything shall be done on agreed terms. **However, GST shall be paid extra at applicable rate over and above the rent.**

 (Seal Stamp of Bidder) (Signature of Authorized Signatory)

24	Technical Bid (Envelope- 1)	Notice Inviting Tender, Terms & Conditions, Details of Premises Offered, Annexure- I, and Annexure- II etc complete contained in the tender along with photographs and other relevant documents to be enclosed with duly firm seal and sign by authorized person with the bid will form the **Technical Bid.** All these must be kept in one envelope duly sealed. This sealed envelope-1 super scribed on top as **"Technical Bid for Holiday Home Nashik"** and be addressed to undersigned. At the bottom left corner of this envelope the bidder must write "Name & Address of Bidder" and "Name, email Id & mobile no. of **authorized signatory"** of bidder as mentioned in the tender documents.
25	Price/ Commercial Bid (Envelope 2)	Only duly filled, signed & stamped Price/ Commercial Bid on the proforma contained in these tender documents must be kept in another separate envelope and duly sealed. This sealed envelope-2 should be super scribed on top as **"Price Bid for Holiday Home Nashik"** and be addressed to undersigned: C/O The Chief Manager – (HR & Admin), State Bank of India, Administrative Office, First Floor, BSNL-CTTC Building, Plot No.45-47, D-Road, MIDC satpur, Nashik-422007 At the bottom left corner of this envelope the bidder must write Name & ADDRESS OF Bidder and name, email Id & mobile no. of **authorized signatory** of bidder as mentioned in tender documents.

 (Seal Stamp of Bidder) (Signature of Authorized Signatory)

26	Tender (Envelope-3)	The aforesaid two envelope must be kept together in another big envelope. This envelope-3 should be super scribed on top of it as '**Tender for Holiday Home Nashik'** and be addressed to undersigned : C/O The Chief Manager – (HR & Admin), State Bank of India, Administrative Office, First Floor, BSNL-CTTC Building, Plot No.45-47, D-Road, MIDC satpur, Nashik-422007 At the bottom left corner of this envelope the bidder must write Name & Address of Bidder and name, email Id & mobile no. of authorized signatory of bidder as mentioned in tender documents. This Envelope-3 should be submitted to C/O The Chief Manager – (HR & Admin), State Bank of India, Administrative Office, First Floor, BSNL-CTTC Building, Plot No.45-47, D-Road, MIDC satpur, Nashik-422007
27	Weightage to Bids	Weightage of technical to financial score is specified shall be in **70:30** proportion.
28	Important Note	**Any tender submitted by Broker shall be summarily rejected and brokerage etc shall not be paid by the Bank. Any kind of canvassing done by any bidder directly or indirectly is liable to disqualify their bid at sole discretion of Premises Selection Committee.**

Tender Documents (Technical Bid & Price Bid) can be downloaded upto the last date of submission of Bid/ Tender, from the Bank's website www.sbi.so.in under important links " Procurement and other" free of cost.

Tenders which are incomplete/ illegible/partly filled/ without all required enclosure/ contain wrong/ false/ incorrect information/ details are liable to be rejected and shall not be considered at the sole discretion of the Bank.

The Bank reserves it right to accept /reject / cancel / withdraw the tender at any stage without assigning any reason whatso ever.

We have read and understood all the parts of Tender Documents as mentioned in NIT e.g. terms, conditions, requirement, minimum requirements, annexure etc. and are acceptable to us. We also understand that the Bank reserves the right to accept / reject all / any tender without assigning any reason thereof.

(Signature of Owner/ Authorized Signatory) **(Seal of Bidder registered as Hotel)**

(Seal Stamp of Bidder) (Signature of Authorized Signatory)

(TECHNICAL BID)

TERMS & CONDITIONS

(Hiring of Premises for SBI Holiday Home at Nashik)

Important Notes:
Please read all Parts of Tender Documents very carefully before filling up the same.

Please ensure, before dispatching submitting the tenders, that all the parts of tender documents and required enclosures have been duly signed & stamped by the Authorized Signatory.

1. The exterior, interior, surroundings and rooms of the premises must be well maintained, neat, clean, tidy, damp free, aesthetically pleasant. Premises mush have restaurant facility for visitors (i.e. Breakfast, Lunch, Dinner) **(on payment basis by occupants). Lift and parking facility is also mandatory for the Premises.** Premises not fulfilling these criteria shall not be considered at the sole discretion of the Bank.
2. The bidder must ensure that the number of rooms as specified in tender are readily available with them to offer to Bank.
3. No deviation in tender documents (terms & conditions, minimum requirement, etc.) is permissible. The tenders having deviation are liable to be rejected at the sole discretion of the Bank.

3(a). However, if the bidder seeks any deviation, modification in terms & conditions etc. of tender, the bidder must mention all such deviations, conditions etc. in simple, clear and explicit language on a separate sheet named 'List of Deviations'. This list of deviations must be duly signed and sealed/ stamped by the authorized signatory and should be submitted along with 'Technical Bid' in envelope.

