Bani
Tender 2

Tender Id/Ref No./NIT No.	Circle	Start Date	End Date	BID OPENING DATE	Tender Caption/Name/ Subject
RBO-4/FA/BR/SSY/25-26/02	LHO, LUCKNOW	23-02-2026 10:00 AM	20-03-2026 03.00 PM	20-03-2026 05:00 PM	TENDER NOTICE FOR.COMMERCIAL/OFFICE SPACE REQUIRED FOR BANI BHANCH PRAPATGARH

STATE BANK OF INDIA,
REGIONAL BUSSINESS OFFICE-4
CHAWALA ARCHADE
BHAGWA CHUNGI
PRATAPGARH -230001, UP

State Bank of India, Regional Business Office, Pratapgarh invites offers on the behalf of State Bank of India, Lucknow Circle for its Branch- BANI Dist. - Pratapgarh from owners/ Power of Attorney holders of premises on lease rental basis for Commercial / Office use having area of approx. 185 sq. mts (2000 sqft approx.) located in BANI Bazar on a main road with adequate open / covered parking space (free of cost). **The entire space should be on one single floor and also preferably at ground floor only.**

The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from website **www.sbi.co.in under** Procurement news. 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 the Regional Business Office-IV, State Bank of India, Chawla Arcade, Bhagwa Chungi Pratapgarh- 230001 U.P. on or before 20.03.2026. The SBI reserves the right to accept or reject any offer without assigning any reasons thereof. No Brokers please.

REGIONAL MANAGER
RBO-IV, Pratapgarh

भारतीय स्टेट बैंक State Bank of India 63117 Br.-R.B.O. IV, Pratapgarh

TECHANICAL BID (COVER-A)

TERMS AND CONDITIONS

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. Duly signed and completed separate Technical and Price Bids are to be submitted for each proposal using Xerox copies in case of multiple offers. The Technical Bid and Price Bid for the proposal should be enclosed in separate sealed envelopes and these two envelopes be placed **in a single cover** super scribing "**Application for leasing of office premises to BANI Pratapgarh** and to be **submitted** to the Regional Business Office-IV, State Bank of India, Chawla Arcade, Bhagwa Chungi Pratapgarh- 230001 U.P. on or before 20.03.2026; 3.PM.

Important points of Parameters –

1	Floor Area	185 sqmt (2000 sqft approx.) (preferably on ground floor)
2	Open parking area	Sufficient open parking area for staff & customers (2 four wheelers, 20 two wheelers)
4	Amenities	24 hours water facility, Electricity, Generator power back up for essential services like lift, pump etc.

	Possession	Ready possession / occupation
6	Premises under construction/Plot	Premises under construction/ plot at suitable location also be considered for construction of premises.
7	Desired location	Market area
8	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority
		(ii) Single floor
		(iii) Govt. Departments / PSU / Banks
9	Unfurnished premises	Only unfurnished premises will be considered and Bank will do the interior and furnishing work as per requirement. In case of plot building shall be constructed by the landlord as per the plan desired by the bank
10	Lease Period	20 years with increase in rent by 25% after every five (05) 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 date of submission of the offer
13	Stamp duty / registration charges	To be shared in the ratio of 50:50.

TERMS AND CONDITIONS

1.1 The successful offeror should have clear and absolute title over the premises and authorize the SBI carry out Title Search/Title Investigation Report from the SBI empaneled advocate, the cost of which shall be borne fully by the of offeror. The successful offeror 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 10 years with increase in rent by 25% after five years. The bank will have the right to continue the lease for two more option of five years on same terms and conditions i.e. Total period 20 years.

1.2 The offered document **received** by the SBI after due date i.e. 20.03.2026 shall be rejected.

1.3. The intending lessors are requested to submit the offered 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;

Regional Business Office-IV,
State Bank of India;
Chawla Arcade,
Pratapgarh-230001, UP

1.4 All columns of the offered documents must duly fill in and no column should be left blank. All pages of the application /offered documents (Technical and Price Bid) are to be signed by the authorized signatory of the offeror. Any over-writing or use of white ink is to be duly initialed by the offeror. The S.B.I. Reserves the right to reject the incomplete offers.

