

Tender ID	DEL/LHO/P&E/2026 -27/01
Date	01-05-2026



## INVITES TENDERS

**FOR HIRING OF RESIDENTIAL BUNGLOW/BUILDING/DUPLEX WITH 6 - 8 ROOMS**

**FOR**

**SBI TRANSIT HOUSE AT AGRA**

**TECHNICAL BID**

Last date for submission of Tenders: 3:00 pm on 22-05-2026

Tentative Date of opening of Tenders: 3:30 pm on 22-05-2026

Tenders to be submitted to:

The Assistant General Manager (P&E),

Premises & Estate Department

5th floor, SBI Local Head Office,

11, Parliament Street, New Delhi

TENDER SUBMITTED BY:

Name : \_\_\_\_\_

Address : \_\_\_\_\_

**SIGNATURE & STAMP OF BIDDER**

**PREMISES & ESTATE DEPARTMENT, LHO, NEW DELHI**

**5TH FLOOR, D-BLOCK, 11, SANSAD MARG, NEW DELHI - 110 001**

The State Bank of India intends to hire ready-to-move fully furnished and Air-conditioned “RESIDENTIAL BUNGLOW/BUILDING/DUPLEX/ FLATS” having 6 - 8 Rooms for use as “SBI TRANSIT HOUSE” for SBI officials at AGRA (Uttar Pradesh).

The property should be located in a prime/suitable residential area with good connectivity, security and basic civic amenities.

For further details and downloading Tender Document please visit Bank’s website <https://bank.sbi.in> → “SBI in the News” → “Procurement news” from **02.05.2026 to 22.05.2026 up to 03:00 pm**. Further, **Notice / Clarification/ Corrigendum / Addendum** in this regard, if any, will be posted only on the Banks above mentioned web site.

**Assistant General Manger (P&E)  
LHO, New Delhi**

**TECHNICAL BID**  
**NOTICE INVITING TENDER (NIT)**

**(Hiring of Fully Furnished & Air-conditioned Residential Bungalow/building/Duplex having 06 - 08 Rooms for SBI Transit House at Agra City for SBI Officials**

The State Bank of India invite tenders / offers to hire ready-to-move fully furnished and Air-conditioned "RESIDENTIAL BUNGLOW/BUILDING/DUPLEX" having 6 - 8 Rooms for use as "SBI TRANSIT HOUSE" for SBI officials from interested Owners/Individuals / Bidders / Companies under Two Bid system (Tender is in 2 Parts i.e. Technical Bid & Price/Commercial Bid) as per details given below:

1.	Name of Work / Service	Tender for Hiring of fully furnished and Air-conditioned 6 - 8 Residential Bungalow/ Building/ Duplex Rooms for use as SBI Transit House for SBI Officials in Agra on Rental basis.
2.	Location of Bungalow / Buildings / Duplex (Premises)	<p><b>Location: Agra (Uttar Pradesh)</b></p> <ul style="list-style-type: none"> <li>✚ Within radius of 5 km motorable distance from the Taj Mahal.</li> <li>✚ Full furnishing with amenities suitable for executive-level lodging.</li> <li>✚ Secure and safe environment</li> </ul>
3.	Rooms /s Required	Rooms: 06 - 08 rooms
4.	Eligibility Criteria	<p>1. The bidder must be the owner of the property or a duly authorized representative / attorney of the owner.</p> <p>2. Property must have:</p> <ul style="list-style-type: none"> <li>✚ Minimum 6 - 8 usable rooms with attached modern washrooms with European style sanitary fittings for each Rooms.</li> <li>✚ Modular Kitchen facility</li> <li>✚ Drawing/Dining area</li> <li>✚ Parking Space (minimum 3-4 cars)</li> <li>✚ Road width should be 30 feet's</li> <li>✚ Adequate water supply with RO (24x7)</li> <li>✚ Electricity Connection.</li> <li>✚ Servant Rooms / Dormitory</li> <li>✚ Proper Iron Gated with Security Guard Space</li> </ul>