3(b). The Bank may or may not accept these deviations partly or fully. The decision of the Bank shall be conveyed to the bidder/s in this regard. If the bidder accepts the decision of the Bank than only the respective bid shall be considered valid otherwise shall not be considered for further process. The decision of the Bank Shall be Final & Binding on the bidder/s in this regard.

4. During site visit / inspection the Premises Selection Committee (PSC) may choose the rooms other than offered by the Bidder. If the bidder agrees, the rooms thus selected by the PSC and agreed by the bidder shall deem to be offered by the bidder and shall be considered for Techno Commercial evaluation. Further, rate quoted by the bidder is final and no encasement in increase in rent shall be entertained.

5. (a) The rooms offered must be kept available exclusively for SBI guests at any time i.e. 24x7 with 3 adults or 2 adults with two children below the age of 12 years should be allowed to stay in the room allotted, without any extra charges. Also in case of necessity, one additional single bed with mattresses, pillows, quilt etc should be provided to the guests, without any extra charge i.e. within agreed rent / rate.

5. (b) The driver/s accompanying the Bank's Guest/s shall be provided accommodation in dormitory/ driver's room/ worker's room with bed mattresses etc. without any extra charge i.e. within agreed rent/ rate.

6. Singular / plural words used in these tender documents are interchangeable i.e. Clause/s are applicable to both singular and its plural versions. Similarly, His / Him and / or Her, He and / or She, are interchangeable.

7. The words Bank's occupant/s, Occupant/s, Banks' Guest & Guest/s used in these tender documents mean one and the same i.e. the person to whom the room/s are allotted in the Holiday Home by the Competent Authority of the Bank and who has checked-in the Holiday Home along with person/s authorized to accompany him.

8 (a) Price Bid, Commercial Bid and Financial Bid mean one and the same. Landlord and owner mean one and the same. Bank and mean one and the same.

8 (b) The room/s designated for the Bank shall be allotted by the Bank only and shall be conveyed to the Landlord (or his representative) in the manner as may be decided by the Bank at a later stage.
Bank's Guest or Bank Guest means the person/s to whom the Bank has allotted the room/s for a specific period.

9 (a). The Income tax etc at applicable rate as statutory deduction will be deducted by the Bank at source while paying the rentals per month. The landlord will be required to raise the bill to SBI on 7th of every month for the rent due of preceding month indicating the GST component also (if applicable) in the bill separately. The bill should also contain the GST registration number of the landlord as well as of Bank's GST No. i.e. ##########, apart from name, address etc. of the landlord and the serial number of the bill, for the Bank to bear the burden of GST, the Landlord can attach the photocopy of the complaint register and feedback forms (if any) of bill period with the Bill.

9 (b). The landlord shall maintain and keep in his safe custody the complaint register, feedback forms or any other record / register as may be required by the Bank.

9 (c). A person or the Committee authorised by the Bank may visit and inspect the premises / Hotel / Rooms to check the condition, facilities, upkeep etc as per the agreed terms. The Landlord shall permit & facilitate such person / committee to carry out inspection and also comply to their observations.

10. The Bidder / owner whose rooms are hired by the Bank shall maintain & preserve the complaint register / forms etc in the format prescribed by the bank and shall produce before the Bank in the way & manner advised by the Bank.

11. Water Supply: The owner should ensure and provide adequate supply of drinking water and water for W.C & Lavatory to the rooms throughout the lease period.

12. Electricity: The building should have sufficient electrical / power load / power back up / Lifts sanctioned and made available to the SBI's guests.

13. Adequate Car Parking for SBI Guests (100% of numbers of occupancy of rooms car parking's exclusive for SBI use and no charges should be collected for parking)

14. Income tax and other statutory clearances / licences / approvals etc pertaining to premises shall be obtained by the Bidder / landlord / vendor at his own cost and shall be produced before the Bank as & when asked by the Bank.

15. The bidder/ vendor should be in absolute possession of the property and should have appropriate title document supporting his/her claim. The bidder/ vendor will be required to furnish legal title report from the SBI empanelled advocate at his/ her cost as and when

required by the Bank. The successful bidder/vendor will have to execute appropriate **Hiring Agreement** as desired by the Bank.

16. Any change or intention of change in ownership / transfer of rights / Operations related to the Hotel / Premises shall be intimated in writing by the Landlord to the Bank promptly.

17.(a) During the license period at any point of time, the Bank may request to increase the number of rooms on the same terms & conditions. In such case the landlord will give preference to the Bank's requirement.

17 (b). During the license period at any point of time, Bank may decide to reduce/ surrender the number of room maximum by 30%. Where particular room/s to be surrendered shall be decided by the Bank. The decision of the Bank shall be final and binding on the Landlord in this regard. The term & conditions of tender and license agreement shall remain unchanged except reduction in rent worked out as per accepted rates. However, the Bank will give a 01month notice in writing to the Landlord about reducing/ surrendering the room/s.

18. The successful bidder/ vendor should have clear and absolute title to the premises and furnish legal title report from the SBI empanelled advocate at his own cost. The successful bidder/ vendor will have to execute the license deed as per the attached license deed/ agreement format of State Bank of India. The applicable portion of these tender documents, letter of intent/ acceptance and/ or any other relevant document shall also form the part of agreement.