1.5 In case the space in the tender document is found insufficient, the intending lessors may attach separate sheets.

1.6 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 i.e.20.03.2026.

1.7 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 intending lessor is required to attach a separate sheet "list of deviations", if any.

1.8 The Technical Bid will be opened on 27.03.2026 at 11:00 AM in the presence of tenderers who wish to be present at the office of the Regional Manager, State Bank of India, Regional Business Office-IV, Chawla Arcade, Bhagwa Chungi Pratapgarh- 230001

U.P. All tenderers are advised in their own interest to be present on that date at the specified time.

1.9 The SBI reserve the right to accept or reject any or all the offers **without Assigning** any reason thereof. In case of exigency and depending upon the Suitability, the Bank may as well accept more than one proposal to suit its total requirements.

1.10 Canvassing in any form will disqualify the tenderer. No **brokerage will** be paid to any broker.

1.11 The short-listed lessors will be informed by the SBI for arranging site inspection of the offered premises.

1.12 Income Tax and other **statutory** clearances shall be obtained by the lessors at their own cost as and when required. All payments to the successful vendor/offeror shall be made **by Account** Payee Cheque or RTGS/NEFT.

1.13 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.

1.14 Preference will be given to the buildings on the main road.

1.14 a) Premises to be away from fire hazardous establishments like petrol pump, gas godown, chemical shops & high-tension electrical wires etc. Premises should not be located on low lying area, water logging area.

1.14 b) the details of parameters and its weightage for 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 the Committee of the SBI in respect of technical parameters will be final and binding to the applicant.

1.14 The **income tax and other taxes** as applicable will be **deducted at** while paying Be borne the rentals per month. All taxes and service charges shall **source** By the landlord. 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. In case, the landlord fails to pay the taxes or charges levied by government or any statutory bodies, the Bank may make the payment of the same at his sole discretion and thereafter it

shall be entitled to be reimbursed by the landlord and also will be entitled to deduct the payment made from the rent payable to the landlord.

It is to be noted that landlord will be required to raise the bill to the **Branch,** every month for the rent due to them indicating the GST component also in **the bill** separately **if applicable. The bill** also **should contain the** GSTIN **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 Branch to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord.

1.15 Mode of measurement for premises is as follows:

Rental will be paid on the basis of floor area which will be measured as per relevant IS code / Bank's Premises Manual.

Components/ Areas like Lift, Lift wall, Ducts, common staircase, Service shafts, Shafts for sanitary & water supply installations, Balcony, P rejection, Terrace, parking space, space for DG set, overhead and underground storage tank, Pump room, Architectural features, canopy, Chajja, area of loft etc. will not be counted in floor Area. Landlord is advised to quote the rates as per floor area while filling the price bid.

1.16 The floor area i.e. Ground floor with the corresponding rate for rent / taxes should be mentioned in the Price Bid. The number of car parking spaces and two wheelers offered should be indicated separately.

1.17 The successful **intending lessor** should arrange to obtain the municipal license /NOC /approval of layouts etc. from Local Civil Authority /collector/ town planning etc. for construction of building and carrying out the interior furnishing of the premises by the Bank. Intending 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 20 KW will also have to be arranged by the intending 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.

1.18 Intending Lessor should obtain and furnish the structure Stability certificate from the licensed structural consultant at his own cost.

1.19 The intending lessor 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 that interior and renovation work can commence.

1.20 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. The lease agreement will include inter-alia, a suitable exit clause and provision of de- hiring of part/full premises.

1.21 Rent should be inclusive of all present and future taxes what so ever, Municipality charges, society charges, Maintenance charges and all other Charges except the GST which will be paid extra.

1.22 Electricity Charges will be borne by the Bank but the provision for adequate water supply and its incidental costs should be maintained and borne by Landlord/ owner.