		<ul style="list-style-type: none"> <li>✚ Roof right for Solar Panels</li> </ul> <ol style="list-style-type: none"> <li>3. Clear and marketable title of property.</li> <li>4. Property must be free from encumbrances, litigation, or legal disputes.</li> <li>5. Necessary municipal approvals / occupation certificate available.</li> <li>6. The owner should be willing to execute lease agreement with State Bank of India as per standard lease format.</li> <li>7. All statutory approvals including completion certificate and occupancy certificate must be available wherever applicable.</li> </ol>
5.	Property Requirements	<p>The offered property should:</p> <ul style="list-style-type: none"> <li>✚ Be located in a decent residential locality.</li> <li>✚ Have good road access.</li> <li>✚ Be structurally sound.</li> <li>✚ Have proper ventilation and natural lighting.</li> <li>✚ Be preferably fully furnished or capable of furnishing within fit out period.</li> <li>✚ Have provision for inverter / generator.</li> <li>✚ Have security features (boundary wall, gate, etc).</li> <li>✚ Be compliant with local municipal norms.</li> <li>✚ The premises should be structurally sound and in good condition.</li> </ul>
6.	Lease terms & Conditions	<ol style="list-style-type: none"> <li>1. Lease period: Lease in the bank's prescribed format for initial period of 10 years with a predetermined increase in rent @ 15-25% after expiry of initial term of 5 years.</li> <li>2. Lock-in period: 5 years (03 months' Notice period in writing by the Bank and no rent / compensation for the unexpired lease period, if any).</li> <li>3. Monthly Rent to be quoted in Financial Bid as Monthly rent per room.</li> <li>4. All municipal taxes/property tax to be borne by the owner.</li> <li>5. Electricity, water, and maintenance charges to be borne by SBI as per actual usage.</li> <li>6. The Bank shall have right to terminate the lease by giving notice as per lease agreement terms.</li> </ol>

		<p>7. The successful bidder shall execute the lease deed as per enclosed draft agreement with the Bank within 07 days from the date of issuing of letter of intent / acceptance by the Bank.</p> <p>8. All major structural repairs shall be carried out by the owner at his / her cost.</p> <p>9. The owner shall ensure uninterrupted use of the premises during lease period.</p>
7.	Evaluation	<ul style="list-style-type: none"> <li>✚ Location suitability</li> <li>✚ Quality &amp; condition of building</li> <li>✚ Amenities available</li> <li>✚ Rent reasonability</li> <li>✚ Compliance with SBI requirements</li> </ul>
8.	Bank's Rights	<ul style="list-style-type: none"> <li>✚ <u>Submission / receipt of the Bid does not constitute acceptance of the said offer by the Bank. The Bank reserves the right to accept or reject any Bid or to cancel the Bidding process and reject all Bids at any time prior to award of contract/issue of letter of intent, without assigning any reason and/or incurring any liability to the affected Bidder or Bidders and without any obligation to inform the affected Bidder or Bidders of the grounds for the Bank's action/assign any reason whatsoever of the Bank's action and decision of SBI in this regard shall be final and binding.</u></li> <li>✚ <u>Failure to comply with the terms and conditions in the bid may lead to rejecting the bids and/or forfeiture of earnest money deposited.</u></li> <li>✚ <u>Notwithstanding anything elsewhere contained in the tender documents,</u> the Bank also reserves the right to cancel the tender process at any stage <u>at its discretion</u> without <u>assigning any reasons and</u> liability.</li> </ul>
9.	Financial bid	<p>The Financial Bid should clearly mention:</p> <ul style="list-style-type: none"> <li>✚ Monthly Rent (In figures and words) on the basis of monthly rent per room.</li> <li>✚ Security Deposit Required</li> <li>✚ Proposed rent escalation terms</li> </ul> <p>Financial bid shall be submitted in a separate sealed envelope superscribed:</p>

		"Financial Bid for Hiring of SBI Transit House at AGRA.
10.	Last Date & Time of submission of sealed bids	Latest by <b>3:00 pm on 22/05/2026</b> . Bids received after due date & time for whatsoever reason shall not be considered.
11.	Mode of submission of Bids	By Registered Post addressed to the AGM (P&E) at following address or by Dropping in the tender box kept at the reception of Ground Floor of address mentioned at <b>S. No. 13</b>
12.	Date & Time of Opening of Technical Bids	At <b>03:30 pm on 22/05/2026</b> (Any change in date & time of opening shall be intimated to the bidders and / or shall be uploaded at Bank's web site)
13.	Place of opening of Technical Bids	In any available conference room or cabin of : Asst General Manager (P &E) Premises & Estate department State Bank of India 5 <sup>th</sup> Floor, Local Head Office 11, Sansad Marg, New Delhi - 110001
14.	Date & Place of opening Price / Commercial Bid	To be decided later & shall be intimated to short listed bidders individually
15.	Earnest Money Deposit (EMD) (Non-Interest Bearing)	<b>Rs. 25,000/-</b> (by way of Demand Daft drawn on any scheduled Bank in favor of State Bank of India, payable at New Delhi) to be deposited by each bidder along with Technical bid. EMD of unsuccessful bidders shall be refunded within 15 days of the opening of financial / commercial Bid. Tenders submitted without EMD as prescribed will be summarily rejected.
16.	EMD Refund & EMD Forfeiture	EMD 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 hand over 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 shall be forfeited by the Bank.
17.	Virtual Taking Over Date	The date of certification by the Bank that all the rooms as per tender requirements & agreed terms are ready