19. Any change or intention of change in ownership/ transfer of rights/ Operations related to the Hotel/ Premises shall be intimated by the Landlord to the Bank promptly.

20. Selection Procedure / Modality

a) The technical bids shall be opened by **Premises Selection Committee (PSC)** on date & time mentioned in NIT (Notice of Inviting Tender). All bidders are advised in their own interest to be present on that day at the specified time for opening of Technical bid and no separate communication shall be made. As regards opening of Financial Bids, it will be opened of only short – listed offers and date of opening will be intimated to shortlisted bidders only. SBI shall not be responsible in any other technical fault.

b) The premises selection committee (PSC) will do preliminary scrutiny of all the Bids. On the basis of Preliminary Scrutiny the Bank at its own discretion may reject the incomplete bids, bids having inconsistent/ contradictory information, incomplete enclosures, not duly filled & signed, illegible bids not conforming to the required terms as mentioned in the tender documents without seeking any further clarifications, information, documents etc from the bidder/s.

However, in case of minor deficiencies, the PSC may seek such details / confirmation from the bidder/s. The premises / offers to which PSC finds not suitable / not as per minimum requirements etc on the basis of the details of the offers / technical bid shall not be considered for further and site of such premises shall not be visited by PSC.

c) Bank reserves the right to relax minimum requirement criteria, in case minimum three (03) valid bids fulfilling the minimum requirement criteria are not technically qualified.

d) The technically qualifying bids shall be listed, and these bidders shall be intimated in advance about time slot and date/s of site / premises visit and / or verification of original documents by PSC. The bidder/s who fail to facilitate proper physical, inspection and verification of documents shall not be given another opportunity and their tender shall not be considered further.

e) On the basis of the physical site inspection and / or verification of documents, technical evaluation as per tender shall be done and technical score to bidders shall be awarded by the Premises selection committee to each technically qualifying premises / offer / Bid.

f) The date, time & place of opening of Price bid shall be intimated to shortlisted bidders and Price Bid shall be opened by the PSC in the presence of bidders / their authorized representative present.

g) Thereafter, Techno-commercial evaluation shall be done by the PSC as specified in these tender documents and successful bidder will be finalized.

(Signature of Owner/ Authorized Signatory) (Seal of Bidder registered as Hotel)

The Assistant General Manager (P&E)
C/O. The Chief Manager (HR & Admin)
State Bank of India
Administrative Office,
First Floor, BSNL-CTTC Building,
Plot No.45-47, D-Road, MIDC satpur,
Nashik-422007
Mail Id: cmadmin.aonashik@sbi.co.in
Phone no:

Date:
Place:

We have read and understood all the parts of Tender Documents as mentioned in NIT e.g. terms, conditions, requirements, minimum requirements, annexure etc. and are acceptable to us. We also understand that the Bank reserves the right to accept/ reject all / any tender without assigning any reason thereof.

(Signature of Owner/Authorized Signatory) **(Seal of Bidder registered as Hotel)**

Name:

Date:

Place:

(Seal Stamp of Bidder) (Signature of Authorized Signatory)

(TECHNICAL BID)
DETAILS OF PREMISES OFFERED

(Hiring of Premises for SBI Holiday Home at Nashik)

Please fill up in good handwriting or submit typed without changing format & Description)

Sr. No.	Description	To be filled by the Bidder
1a	Name, Address, Phone no., Mobile no. of the Bidder having ownership rights / hiring rights of the Premises being offered	
1b	PAN No. of Bidder (Attach self attested copy of PAN Card as Enclosure-A1)	
1c	GST No. of Bidder (Attach self attested copy of PAN Card as Enclosure-A2)	
1d	Name, Address & Phone nos. of the Hotel / s (Premises) in which rooms are being offered	
2	Hotel/s on lease or owned (Give Details) (Enclose self-attested documents i.e. ownership or hiring agreement documents after Technical Bid as Enclosure -A3)	
3	Name/s, Mobile nos. & address of the proprietor/partners / Bidder owning / having hiring of the Hotel /s | Distance from Bus and Railway Station:	
4	Owners / Lessor- Proprietor / Partnership Bidder / LLP / Limited co. of the premises offered	
5	License No. and / or Registration details with Govt./ Local Bodies to do Hotel / Business in the Premises	
6	Name, Designation, Mobile No. and **email id** of the person authorized to sign (authorized Signatory), communicate with & submit this tender. **Please note that all the communication shall be done on this email id only.**	
7	Distance of Premises from Parking lot	

 (Seal Stamp of Bidder) (Signature of Authorized Signatory)

