

NIT NO	AONIZ/RBO/ADB/2026-27/ 1
DATE	20/05/2026



**PREMISES REQUIRED ON LEASE**

**FOR SBI MSME NIRMAL BRANCH (20125), RBO ADILABAD,**

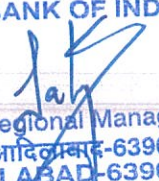
**AO NIZAMABAD**

APPLICATION TO BE SUBMITTED BY **15/06/2026** BY 3:00 PM

AT  
**STATE BANK OF INDIA**

The Regional Manager,  
Regional Business Office- I, ADILABAD ,  
H.No. 3-2-29/10, 1<sup>st</sup> Floor, SBI Shivaji chowk branch.  
Adilabad, Telangana - 504001,  
Ph No: 08732 232629,  
Email: [agmr1.aoniz@sbi.co.in](mailto:agmr1.aoniz@sbi.co.in)

कृते भारतीय स्टेट बैंक  
For STATE BANK OF INDIA

  
क्षेत्रीय प्रबंधक/Regional Manager  
आर.बी.ओ. आदिलबाद-63909  
R.B.O. ADILABAD-63909

Signature of the owners



**STATE BANK OF INDIA**  
**REGIONAL MANAGER,**  
**REGIONAL BUSINESS OFFICE,**

H.No. 3-2-29/10, 1<sup>st</sup> Floor, SBI Shivaji chowk branch – 504001.

**PREMISES REQUIRED ON LEASE**

State Bank of India Invites offers on behalf of the SBI from owners/Power of Attorney holders for premises on lease rental basis for Commercial / Office use having Total Carpet area of about approximately **789.68 Sq.mts. (8500 Sq. fts.)** on the **Ground Floor Only** with **1500 sq.ft. for construction of strong room (Vault)** and adequate in & out road way to pass heavy cash vehicles and parking place and others requirements as per RBI, BIS, Bank guidelines on construction of currency chest for **SBI MSME NIRMAL BRANCH (20125) under RBO ADILABAD**. The Premises should have all facilities including adequate power load, water supply, parking space, space for keeping generator, e-lobby and V-SAT, good frontage. The entire space should be on one single floor preferably on Ground floor. Premises should be ready for possession / occupation or a plot. The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from SBI website [sbi.bank.in](http://sbi.bank.in) or [www.sbi.co.in](http://www.sbi.co.in) under “SBI in the News” In “Procurement News” link from **23/05/2026** to **15/06/2026** and to be submitted duly filled. Preference will be given to the premises owned by the Govt. departments / public Sector Units / banks. The offers in a **sealed cover** complete in all respects should be submitted to **State Bank of India, Regional Business Office, RBO-I Adilabad, H.No. 3-2-29/10, 1<sup>st</sup> Floor, SBI Shivaji chowk branch, Dist: Adilabad – 504001 on or before 3.00PM on 15/06/2026**. The SBI reserves the right to accept or reject any or all offers without assigning any reasons therefore. Brokers will not be entertained.

Sd/

**The Regional Manager,**

Regional Business Office- I, ADILABAD ,  
H.No. 3-2-29/10, 1<sup>st</sup> Floor, SBI Shivaji chowk branch.  
Adilabad, Telangana – 504001,  
Ph No: 08732 232629,  
[Email: agmr1.aoniz@sbi.co.in](mailto:agmr1.aoniz@sbi.co.in)

**TECHNICAL BID (COVER- A)**

**(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)**

**STATE BANK OF INDIA**

Regional Business Office- I, ADILABAD ,  
H.No. 3-2-29/10, 1<sup>st</sup> Floor, SBI Shivaji chowk branch.  
Adilabad, Telangana - 504001,

**OFFER/LEASING OF OFFICE PREMISES.**

This tender consists of two parts viz. the Technical Bid having terms and conditions, details of offer and the Price Bid. **The Technical Bid and Price Bid for the proposal should be kept in separate sealed envelopes** and these two envelopes be placed in a **single cover** super scribing **“Tender for leasing of Premises for “SBI MSME NIRMAL BRANCH,**

**RBO ADILABAD”**

to **State Bank of India, Regional Business Office, RBO-I ADILABAD, H.No. 3-2-29/10, 1<sup>st</sup> Floor, SBI Shivaji chowk branch, Adilabad, Telangana – 504001.**