		for the occupation after fit-out /modification / upkeep etc. to the satisfaction of the Bank.
18.	Rent Commencement date	From the date of taking over of premises after completion of fit out/ modification by owner as per Bank's requirement.
19.	Possession Status	Only already functional premises such as Residential Bungalow/ Building/ Duplex/ Flats shall be considered.
20.	Fit Out Period	A maximum of 02 months 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.
21.	Validity of Offers / bids	Bids / Offers shall remain valid for a period of 06 months to be reckoned from date of opening of technical bids.
22.	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 Residential Bungalow/Building/Duplex showing the main approach road, road on either side if any, width of the road/s and landmarks around the residential Bungalow/Building/Duplex, all duly self-attested by authorized signatory. Copies of title deeds / title chain, approved building map, valid Fire safety license / Cert., Copies of Electricity, Water and Property Tax, Documents of constitution of unit running the Residential Bungalow/Building/Duplex 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
23.	Lease Period	Initially for 05 years with further renewal of 05 years on mutually agreed terms & rent, subject to satisfactory services.
24.	Lease Deed / Agreement	As per draft lease agreement (as part of Technical Bid)

25.	Stamp Duty / Registration Charges	To be shared equally by lessor & Bank.
26.	Deduction by way of deficiency of services	In case deficiencies in facilities /services (as per tender) pointed out by the occupants are not attended / addressed within 12 hours (from the time it is recorded in the complaint register) a sum of Rs. 500/- 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)
27.	Termination of lease by the Bank & Exit Clause / Notice Period	<b>03 months' Notice period in writing by the Bank and no rent / compensation for the unexpired lease period, if any.</b> (Detailed in the enclosed draft lease agreement.)
28.	Rent / Rate	Rent / rate accepted by the Bank shall be inclusive of room rent and all 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 / lessor and / or change in this inclusion and /or imposition of any new tax, surcharge, levy etc during the lease period. No change in the rent on account of anything shall be done. The rent/ rate shall remain fixed during the entire license period. <b>However, GST shall be paid extra at applicable rate over and above the rent.</b>
29.	Technical Bid (Envelope-1)	EMD, Notice Inviting Tender, Terms & Conditions, Details of Premises Offered, Annexure - I, Annexure - II, Annexure-III and Draft Lease deed, contained in this tender together with all the necessary documents / Photographs and 'List of Deviations' (if any) to be enclosed with the bid will form the <b>Technical Bid</b> . All these must be kept in one envelope duly sealed. This sealed envelope-1 super scribed on top as ' <b>Technical Bid for Hiring of premises for SBI Transit House at Agra</b> ' 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 <b>authorised signatory</b> of bidder as mentioned in the tender documents.
30.	Price / Commercial Bid (Envelope-2)	<p>Only &amp; only duly filled, signed &amp; stamped Price / Commercial Bid on the proforma contained in these tender documents must be kept in another separate envelope and duly sealed.</p> <p>This sealed envelope-2 should be super scribed on top as <b>'Price Bid for Hiring of premises for SBI Transit House at Agra'</b> and be addressed to undersigned.</p> <p>At the bottom left corner of this envelope the bidder must write Name &amp; Address of Bidder and name, email Id &amp; mobile no. of <b>authorised signatory</b> of bidder as mentioned in tender documents.</p>
31.	Tender (Envelope-3)	<p>The aforesaid two envelope must be kept together in another big envelope. This envelope-3 should be super scribed on top of it as <b>'Tender for Hiring of premises for SBI Transit House at Agra'</b> and be addressed to undersigned.</p> <p>At the bottom left corner of this envelope the bidder must write Name &amp; Address of Bidder and name, email Id &amp; mobile no. of <b>authorised signatory</b> of bidder as mentioned in tender documents.</p> <p>This envelope -3 should be submitted as described at S. No. 13 above</p>
32.	<b>Weightage to Bids</b>	Weightages of technical to financial score is specified and shall be in <b>70:30</b> proportion.
33.	<b>Important Note</b>	<b>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.</b>
	<u><b>Applicable Laws and Jurisdiction</b></u>	<u>The contract shall be governed by Indian laws and the courts situated at Agra shall have exclusive jurisdiction in case any disputes arise between the parties</u>

Tender Documents (Technical Bid & Price Bid) can be downloaded from the Bank's website <https://bank.sbi.in> → "SBI in the News" → "Procurement news" at free of cost.

Tenders which are incomplete/ illegible/ partly filled/ without all required enclosures/ 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 whatsoever.**

..... Signed.....

**Asst General Manager (P &E)**  
Premises & Estate department  
State Bank of India  
5<sup>th</sup> Floor, Local Head Office  
11, Sansad Marg, New Delhi - 110001  
Mail Id : [agmpre.lhodel@sbi.co.in](mailto:agmpre.lhodel@sbi.co.in)  
Phone No.