8	Total Number of Floors and Rooms (category wise) in hotel /s and there tariff (without GST) being charged from customers	
a.	Total Number of Rooms & their Room number (floor wise) being offered to Bank (Please also mention Total carpet area of Room including toilet etc) Enclose site plan of premises, Plans showing dimensions of rooms & toilets. Enclose latest (not older than 03 months) external & internal photographs of the premises (Hotel / s) and of offered Rooms duly kept in album flaps	
8b	Timing of Restaurant	
8c	Room Service (Available / Not Available)	
8d	Room Service timing for tea / coffee etc.	
8e	Food available- Veg, Non-veg, etc.	
9	Details & List of Complementary Service	
10	Availability of Help Desk within Hotel for booking of Taxi, Tour, Travel, Air Ticket, Railway Reservation etc.	
11	Availability of Lockers for Bank' Occupants	
12	Facilities such as Gym, Spa, Swimming Pools, Indoor games, any other entertainment etc. available in the hotel.	
13	Please mention complementary services i.e. without any charge (such as free pick up & drop to airport / railway station, welcome drink, fruit Basket, water bottles, Newspaper, Washroom / Toilet Kit, bed tea, breakfast, Dinner, Discount on Restaurant, use of gym, use of swimming pool etc) being provided by you to your **general customers** (Please specify)	

 (Seal Stamp of Bidder) (Signature of Authorized Signatory)

14	Details of tie up, if any, you have with Doctors / Hospital to be available on call in case of emergency	
15	Any other details, information, facility etc you would like to share which are not covered in Technical Bid Documents	

Declaration & Undertaking by the Bidder: We have read and understood all part of Tender Documents including terms, conditions, requirement, minimum requirements, annexure etc. and are acceptable to us. We also understand that the

(a) I/We hereby certify that all the information furnished above are true to my knowledge. I have no objection to the Bank verifying any or all the information furnished in this document with the concerned authorities, if necessary.

(b) In the event of any information or statement being found to be incorrect in any way and at any time, the same be construed to be a mis-representation, enabling Bank to avoid / cancel any resultant contract.

(c) I / we further undertake that as and when called upon by the Bank for inspection, to produce original(s) of the documents of which topics have been attached hereto.

(d) It is certified that I / we have not been debarred or blacklisted from participation in Govt tenders at the time of purchasing this tender document.

(e) I/ We also certify that, I/ We have understood all the terms and conditions, requirement, annexure etc. indicated in the tender document and hereby accept the same completely and unconditionally.

(f) Bank reserves the right to accept / reject all/ any tender without assigning any reason thereof.

(Signature of Owner / Authorized Signatory)
Name:
Date:
Place:

(Seal of Bidder registered as Hotel)
Name of Hotel:

(Seal Stamp of Bidder) (Signature of Authorized Signatory)

ANNEXURE-I

(Hiring of Premises for SBI Holiday Home at Nashik)

LIST OF MINIMUM INFRASTRUCTURES, AMENITIES ETC. REQUIRED

(Kindly note that the list below is not exhaustive)

Sr. No.	**Infrastructure/ Services/ Amenities/ Fixture/ Consumables/ Facilities etc available, to be provided and maintained by the Bidder/ Landlord** **(Within the rate / rent accepted by the Bank)**
1	Room (10 no. dedicated rooms)
2	Adequate Car Parking for SBI Guests (100% of occupancy of rooms car parking's exclusive for SBI use)
3	Regular Maintenance/ cleaning/ Upkeeping of Rooms & Washrooms- Daily and as often required
4	Amenities etc. in the Rooms **(must have attached washroom)**
5	Bank's back-lit Signboard at the Entrance & visible Location as per Bank's requirement
6	Emblem on Room doors as per Bank's requirement.
a	1 no. King Size wooden double bed or 2 nos. Single Bed (as required by Bank) bed side tables / units and with Minimum 6" thick mattresses & soft Pillows of standard make.
b	Superior quality ironed, spot less white bed sheets, pillow covers & bed covers (bed sheets & pillow covers to be changed daily)
c	Dry- cleaned / washed/ vacuum cleaned & ironed Cover sheet/ Blankets/ comforters/ Quilts as per occupant's requirement
d	Superior quality curtains/ blinds on windows (to be dry-cleaned/ washed/ vacuum cleaned as & when required)
e	Superior quality clean door mats at room door & washroom door
f	Laminate / Polish finish wooden wardrobe with minimum 06 heavy SS / Wooden/ Plastic hangers & space
g	Laminate/ Polish finish wooden writing table
h	writing chair
i	Full size dressing mirror
j	Comfort sitting chair
k	Wooden centre table with laminate finish / glass top
l	Air- Conditioner of adequate capacity with remote.
m	Ceiling Fans, LED Lights, Exhaust Fan, Battery operated Room Fresheners, Mosquito Repellent, Sweeping type wall clock, night light/ lamp