1.23 All the civil works as per bank approved plan shall be carried out by the landlord Details are as under:

Server room & UPS room, record room, pantry, toilet etc shall be constructed with brick work and Locker room shall be constructed with RCC. The strong room door and ventilator for locker room shall be provided by the bank. Rolling shutter, collapsible grill door at entry, ramp with (grade 304) railing for disabled/old people, double charged vitrified tile flooring, inside and outside painting with acrylic emulsion paint / synthetic enamel paint etc., windows, safety grill etc as advised by the Bank directly or through Bank's appointed Architect will be carried out by Landlords at their own cost before handing over possession to the Bank. landlords will submit approved plan, Competent Authority permission, structural stability and soundness certificate before possession by the Bank.

1.24 The landlord has to construct locker room as per RBI specifications are as follows:

Walls- R.C.C.1:1.5:3 [M20] 30 cm (12") thick, reinforced with 12mm dia bars@15 cm c/c both ways and on both faces, one such mesh placed staggered on both the faces of each wall in such a manner so as to make less than 75x75 C/C through openings.

Floor- R.C.C.1:1.5:3 [M20] 15 cm (6") thick reinforced with 12mm dia liars @15cm, c/c both ways, over the existing plain cement concrete flooring for vat lts in ground floor & over existing R.C.C. slabs in vaults in upper floor (the strength of the slab in such case will have to be checked to allow for the additional dead & sr per imposed load).

Ceiling- R.C.C.1:1.5:3 [M20] 30 cm (12") thick, reinforced with 12mm alia bars @15 cm c/c both ways & on both faces, one such mesh placed staggered on both the faces of each wall in such a manner so as to make less than 75x75 C/C through openings.

Strong room (steel) door & Ventilator shall be supplied by the Bank. Landlord has to arrange to fix the same while constructicn of the locker room at his own cost.

Note- Owner of the Building is sole responsible for the construction and stability of locker room. It is strictly advisable to construct locker room as per the instructions of the Structural Engineer of the Building for safety & stability. Stability certificate by Competent Structural Engineer should be given to the Bank on correlation of construction of locker room. Bank shall not be responsible for any loss or damage caused to the building due to construction of locker room.

1.25 Plastic paint of walls, ceilings, enamel painting of doors and windows etc. as per the Bank's instructions shall be done by the owners after every three years failing which the Bank shall be at liberty to get the same done at the risk and cost of the owners and deduct all such relative expenses from the rent payable to the owners.

1.26 The owner shall carry out civil, sanitary and electrical, repair/ maintenance works and ensure the roof remains water-tight during the lease period. 11 case the above repairs are required and the owner/s fails to attend to the same, the Bank will carry out necessary repairs at the risk and cost of the owner/s and deduct all such relative expenses from the rent payable to the owner/s.

1.27 Interior works like loose furniture, drywall partition system, cubicles, cabins, false ceiling, AC, Lighting fixtures, signage's, compactors for storage, electrical wiring for interior works etc. will be done by the Bank as per requirement.

Place:

Date:

Name & Signature of lessor with seal if any

DETAILS OF OFFER

OFFER SUBMITTED FOR LEASING OF PREMISES

With reference to your advertisement in the newspaper dated----------we Hereby offer the premises owned by us for housing your branch / office ‹›n lease basis:

General Information:

S.N.	Details	
1(a)	Name of the building	
(b)	Complete Address	
0	City:	
2.(a)	Name of the owner	
(b)	Name of the contact person	
	Mobile no. of contact person	
(d)	E mail address	

Technical Information:

A)

S.N.	Details	Please tick the appropriate
1	Building:	
(a)	Load Bearing	
(b)	Frame Structured	
2	Building	
(a)	Residential	
(b)	Commercial	
O	Institutional	
3	No. of floors	
4	Year of construction	
5	Floor of the offered premises	
6	Level of the floor	
(a)	Ground floor area	----------sqft
(b)	First Floor area	----------sqft

Note- The rentable area shall be in accordance with the one mentioned under Clause/para 1.16 of Technical Bid.