Date : 01-05-2026  
Place : New Delhi

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 Residential Bungalow/Building/Duplex)**

**Name of owner :.....**

**Name of Residential Bungalow/Building/Duplex :.....**

**Date :.....**

**Place: .....**

**(TECHNICAL BID)**  
**TERMS & CONDITIONS**

**(Hiring of Fully Furnished & Air-conditioned Residential Bungalow/Building/Duplex for  
06 - 08 Rooms on Lease Rent for SBI Transit House at AGRA)**

**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 successful bidder 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 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 lease period will be for 10 years with increment in rent after 5 years (viz. total lease period will be of 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the Bank only during the pendency of the lease. As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 15% - 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 / 10 years.
2. Tender document received by the SBI after due date and time shall be rejected.
3. All columns of the tender documents must duly fill in and no column should be left blank. All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer. Any over-writing or use of white ink is to be duly initialled by the tenderer. SBI reserves the right to reject the incomplete tenders.
4. 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.
- 5(a). 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.
- 5(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.**

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

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

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

8(b). 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 7<sup>th</sup> 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. 07AAACS8577K1ZR, 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 shall attach the photocopy of the complaint register and feedback forms (if any) of bill period with the Bill.

9. The floor wise area viz. Ground, First, Basement if any, etc with the corresponding rate for each room should be mentioned in the Price Bid. The number of car parking spaces offered should be indicated separately. Bank as per exigencies, may take more or less rooms of the advertised area at its sole discretion.

**10. Bidder / Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost.**

11. 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.

12. 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.

13. Electricity & Water charges will be borne by the Bank provided the requisite connection is arranged by the **landlord in the name of Bank**.

14. The exterior, interior, surroundings and rooms of the premises must be well maintained, neat, clean, tidy, damp free, aesthetically pleasant. Premises not fulfilling these criteria shall not be considered at the sole discretion of the Bank.
15. The bidder/s must ensure that the number of rooms as specified in tender are readily available with them to offer to the Bank.
16. During the 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.
17. 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.
18. 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 Transit House by the Competent Authority of the Bank for a specified period and who has checked-in the Transit House along with person/s authorized to accompany him.
19. Price Bid, Commercial Bid and Financial Bid mean one and the same. Landlord and owner and Lessor mean one and the same. Bank and Lessee means one and the same. Lease deed, agreement of lease and lease agreement mean one and the same.
20. 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 later stage.
21. A person or the Committee authorised by the Bank may visit and inspect the premises / Residential Bungalow/Building/Duplex/ Rooms to check the condition, facilities, upkeep etc are as per the agreed terms. The Landlord shall permit & facilitate such person/ committee to carry out inspection and comply to their observations.
22. 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. Rent shall be increased accordingly at accepted rate/s.
23. During the lease 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 lease agreement shall remain unchanged except reduction in rent worked out as per accepted rates per room. **However, the Bank will**

give a 03 month notice in writing to the Landlord about reducing/ surrendering the room/s.

24. Any change or intention of change in ownership/ transfer of rights/ Operations related to the Residential Bungalow/Building/Duplex/ Premises shall be intimated by the Landlord to the Bank promptly

## 25. Selection Procedure / Modality

- (i) The technical bids be opened by **Premises Selection Committee (PSC)** on date & time as specified in NIT in the Presence of bidders or their authorized representatives who are present at that time and date.
- (ii) 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 bid, not conforming to the requirements as mentioned in the tender documents without seeking any further clarification, information, documents etc. from the bidder/s.  
However, in case of minor deficiencies, the PSC may seek such details / confirmation from the bidder/s.
- (iii) 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 including photographs, room plans etc. shall not be considered for further and the site of such premises shall not be visited by PSC
- (iv) 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.
- (v) The technically qualifying bids shall be listed, and these bidders shall be advised through mail 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.
- (vi) 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. **Maximum top four (4) scoring bids shall be shortlisted by the PSC for opening Price Bids.**

- (vii) 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 representative present.
- (viii) Thereafter, Techno-commercial evaluation shall be done by the PSC as specified in these tender documents and most successful bidder will be finalized.

**(Signature of Owner / Authorized Signatory)**

**(Seal of Bidder registered as Residential Bungalow/Building/Duplex)**

**PART OF TECHNICAL BID**  
**DETAILS OF PREMISES OFFERED**

**(Hiring of Fully Furnished & Air-conditioned Residential Bungalow/Building/Duplex Rooms 06 - 08 Rooms on Lease Rent for SBI Transit House at AGRA)**

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

S. No.	Description	To be filled by the Bidder
1a.	Name, Address, Phone no., Mobile no. of the <b>Bidder</b> having ownership rights / license rights of the Premises being offered	
1b.	PAN No. of <b>Bidder</b> (Attach self-attested copy of PAN Card as <b>Encloser-A1</b> )	
1c.	GST No. of <b>Bidder</b> (Attach self-attested copy of PAN Card as <b>Encloser-A2</b> )	
1d.	Name, Address & Phone nos. of the <b>Residential Bungalow/Building/Duplex/ s (Premises)</b> in which rooms are being offered.	
2.	Residential Bungalow/Building/Duplex/ s on License or owned (Give Details) (Enclose self-attested documents i.e. ownership or license deed documents after Technical Bid as <b>Enclosure -B</b> )	
3.	Name/s, Mobile nos. & address of the proprietor/Partners/ Bidder owning/ having Ownership of the Residential Bungalow/Building/Duplex/ s	
4.	Owners/ Licensors are proprietor/ partnership Bidder/ LLP/ Limited co. of the premises offered. (Enclose self-attested documents after Technical Bid as <b>Enclosure -C</b> )	
5.	Sale Deed/License No. and/ or Registration details with Govt./ Local Bodies to do Residential Bungalow/ Building/Duplex/ in the Premises (Enclose self-attested documents after Technical Bid as <b>Enclosure -D</b> )	