 (Seal Stamp of Bidder) (Signature of Authorized Signatory)

n	LED TV (preferably 42” in Standard Room)
o	Cable/ DTH connection
p	Hi speed Wi-fi
q	Electric Kettle (Separate base) – 1 litre minimum
r	Minimum 1 litre Steel water jug with lid, Plastic/ Melamine tray, 4 nos. glass tumblers with coasters, 2 nos. china clay teacups with saucer and 2 SS teaspoons, 2 pairs slip-in bathroom sleepers.
s	(for each day of halt/ stay)- 2 nos. 1 litre packaged drinking water bottles, 2 nos. black tea dip sachets, 2 nos. coffee powder sachets, 4 nos. milk powder or concentrated milk sachets, 6 nos. sugar sachets and salt & black pepper sachets as required , Big size soft paper napkins in SS Napkin Holder (kept in container / Basket/ separate try), Supply of Palatable RO Water in room as demanded
t	waste paper / dust/ garbage bin with lid and disposable bag inside
u	Intercom facility
7	**Amenities in each Washrooms attached to Rooms**
a	Storage type electric Geyser or central supply of 24 hrs. hot water supply
b	European type commode with health faucet & toilet paper holder with tissue paper roll
c	Washbasin with looking mirror & shelf / soap dish with soap or soap dispenser with liquid soap, Towel Ring
d	Wall mixer faucet with shower
e	Cloth drying line, Towel rail, 4 nos. cloth hooks
f	1 no. Plastic Bucket, 2 Plastic mugs & 1 no. high level plastic Bathing stool
g	Exhaust Fan
h	Washed, ironed & spotless 2 nos. superior quality Bath towels & 2 nos. superior quality face / hand towels of white colour (to be changed for each day of stay / halt)
i	Naphthalene balls in wash basin and deodorizer sachet/ bar in wash room
j.	1 no. Washroom kit containing small, bathing soap, liquid shower soap, hair shampoo, hair conditioner, hair oil in sachet, shower cap, etc for each day of stay/ health as decided by the Bank.
8	**Other General Services / Facilities/ Amenities etc.**
a	24 hours water supply in washrooms
b	24 hours full load electricity supply (including power backup generators) in rooms

c	Restaurant facility (Breakfast, Lunch, Dinner) with Hotel premises **(on payment basis by occupants). Also payment / rate for the restaurant facilities shall be as per prevailing hotel rates**
d	Laundry service **(on payment basis by occupants) Also payment / rate for the Laundry services shall be as per prevailing hotel rates**
e	Regular pest/ insects' control to keep room insect, flies, mosquito, rodent, termite free without leaving bad odour.
f	Lift facility is mandatory.
9	**Other Minimum Specifications (Airy, natural light & damp free)**
a	Double charges vitrified tile flooring or Wooden flooring or mirror polished marble floor in rooms, Wooden flooring/ Carpet in Deluxe Rooms
b	Anti-skid Ceramic tile flooring in washroom floors and full height ceramic tile dado on washroom walls
c	Acrylic Emulsion paint on walls
d	Mechanical shoe shiner at any convenient general place.

(Signature of Owner/ Authorized Signatory) **(Seal of Bidder registered as Hotel)**

(Seal Stamp of Bidder) (Signature of Authorized Signatory)

(TECHNICAL BID)
ANNEXURE – II
(Hiring of premises for SBI Holiday Home at Nashik)
Parameters based on which technical score will be assigned by SBI
(NOT TO BE FILLED BY THE BIDDER)
TECHNICAL EVALUATION
TECHNICAL PARAMETERS AND SCORING BASED ON THEIR MARKS

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

Sr. N	Parameter	Maximum Marks
01	Radial distance (Vehicular) from Mumbai Naka Circle or Dwarka Circle i) Up to 5 km (10 marks) ii) Beyond 5 Km s (0 marks)	10
02	Available Views from the Rooms i) Garden / Greenery / Natures View (05) ii) Non garden / non greenery / Market View (0)	5
03	Premises Accessibility / ease of approaching from main road i) For wide road (05 marks) ii) For Narrow approach (00 marks)	5
04	Age of the building i) Building constructed within 10 years (05) ii) Building constructed beyond 10 years (00)	5
05	Interiors of Premises in General (e.g. Lobby, Corridors, Interior decoration) including quality of construction (Marks between 0 to 5)	5
06	Exterior of Building including quality of construction (Marks between 0 to 5)	5
07	Open Space / Landscaping etc. of the Premises (Marks between 0 to 5)	5
08	Suitability & Quality of Furniture, fixtures, fittings, interiors etc. in Rooms i) Good- 7 marks ii) Average- 5 marks iii) Fair- 3 marks iv) Poor- 0 marks	7
09	Natural Light and Ventilation of Building i) Adequate – 5 marks ii) Inadequate- 0 marks	5
10	Parking spaces i) Availability of sufficient parking :05 ii) Availability of insufficient parking: 03 iii) No parking :00	05
11	Provision of passenger lift i) Two to three lift available 03 ii) Less than two lift available 00	3
12	Overall Suitability considering ambience, convenience, geographical location, reviews, continuity of Banks desired rooms on single floor and suitability of rooms / Premises as assessed by the Premises Selection Committee	40
	TOTAL	**100**

(Signature of Owner/ Authorized Signatory) **(Seal of Bidder registered as Hotel)**

(Seal Stamp of Bidder) (Signature of Authorized Signatory)

Example for evaluation of proposals:

The example to calculate most successful bidder based on marks given on each of the above parameters is as follows:

Total marks 100.