S.N.	Details	Please tick the appropriate
1	Time required for occupation with due date	
2	Amenities available	
(a)	Electric power supply and sanctioned load for the floor offered	Yes/No
(b)	Running Municipal Water supply	Yes/No

3	Whether NOC from Govt. Department has been obtained	Yes/NO
4	Whether occupation certificate has been received (Enclose copy)	Yes/No
5	Whether direct access is available	Yes/No
6	Whether fully air conditioned/partially air conditioned	Yes/No
7	Whether lift facilities are available	Yes/No
8	Nos. of car parking/scooter parking which can be offered Exclusively to the bank	

Please enclose plans/ layouts of the building.

Declaration

We have studied the above terms and conditions and accordingly submit 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. locker room, cash safe room, record room, toilets and pantry with all fittings and fixtures, vitrified flooring works as per Bank's specifications and requirement.

Place:

Date:

Name and signature of landlord/landlady with seal

Mobile no:

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ANNEXURE - I

STATE BANK OF INDIA, REGIONAL BUSINESS OFFICE-IV CHAWALA ARCADE, PRATAPGARH 230001, UP

PREMISES REQUIRED ON LEASE FOR BANI BRANCH, DIST- PRATAPGARH

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

(NOTE TO BE FILLED BY THE PROSPECTIVE LANDLORD)

Hiring of Commercial Building **approx. 185**.00 **sq.mts (2000 sqft approx.) for**-BANI Branch, Dist. ---Pratapgarh, UP. Parameters based on which technical score will be assigned By SBI.

Name of firm/ Land Lord: ----------

	Parameters	Actual situation	Total Marks obtained	
1	Floor area as per	185.00 sq.mts. i.e. Approx. 2000 Sqft ± 5% :10	10	
	requirement			
		185.00 sq.mts. i.e. Approx. 2000 Sqft ± 10% :5		
2	Premises/plot location	On Main road : 10	10	
		Inner side from Main road : 5		
3	Frontage	>= 50 feets = 20	20	

		>= 40 feets = 15			
		>= 30 feets = 10			
		< 30 feets = 05			
4	Building structure	Frame structure/plot:10		10	
		Load Bearing :05			
5	Parking space	1.	Having cellar parking+ front back/side 10	10	
		2.	Having cellar parking only : 08		
		3.	Having front/ back/side parking : 05		
		4.	No parking : 00		
6	Surrounding of	Adequate natural light and ventilation		10	
	building	10 In-adequate natural light and			
		ventilation : 05			
7	Quality of	1.	Excellent : 10	10	
	construction, finishing	2.	Good: 07		
	etc.	3.	Average : 04		
		4.	Poor : 00		
8	Overall suitability of	As assessed by Premises		20	
	premises/plot as	Selection Committee			
	assessed by				
	Premises Selection				
	Committee				
	Total			100	

Note: Plot at suitable location shall also be considered.

Signature of landlord/landlady with complete address and mobile no.

PRICE BID/ FINANCIAL BID (PART-B)

STATE BANK OF INDIA, BANI DIST-RATAPGARH

THE REGIONAL MANAGER

STATE BANK OF INDIA
REGIONAL BUSINESS OFFICE-IV,
CHAWALA ARCADE BHAGWA CHUNGI,
PRATAPGARH -230001, UP

PREMISES REQUIRED ON LEASE FOR SBI --BANI DIST--PRATAPGARH

S.N.	Location of building	Floor Area	Rate per sq. ft. (in figure & words)

Numbers of car parking offered for two wheelers covered/ open: Numbers of two wheelers parking offered:
Space for generator offered (area Approx):

I/we have carefully perused the aforesaid terms and conditions and agree abide by the same in the event of our offer is accepted by SBI.

Signature of landlord/land lady with name & address and mobile No.