6.	Name, Designation, Mobile No. and <b>email id</b> of the person authorized to sign (authorized Signatory), communicate with & submit this tender. <b>Please note that all the communication shall be done on this email id only.</b>  (Enclose authorization document after Technical Bid as <b>Enclosure -E</b> )	
7.	Distance of Premises from Taj Mahal (In Kms.)	
8.	Total Number of Floors and Rooms (category wise) in Residential Bungalow/Building/Duplex/s and their tariff (without GST) being charged from customers. Enclose the site plan of premises, Plans showing dimensions of rooms & toilets.  Enclose the latest (not older than 03 months) external & internal photographs of the premises (Residential Bungalow/Building/Duplex/ s) and of offered Rooms duly kept in album flaps  (Enclose above said plans & photographs after Technical Bid as <b>Enclosure -F</b> )	
9.	Facilities such as Gym, Spa, Swimming Pools, Indoor games, or any other entertainment etc. available in the residential Bungalow/Building/Duplex.	
10.	Any other details, information, facility etc. you would like to share which are not covered in Technical Bid Documents	

(Please note that discounts, complementary services etc. offered by you shall be considered for marking under S. No. .... of Annexure - II)

**Technical Information (Please✓ at the appropriate option)**

- a. Building - Load bearing ----- Frame Structure
- b. Building - Residential ----- Institutional -----Industrial -----Commercial
- c. No. of floors
- d. Year of construction and age of the building
- e. Floor of the offered premises

<b>Level of Floor</b>	<b>No. of rooms offered / Built up area</b>
Ground Floor	
First floor /Second floor	
Total Rooms offered / Total Built up Area	

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

Building ready for occupation Yes/No

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

Amenities available

Electric power supply and sanctioned load for the floors

Offered in KW (Mentioned) Yes/No

Running Municipal Water Supply Yes/No

Whether plans are approved by the local authorities Yes/No

Enclose copies

Whether NOC from the department has been received Yes/No

Whether occupation certificate has been received Yes/No

Enclose copy

Whether direct access is available, if yes give details Yes/No

Whether fully air conditioned or partly air conditioned Yes/No

Whether lift facilities are available Yes/No

No. of car parking/scooter parking which can be offered Yes/No

Exclusively to the Bank.

**\* Please enclose plans/ layouts of the building, copy of property document.**

**Declaration**

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

I/ We also agreed to construct/ addition/ alteration i.e. rooms, toilets and pantry with all fittings and fixtures, vitrified flooring & all other Civil works etc. complete as per Tender & Bank's specifications and requirements.

I will hand over the possession of the building after getting it constructed / renovated as per Bank's requirements. The rent will be released from the date of physical possession of the building complete in all respects to the entire satisfaction of the Bank.

Place:

Date:

**(Signature of Owner / Authorized Signatory)**

**(Seal of Bidder registered as Residential Bungalow/Building/Duplex)**

**TECHNICAL BID****(Hiring of Fully Furnished & Air-conditioned Residential Bungalow/Building/Duplex Rooms 06 - 08 Rooms on Lease Rent for SBI Transit House at Agra)**

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

**(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)**

State Bank of India invite tenders / offers to hire ready-to-move fully furnished and Air-conditioned "RESIDENTIAL BUNGLOW/BUILDING/DUPLEX" having 6 - 8 Rooms for use as "SBI TRANSIT HOUSE" for SBI officials from interested Owners/Individuals / Bidders / Companies under Two Bid system.

Name of Owner /firm:

Sr N	Parameters	Actual situation	Total Marks
1	No. of Rooms as per requirement	8 Rooms with attached washroom: 10 6-7 Rooms with attached washroom: 7 Less than 6 Rooms with attached washroom: 0	10
2	Premises location	On Main road: 5 Others: 0	5
3	Frontage	More than 30 feet: 5 20 to 30 feet: 3 Less than 20 feet: 0	5
4	Premises on Ground or upper floors	Entire area on Ground floor: 10 Entire area on First floor with Lift Facility: 8 Entire area on Second or Upper floor or Area on splitted floor (Ground+1 <sup>st</sup> Floor or 1 <sup>st</sup> +2 <sup>nd</sup> Floor or Upper Floors) with Lift Facility: 6 Area on splitted floor (Ground+1 <sup>st</sup> Floor) without Lift Facility: 4 Others: 0	10
5	Building structure	Frame structure: 5 Load Bearing: 0	5
6	Dedicated Parking	1. Parking area for 4 cars: 10	10