Three premises short listed- A, B, & C.

Technical Scores

They get following marks in Technical parameters

A-78; B-70; C-54

Convert them to percentiles

A : (78/78)*100= 100

B : (70/78)*100 =89.74

C : (54/78)*100=69.23

Now that technical bids are evaluated, financial bids can be opened.

Bid Amount = Rate or rent per room per month (without GST) quoted by the bidder in financial bid multiplied by Number of rooms required by the Bank.

Example: (Total monthly rent will be considered during evaluation matrix)

i) Bidder A quoted Rate or Rent for standard room- Rs. 2000/-, Then Bid amount for bidder A is Rs. 6,00,000/- (10 x 2000 x 30 days)

ii) Bidder B quoted Rate or Rent for standard room- Rs. 1500/-, Then Bid amount for bidder B is Rs. 4,50,000/- (10 x 1500 x 30 days)

iii) Bidder C quoted Rate or Rent for standard room- Rs. 1200/-, Then Bid amount for bidder C is Rs. 3,60,000/- (10 x 1200 x 30 days)

Financial Scores

Financial quotes for three premises are as follows:

A : Rs 6,00,000/- per month for 10 standard rooms

B : Rs 4,50,000/- per month for 10 standard rooms

C: Rs 3,60,000/- per month for 10 standard rooms

As C is lowest, to work out percentile score, following will be the calculation:

C : (3,60,000/3,60,000)*100 = 100

B:(3,60,000/4,50,000)*100 = 80

A:(3,60,000/6,00,000)*100 = 60

Since proportion of technical to financial score is specified to be 70:30, then final scores will work out as follows:

A:(100 x 0.70) + (60 x 0.30) = 88

B:(89.74 x 0.70) + (80 x 0.30) = 86.81

C:(69.23 x 0.70) + (100 x 0.30) = 78.46

Therefore Most successful bidder shall be ‘A’ and Bank may invite ‘A’ for further negotiation

 (Seal Stamp of Bidder) (Signature of Authorized Signatory)

DRAFT LEASE DEED

Hiring of Premises on lease for SBI Holiday Home at Nashik

THIS INDENTURE made on this …..... day of _____, 2025

BETWEEEN

…….. at ……. (herein after referred to as Firm/

Company/Lessors which expression shall unless repugnant to the context of the meaning thereof be deemed to include its executors, administrators, representatives, successors and assign of the First Part through Shri …….. s/o Shri_____, who is duly authorized to sign this agreement on behalf of the Company through Board resolution dated.....

AND

The State Bank of India, constituted under the State Bank of India Act, 1955, having its Corporate Office at State Bank Bhavan, Madame Cama Road, Mumbai and one of its local head offices at Mumbai and an Administrative office in Nashik (hereinafter referred to as 'the Bank/Lessee' which expression shall unless repugnant to the context of the meaning thereof be deemed to include its successors and assigns) of the other Part through Sh. …..... S/o …..... (Designation with official address) duly authorised officer to execute this agreement.

WHEREAS

- Lessor is engaged in the business of running a Hotel under the name and style of Hotel

..... situated at……, ……., ……..

- The lessors being seized and possessed or otherwise well and sufficiently entitled to the demised premises and entitled to grant a lease of demised premises have agreed to grant a lease of the demised premises.
- The lessor has at the request of the Lessee agreed to reserve/grant to the Lessee a lease of the …… Standard rooms , more fully described in the Schedule

A, fully furnished with attached toilet in the said Hotel for a period w.e.f. ……. to ……. at a monthly rent of Rs …….. + GST) if applicable, per month, for the purpose of running its Holiday Home on the terms and conditions contained hereinafter.

<u>Now the Lease Deed witnessed as under:-</u>

1. The Lessee/Bank hereby covenant with the Lessor in the manner following:

(a) The monthly rent for the said premises shall be Rs …….. + GST (for…….rooms– ,for a period w.e.f. ……. to ……, inclusive of all applicable taxes.

(b) That the Bank will pay or cause to be paid to the lessors the monthly rent, subject to TDS, applicable from time to time, on or before 7th day of every English Calender month for the preceding month. The monthly rent will be paid to the Lessor subject to proper maintenance and upkeep of rooms and provisions of uninterrupted supply of hot and cold water as well as adequate drinking water in rooms and power supply to the occupants.

 (Seal Stamp of Bidder) (Signature of Authorized Signatory)

(c) That the Bank shall not make any permanent structural additions or alterations to the demised premises without the consent in writing of the lessors but such consent shall not be unreasonably withheld in case of alterations as may be necessary or required by the Bank for the purpose of carrying on its Holiday Home.

(d) That the Bank shall not assign or sublet the demised premises or any portion thereof without the previous consent in writing of the lessors but such consent shall not be withheld in the event of the Bank deciding to close the premises before the expiry of lease period provided that the occupation of the demised premises by the Bank's guards or other staff shall not amount to such assignment or sub-letting.