1	Carpet Area	Approximately 789.68 Sq.mts. (8500 Sq. fts.) on <b>Ground Floor only.</b>
2	Covered Parking Space	Preferably for 6 cars for Staff and 5 Cars for Customers Scooter parking for 30 no's, Separate Parking space for Cash Containers.
3	Open parking area	Approx 50-70Sq.mts.open parking area for customers to be provided.
4	Amenities	24 hours water facility, Generator power back up, Electricity etc.
5	Possession	Ready possession / occupation
6	Premises under construction	To be ready within 6 months.
7	Desired location	<b>On Main road of Nirmal, within 500metres from existing MSME Nirmal branch (20125).</b>
8	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority (ii) Single floor (Ground Floor) (iii) Govt. Departments / PSU / Banks
9	Unfurnished premises	May be considered and Bank will get the interior and furnishing work as per requirement. <b>However Civil works as per para 1.22 to be carried out by the owner.</b>
10	Initial period of lease	<b>5 + 5 years</b> with an option to renew for a further period of <b>5+5 years.</b>
11	Selection procedure	<b><u>In Technical evaluation, the premises getting less than 70 marks will be summarily rejected</u></b>
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.

14	Fitment Period	60 days rent free fitment period from hand over of premises for completion of interior furnishing work by Bank( for the 60 days power to be supplied free of cost to takeup the interior works )
15	Pre-Bid Meeting	03-06-2026 at 11:00 AM at Conference Hall, Regional Business Office, Adilabad.  All prospective bidders may avail this opportunity to interact with the tender committee and seek necessary clarifications with regards to this RFP.  No representations would be entertained at any later stage from bidders due to misinterpretation / misunderstanding of clauses and decision of the tender committee would be binding on all the bidders.

The successful bidder shall handover the vacant possession of the premises to the Bank 60 days before commencement of lease for carrying out interior furnishing works as per Bank's requirement. It is clarified that Bank shall not be liable for any rent/ premium etc. to the successful bidder during the aforesaid period of 60 days.( for the 60 days power to be supplied free of cost to take-up the interior works )

**Corrigendum** can be issued upto one (1) day before the date submission. Hence, bidders are advised to visit Bank's website regularly till the date of submission.

**RECOMMENDED**

**CHIEF MANAGER (OPS)**

P. SATYANARAYANA  
SS No. 8316  
CM OPERATIONS  
SBI, RBO Adilabad-63909

कृते भारतीय स्टेट बैंक  
For STATE BANK OF INDIA

क्षेत्रीय प्रबंधक/Regional Manager  
आर.बी.ओ. आदिलाबाद-63909  
R.B.O. ADILABAD-63909

## TERMS AND CONDITIONS

- 1.1 The successful bidder should have clear and absolute title to the premises. The Bank shall obtain legal title investigation report from the SBI empanelled advocate at own cost which shall be reimbursed by the successful bidder. The successful bidder will have to execute the lease deed as per the standard terms and conditions finalized by the SBI for the purpose, and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessors and the Bank. The initial period of lease will be 5 years and will be further renewed for 5 years (viz. total lease period 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the Bank only during the tenure of the lease by serving three(3) months prior notice. As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 25% after initial term of 5 years is completed. After 10 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5+5 years.
- 1.2 Tender document received by the SBI after due date and time i.e. 15/06/2026 after 3:00 pm shall be rejected.
- 1.3 The bidders/lessors are requested to submit the tender documents in separate envelope super-scribed on top of the envelope as Technical or commercial as the case may be (TECHNICAL BID AND PRICE BID) duly filled in with relevant documents/information at the following address: **State Bank of India, Regional Business Office, RBO-I ADILABAD, H.No. 3-2-29/10, First floor, Shivaji chowk, ADILABAD, Dist: ADILABAD – 504001.**
- 1.4 All columns of the tender documents must duly fill in and no column should be left blank. All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer. Any overwriting or use of white ink is to be duly initialed by the tenderer. The SBI reserves the right to reject the incomplete tenders.
- 1.5 The offer should remain valid at least for a period of 6 (Six) months to be reckoned from the last date of submission of offer i.e. 15/06/2026
- 1.6 There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other conditions, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the lessor is required to attach a separate sheet “list of deviations”, if any.