	(Free of cost)	2. Parking area for 3 cars: 7 3. Parking area for 2 cars: 5 3. Others: 0	
7	Distance from Taj Mahal	Within 03 km motorable distance: 5 Within 05 km motorable distance: 3 Others: 0	5
8	Location of the Premises	Park Facing Premises: 5 Green Belt facing Premises: 3 Others: 0	5
9	Surrounding of building	Adequate natural light and ventilation: 5 In-adequate natural light and ventilation: 0	5
10	Quality of construction, finishing, fittings, fixtures etc.	1. Excellent:15      3. Average: 5 2.Good: 10          4. Poor:0	15
11	Ambience, convenience and overall suitability of premises from Business point of view, as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	25
	<b>Total</b>		100

**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.

They get following marks

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.

Financial quotes for three premises are as follows:

A : Rs 70 per sqm for Built up area

B : Rs 60 per sqm for Built up area

C: Rs 50 per sqm for Built up area

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

$$C : (50/50)*100 = 100$$

$$B:( 50/60)*100 =83.33$$

$$A:(50/70)*100=71.43$$

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

$$A:(100 \times 0.70) + (71.43 \times 0.30) = 91.43$$

$$B:(89.74 \times 0.70) + (83.33 \times 0.30) = 87.817$$

$$C:(69.23 \times 0.70) + (100 \times 0.30) = 78.46$$

Therefore, most successful bidder shall be 'A' and Bank may invite 'A' for further negotiation.

**(PART OF TECHNICAL BID)**

**(Hiring of Residential Bungalow/Building/Duplex Rooms on license for SBI Transit House at Agra)**

**LIST OF MINIMUM INFRASTRUCTURES, AMENITIES ETC. REQUIRED**  
**(Kindly note that the list below is not exhaustive)**

Sr No.	Infrastructure/ Services/ Amenities/ Fixtures/ Consumables/ Facilities etc. available, to be provided and maintained by the Bidder/ Landlord  (Within the rate/ rent accepted by the Bank)
1.	Standard Rooms (06 - 8 nos.)
2.	No. of Car Parking within Premises for Bank (preferably 50% of numbers of rooms)
3.	Bank's back-lit Signboard at the Entrance & visible Location as per Bank's requirement
4.	Emblem on Room doors as per Bank's requirement.
5.	<b>Amenities etc. in each Room (must have attached washroom)</b>
A	1 no. King Size wooden double bed or 2 nos. Single Bed (as required by Bank) with 2 nos. bed side tables/ units and with Minimum 6" thick mattresses & soft Pillows of standard make.
B	Superior quality curtains/ blinds on windows (to be dry-cleaned/ washed/ vacuum cleaned as & when required)
C	Laminate/ Polish finish wooded cupboard
D	Laminate/ Polish finish wooden writing table (Preferable Brand Godrej, Durion)
E	Polish finish wooden writing chair with cushioned seat
F	Full Size dresser
G	Comfort sitting chair (cushioned) -2
H	Wooden center table with laminate finish/ glass top
I	Air-Conditioner of adequate capacity (with heating feature) with remote. In case heating feature is not in-built in AC, blower type room heater in Standard Room and Oil filled (remote operated) room heater in Deluxe Room shall be provided
J	Ceiling Fans, LED Lights, Exhaust Fan,
K	LED TV (preferably 52") Preferable Brand: Sony, Samsung, LG)
L	Cable/ DTH connection - Monthly charges shall be paid by SBI
M	Hi speed Wi-fi (Airtel, Jio) - Monthly charges shall be paid by SBI
N	Intercom facility
6.	<b>Amenities in each Washrooms attached to Rooms</b>
A	Storage type electric Geyser or central supply of 24 hrs. hot water supply
B	European type commode with health faucet & toilet paper holder
C	Washbasin with CP mixer or separate CP pillar cocks with looking mirror & shelf / soap dish or soap dispenser, CP Towel Ring
D	CP wall mixer faucet with shower. (Preferable Branch Kohler, Jaguar, Hindward Italian)
E	Cloth drying line, CP Towel rail, 4 nos. CP cloth hooks
F	Exhaust Fan
7.	<b>Other General Services/ Facilities/ Amenities etc.</b>

A	24 hours water supply in washrooms
B	24 hours full-load electricity supply (including power backup generators) in rooms
C	Regular pest / insects' control to keep rooms insect, flies, mosquito, rodent, termite free without leaving bad odor.
D	Lift Facility, in case rooms are on upper floors.
E	Occupants shall be entitled to enjoy all the free services available to other guests of the Residential Bungalow/Building/Duplex, free of cost.
<b>8.</b>	<b>Other Minimum Specifications (Airy, natural light &amp; damp free)</b>
A	Double charged 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	Adequate numbers of Modular Switches & Sockets at proper location for all the required fixtures and 2 additional sockets for charging mobile, laptop etc.
E	Furniture & Fixture items should be placed : Microwave,fridge, , Inverter, Modular Kitchen with electrical Chimney and electric Stove.
F	Mechanical shoe shiner at any convenient general place.