(e) That the Bank will at the expiration or earlier determination of the said term or any extension thereof peaceably and quietly yield and deliver up possession of the demised premises to the lessor in the condition as they now are subject to performance by the lessors of the covenants, hereinafter contained and subject also to changes caused to the demised premises by fair wear and tear and damage by rain, fire, earthquake, riot, civil commotion, cyclone tempest, flood, violence of any army or mob or other irresistible force or act of God but this condition shall not be construed to render the Bank liable to do any repairs of any kind to the demised premises.

2. The Lessors hereby covenant with the Bank in manner following:

a) The lessors having good right, title and power to grant this lease of the demised premises to the Bank.

b) That the Bank paying the monthly rent hereby reserved and observing and performing the covenants and conditions herein contained and on its part to be observed and performed shall and may peaceably and quietly hold possess and enjoy the demised premises together with the fixtures, fittings and other **appurtenances** during the said term without any interruption or disturbances from or by the lessors or any other persons lawfully claiming any estate right title or interest in or to the demised premises or any other part thereof.

c) <u>That the Lessor shall submit the feedback form as well as the copy of the Complaint register of each month to the Lessee Bank along with the bill / invoice raised for payment of the monthly rent of the rooms specified in the lease deed.</u>

In case of small complaint, it has to attend it immediately and in case of major complaint (from the time it is recorded in the complaint register) which cannot resolved in immediate basis in such cases room should be changed immediately. Further, if issue not resolved in such cases a sum of Rs. 5000/- per day per occupants' complaints shall be deducted from the next payable bill of the lessor. (The lessor must ensure that signature of the complainant is obtained after attending the complaint on complaint register with date & time)

d) That the Lessors will obtain necessary permission from the competent authority to run Bank's Holiday Home in the demised premises, if required and any charges payable for the said purpose to local authority will be borne by the lessors.

e) That all sort of maintenance of building, its electrical wiring, electrical fittings, fans, AC, furniture and fixtures, water coolers, geysers etc. motor pump, boring terrace, parking space, generator, supply of drinking water in the rooms, payment of electricity bills etc. shall be done / borne by the Lessors at their own cost with regular maintenance staff.

f) ***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.**

g) That the lessors will comply with at their own cost all requirements and regulations of the Municipality and/ or other authority concerning the demised premises and will keep the Bank indemnified against any breach or consequence thereof.

h) That the lessors will during the said term keep at their own expense the demised premises as well as the additions thereto erected and made by the Bank appearing wind and watertight and immediately on receiving intimation in that behalf from the Bank execute and do all repairs to the said premises. The lessors will also annually execute thorough repairs, white/colour washing, painting/varnishing to the said premises.

i) When electric wiring / fittings, water pipe-line, hand pumps, sanitary fittings, underground sewers are rendered unserviceable, will be replaced by the lessors at their own cost.

(j) If the lessors neglects or fail to pay any tax on the demised premises, vide clause (ii) (e) or to carry out any work mentioned in clause II (g) and (h) and above within reasonable time after due notice the Bank shall be at liberty to have the tax paid and the work executed as the case may be and deduct the tax paid and the work executed as the case may be and deduct the tax and / or the cost, even if it exceeds one month rent in a year, from the rent payable to the lessor under these presents and if there is any balance after deduction, to recover such balance from the lessors.

(k) If the lessors neglects or fails to comply with the requirements / regulations of the Municipality and or other appropriate authority concerning the demised premises, vide clause II (i) and in consequence thereof if the Bank suffers any loss or damage, the bank shall have the right to deduct such loss or damage from the rent and, if the rent is insufficient, to recover the balance from the lessors.

(l) The Bank shall be at liberty to remove at any time all the material employed in the construction of their temporary structures of any kind, furniture, electrical installations / fittings and other fixture which may have been brought in, fixed installed or erected by the bank in the demised premises prior to or during the continuance of the said term.

(m) <u>The period of lease shall be for 10 years with an initial period of 5 years wef from …….. to …….plus option of 5 more years with pre-determined increase in the rent at 15% to 25% at the time of renewal on the mutually agreed terms and conditions subject to satisfactory services offered by the lessor</u>

3. That the lessor has also agreed to provide the following services to the lessee:

(a) That the lessors will ensure that each room will be furnished with air conditioners, LCD TV (with cable DTH facility), double bed, mattresses, bed side table, Easy chairs, wardrobe, telephone/intercom, insulated water jugs / glasses, ceiling fans etc <u>as specified in tender document</u>. EPABX facility with direct telephone line will also be provided by the lessors for the guest to directly dial from the room for which usage bill of the telephone will be recovered from the users.

(b) The Lessor shall also provide / change Bed Sheets / Pillow covers in each room on daily basis and shall also provide one bucket, one mug, wash basin, with fixed mirror, one chowki, 2 towels / 2 hand towels, bath soap, along with all other items on daily basis in each room <u>as specified in tender document</u> .

(c) The Lessor shall also provide complimentary facilities of Wi-Fi, two bed tea etc on daily basis in each room as specified in tender document.