**(Signature of Owner / Authorized Signatory) (Seal of Bidder registered as Residential Bungalow/Building/Duplex)**

## (PART OF TECHNICAL BID) PREMISES REQUIRED ON LEASE

### GENERAL SPECIFICATIONS FOR CONSTRUCTION, ADDITIONS, ALTERATIONS OF A BRANCH BUILDING TO BE CARRIED BY OWNER ON HIS OWN EXPENSES AND OTHER TERMS & CONDITIONS

#### SPECIFICATIONS:

- ❖ Building will consist of R.C.C. framed structure with first class construction & all peripheral walls will be 23 cm. thick.
- ❖ All partition walls will be 11.5 cm. thick and will have 6mm steel @ third course.

#### Floor finish

- ❖ Vitrified tiles/granite / marble .
- ❖ Open area- Kota stone/cement concrete pavers.

#### Wall finish

- ❖ Internal-plastic emulsion/oil bound distemper /enamel paint of approved shade / make.
- ❖ External-waterproof cement paint-apex or stone cladding or front structural glazing as per case.
- ❖ Building should have floor to ceiling height approx. 3.0m.
- ❖ In toilets, pantry & drinking water area wall tiles of approved make/shade up to full height will be fixed.
- ❖ All sanitary & C.P. fittings will be of Jaquar/ Cera / Hindware.
- ❖ Doors: wooden frames with 38mm block board shutter doors with approved laminated both sides.
- ❖ All washrooms are to be provided with suitable openings for ventilators/exhaust fans (12"x12").
- ❖ Pantry will have granite top platform 2 feet wide with stainless steel sink.
- ❖ Electrical wiring and fixtures shall be of Havells/ Crompton/ Philips or as per Bank's standard.
- ❖ Floor: R.C.C with proper bedding and suitable floor finish.
- ❖ Reinforcement- As per standard IS codes

Above specifications are subject to vary as per actual site condition & as per recommendation of SBI.

#### Other Terms &Conditions:

- ❖ Owner shall engage qualified Architect/ Engineer for complete planning/supervision of construction etc.
- ❖ Possession of premises will be taken after completion of all works as per layout plan/as per specifications enumerated, after production of "NOC" from Competent Authority, all certificates from architects etc. as mentioned below.
- ❖ Owner will arrange required electrical load from electricity authority.
- ❖ Periodical maintenance of building to be done by owner.
- ❖ Followings to be furnished by owner through architect engaged by them, before possession of premises is taken by Bank-
- ❖ Structural Suitability Certificate of premises.
- ❖ Built Up Area Statement / Certificate.
- ❖ Completion Certificate as per plans/specifications provided by Bank.
- ❖ "NOC" from Civic Authority for commercial use of premises.
- ❖ Suitable space to be provided for staff parking & generator set (no rent will be given by Bank for this area).

- ❖ Suitable place to be provided for display of Bank's sign boards, hanging of outdoor unit of air conditioners and V-Sat with monkey cage on roof top (no rent for this facility).
- ❖ Twenty-four hours un-interrupted water supply arrangement to be made by way of underground / overhead tank & submersible pump exclusively for Bank.
- ❖ Building plans to be got cleared from Local Civic Authority For Bank's commercial use, in case of new construction.
- ❖ Bank will have separate & exclusive access to offered premises from main road.

**Declaration & Undertaking by the Bidder:** We have read and understood all parts of Tender Documents including 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 Residential Bungalow/Building/Duplex)**

**(TECHNICAL BID)**  
**DRAFT LEASE DEED**

**(Hiring of Fully Furnished & Air-conditioned 6 - 8 Residential Bungalow/ Building/  
Duplex Rooms on lease for SBI Transit House at AGRA)**

The Lease Deed Agreement is made on this ..... day of ..... 2026, at .....

**BETWEEEN**

Shri/Smt. \_\_\_\_\_ son/wife of Shri \_\_\_\_\_  
R/o \_\_\_\_\_ (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 Offices  
at 11, Sansad Marg, New Delhi - 110001 through Premises and Estate Department  
Sh. \_\_\_\_\_ (Designation) (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**

I. 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 at \_\_\_\_\_(address of the premises)\_\_\_\_\_ having a carpet area (*or built-up area whichever is applicable as per contract*) of \_\_\_\_\_ sq.m. (\_\_\_\_\_ sq.ft.) 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.
  - (ii) To pay \_\_\_\_\_ months rent as interest free advance deposit which is refundable at the time of termination of lease. However, the lessor/s at the time of termination of lease and vacation of the premises thereon, is/are entitled to adjust the said deposit towards the rent (subject to TDS) due if any, as on the date.
  - (iii) To pay all charges for electricity and water consumed by the Lessee in the demised premises to the appropriate authority according to the reading of the electric

meter or water meters to be installed in the demised premises by the Lessor (s) at his/their costs for the Lessee's use.

2. (i) The Lesser had been entitled at any time during the said terms; to install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and every part thereof as the Lessee may require without causing any material damage or injury to the demised premises and on the expiration or sooner determination of this lease to remove the same and every part thereof at its own costs without thereby causing any material damage to the demised premises.
  - (ii) To use the demised premises for the Bank's Transit House purpose.
  - (iii) To display its signboard / boards, 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 Lessee may in its absolute discretion think fit and the Lessor (s) shall have no objection thereto.
  - (iv) To yield and deliver up peacefully and quietly vacant possession of the demised premises to the Lessor (s) at the expiration or earlier determination of the lease period as the case may be, in a good condition except reasonable wear and tear.
  - (v) To allow the Lessor/s or his / their agents to enter, with or without workmen and / or architects, contractors etc. the demised premises or any part thereof by giving prior notice in writing to the Lessee to inspect the state and condition of the premises or any part thereon for the purpose of carrying out such repairs as required / found necessary under law or otherwise.
3. The Lessor (s) do and each of them doth hereby covenant with the Lessee as follows: -
    - (i) On the Lessee paying monthly rent hereby reserved and covenants and conditions herein contained and on the part of the Lessee to be observed the Lessee shall quietly hold, possess and enjoy the demised premises and every part thereof during the period of lease or any extension thereof without any interruption from or by the Lessor (s) or any person or persons lawfully or

equitably claiming by / through / under or in trust for the Lessor/s or successors or assigns.

- (ii) The lessor/s hereby declare and acknowledge the availing of \_\_\_\_\_ loan of Rs. \_\_\_\_\_ for the construction of new premises / for carrying out additions / alterations to the 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, equipment 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 at least 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.
- (xi) The Lessor shall have no objection whatsoever to the Bank installing, providing and operating a DG Set of required capacity in the demised premises.
- (xii) In future, if the Bank requires additional power the Lessor shall arrange for such additional power as per the Bank's requirement at the Bank's cost and expenses.

4. It is hereby agreed by and between the parties hereto as follows: -

- (i) In case of default in the payment of the taxes and other statutory dues, service charges, dues to society by the lessor (s) and a demand notice is served on the

Bank, the lessee may make payment of the same and such payment shall be against adjustment of future rents payable.

- (ii) If the Lessor (s) shall fail or neglect to pay rents, revenues, rates, taxes, impositions, outgoings and ceases howsoever or whatsoever payable by owner or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in good repair and condition and /or to keep the demised premises insured for such sum and against such risks as may be required for by the Lessee it shall be lawful (but not obligatory) for the Lessee to pay such rates, revenues, taxes, impositions, outgoings and ceases, to incur expenses to keep the demised premises and every part thereof in good repair and condition to keep the demised premises insured for such sum and against such risks as the Lessee in its absolute discretion may think fit and in any one or more of such cases the Lessee will be entitled in its absolute discretion to deduct such payments and such expenses as aforesaid with applicable interest from the rent hereby reserved.
- (iii) In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riots or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the Lessee, be void but in the event of the Lessee desiring to continue the lease and the Lessor (s) agreeing to repair the damage or injury the Lessee shall vacate such portion of the demised premises as may be required to enable the Lessor (s) to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the Lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.
- (iv) In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for the time being in force this Lease shall be determined, and the parties shall be entitled to such compensation as they may respectively be entitled under the law.

- (v) Notwithstanding anything to the contrary herein before contained, the Lessee shall be entitled and shall have the option to terminate this Lease at any time on giving \_\_\_\_\_calendar months' prior notice in writing to the Lessor (s) and on expiration of the period to be mentioned in such notice this lease shall cease to be operative.
- (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 Lessees a lease for further period/s of \_\_\_\_\_ (generally, 5+5 years) from the date of expiration of term hereby created on the same terms and conditions as a fresh lease agreement as are herein contained except the monthly rent which may be reduced / increased as mutually negotiated. 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-utilized portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, un utilized 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-utilized 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 WHERE OF THE PARTIES  
hereto have executed these presents the day and year first above written.

SIGNED SEALED AND DELIVERED

For .....

For State Bank of India

(Licensor)

(Licensee)

Witness:

Witness:

1. Name: .....

1. Name: .....

Address: .....

Address: .....

2. Name: .....

2. Name: .....

Address: .....

Address: .....

ANNEXURE -A

DETAILS OF FURNITURE, FIXTURE, AND AMENITIES TO BE PROVIDED BY THE  
LANDLORD (LESSOR) AND TERMS AND CONDITIONS AS PER ACCEPTED TENDER.