(d) The Lessor shall provide one extra bed or one extra bed mattress shall be provided for additional occupant, if necessary under exceptional circumstances. Usually room will be allotted on 3 adult or 2 adults + 2 kids basis

(e) That the lessors will provide one caretaker and adequate numbers of waiters etc to take care of the guests coming to the Holiday Home. They will maintain register for guests and charges collected from them as prescribed by the Bank as rental of rooms etc., which will be deposited by them in the Bank at weekly intervals.

(f) That cleaning of each room and toilet / bathroom etc shall be got done by the lessors on daily basis.

(g) **The lessor will inform the bank the number of rooms given on rent. The rooms shall be specifically earmarked for the exclusive use of the Bank's staff and shall not be used by the lessor for renting the same to the outsiders at any time if they remain vacant.**

(h) That the lessors will make 24 hours water supply in the demised premises and for this purpose provide submersible pump and make provision of drinking water.

(i) The Lessor shall place at a prominent place in each room the brief details of the facilities provided by the occupants and shall also provide a feedback form to each occupant for their comments.

(j) The Bank shall display Bank's signboard / board, 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 Bank thinks fit and proper and the Lessor shall not have any objection thereto.

(k) The facilities mentioned in Annexure I shall be made available to the lessee by the Lessor. (k) The power back-up of adequate capacity to ensure 24 hours power supply will be provided by the Lessors at its own expenses

(l) Tender document is also integral part of agreement if any condition / terms not incorporated in the agreement.

4. PROVIDED ALWAYS and it is hereby agreed and declared by and between the parties hereto as follows:

(a) That in case the demised premises or any part thereof shall at any time during the term hereby created be materially damaged destroyed or rendered uninhabitable by fire, earthquake, riot, civil commotion , cyclone, tempest, flood or act of God and be not caused by the acts or neglects or default of the bank so as to render the demised premises or any part thereof substantially unfit for the purpose for which the same are let then it shall be lawful for the bank at its option either to determine the lease or to retain occupations if the rent hereby reserved or a proportion thereof, according to the nature and extent of the damage sustained, shall be suspended from the time of such destructions or damage until the said premises are restored to their former state and condition and rendered fit for occupation and use.

(b) That the Bank shall have the right to terminate this lease for all rooms or any number of rooms(s) by giving One months' notice in writing without assigning any reason at any time during the currency of lease to the lessor and on expiration of the period to be mentioned in such notice this lease shall cease to be operative. In such case no rent or compensation shall be payable by the lessee Bank to the lessor for the unexpired period.

(c) In the event of termination of this lease deed by the lessee by issuing 1 months' notice as mentioned above or under any other clause, or by the efflux of time, the lessee will be entitled to remove all its belongings from the demise premise peacefully and the lessor will provide necessary assistance to the lessee for removing its articles and belongings without any protest.

(d) That the expenses of this lease deed shall be borne by the lessee and lessor on the basis of 50: 50 ratio stamp duty and registration charges required to the execution of lease deed.

(e) That the parties mutually covenant that any variation in terms and conditions of this deed shall only be made in writing.

(f) Accepted tender and accepted deviation, if any, shall form part and parcel of the lease agreement (Annexure-I)

5. (a) Any and all disputes, controversies and conflicts ("Disputes") arising out of this Agreement or in connection with this Agreement or the performance or non-performance of the rights and obligations set forth herein, or the breach, termination, invalidity or interpretation thereof shall be referred for arbitration in terms of the Arbitration and Conciliation Act, 1996 (Arbitration Act) or any amendments thereof. Prior to submitting the Disputes to arbitration the parties shall make all endeavours to settle the dispute/s through mutual negotiation and discussions. In the event that the said dispute/s are not settled within 30 days of the arising thereof as evidenced through the first written communication from any party notifying the other regarding the disputes, the same shall finally be settled and determined by arbitration as above.

(b) The place of arbitration shall be at Nashik and the language used in the arbitral proceedings shall be English. Arbitration shall be conducted by a mutually appointed sole Arbitrator. If the Parties are unable to agree upon a sole Arbitrator, each Party shall appoint one arbitrator and the two arbitrators so appointed by the Parties shall appoint the third Arbitrator, who shall be the Chairman of the Arbitral Tribunal.

(c) The arbitral award shall be in writing and subject to the provisions of the Arbitration and Conciliation Act, 1996 Act shall be enforceable in any court of competent jurisdiction.

(d) Pending the submission to arbitration and thereafter, till the Arbitrator or the Arbitral Tribunal renders the award or decision, the Parties shall, except in the event of termination of this Agreement or in the event of any interim order / award is granted under the afore stated Act, continue to perform their obligations under this Agreement.

(e) In the event of failure of arbitration, all legal proceedings, if necessary, related to any of the parties shall be lodged in the Court of appropriate jurisdiction at Nashik only.

 (Seal Stamp of Bidder) (Signature of Authorized Signatory)

SCHEDULE OF PROPERTY

Schedule A

(Description of the Hotel and the Rooms)

IN WITNESS whereof the parties hereto have executed this lease the date and year first above written.

For …..... For State Bank of India

(Lessor) (Lessee)

Witness Witness

(Seal Stamp of Bidder) (Signature of Authorized Signatory)