- 1.7 The Technical Bid will be opened on **15/06/2026 at 3:30 PM** in the presence of tenderers who choose to be present at **State Bank of India, Regional Business Office, RBO-I ADILABAD, H.No. 3-2-29/10, First floor, Shivaji chowk, ADILABAD, Dist: ADILABAD – 504001.**
- 1.8 . All tenderers are advised in their own interest to be present on that date at the specified time.
- 1.9 The SBI reserves the right to accept or reject any or all the tenders 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 bidder/lessor will be informed by the SBI for arranging site inspection of the offered premises.**
- 1.12 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.
- 1.13 Area measured must match with approved plan of the building. In no case any unauthorized construction shall be considered for proposed premises.
- 1.14 **The selection of premises will be done on the basis of technical evaluation. The premises getting less than 70 marks will be summarily rejected. The score finalized by Committee of the SBI in respect of technical parameters will be final.**
- 1.15 The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by the landlord. While renewing the lease, the effect of subsequent increase/decrease in taxes shall be taken into account for the purpose of fixing the rent. However, the landlord will be required to bill the concerned Branch Manager, SBI every month for the rent due to them indicating the GST component also in the bill separately. The bill also should contain the GST 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 SBI to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord. Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments to the landlord shall be made by Account Payee Cheque or RTGS/NEFT.

1.16 Mode of measurement for premises is as follows: Area of the premises should be clearly mentioned as Carpet area as per IS code 3861-2002 which could be always measured jointly by the Bank and the landlord. However carpet area of Toilets will be included.

**Inner to inner measurements will be taken for measurement, External wall thickness will not be considered, internal walls thickness will be considered if the walls are constructed as per the Bank's instructions.**

**Rental will be paid on the basis of "Carpet area" which is to be measured only after addition and alteration work carried out as per banks approved layout plan for the Branch.**

**A. Rentable Carpet area shall be area at any floor excluding the following area**

**1. Walls (External walls) 2. Columns 3. Balconies 4. Portico/Canopy 5. Staircase 6. Lofts 7. Sanitary shafts 8. Lift wells 9. Space below window sill 10. Box louver 11. AC duct**

**B. Measurement of Mezzanine floor area (if any) shall be considered as under:**

**1.0 Floor to ceiling Height 1. Above 2.6m: 100% of carpet area.**

**2. Above 2.1m upto 2.6m: 50% of carpet area.**

**3. Below 2.1m: Not to be considered C. The following shall be including in wall area and shall not be measured. 1. Door and door opening in the walls 2. Build in cupboards.**

1.17 The floor wise area viz. Ground, First, Basement if any, etc with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car parking spaces offered should be indicated separately.

1.18 The successful bidder/lessor should arrange to obtain the municipal license/ NOC/ approval for a) Banking activities in the premises and b) Layouts etc from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank. Bidder/Lessor should also obtain the completion certificate from Municipal authorities after the completion of interior furniture work. The required additional electrical power load of approximately 100-125 KVA will also have to be arranged by the bidder/lessor at his/her cost from the State Electricity Board or any other private electricity company in that area exclusively for bank 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 as per the requirements to the Bank at no extra cost to the Bank.

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

- 1.20 The landlord shall obtain/submit the proposal to Municipal Corporation/Collector/town planning etc. for the approval of plans immediately after receipt of approved plans along with other related documents so the interior renovation work can commence, in case of unfurnished premises.
- 1.21 After the completion of the interior works, etc. the lease agreement will be executed and the rent payable shall be reckoned from the date of occupation of the premises by the Bank which shall not include the fitment period of 60 days. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.
- 1.22 Rent should be inclusive of all present and future taxes whatsoever, municipal charges, society charges, maintenance. However, GST shall be paid extra at applicable rate and manner. However, while renewing the lease, the effect of subsequent increase/ decrease in taxes and service charges shall be taken into account for the purpose of fixing the rent.
- 1.23 Electricity charges will be borne by the Bank but water supply should be maintained by the Landlord/owner within the rent.
- 1.24 Bank requires a well-constructed commercial premises area on lease basis on Ground floor with ready carpet area of approximately 8500 sq ft including Strong Room (Vault) carpet area of minimum 1500 sq ft to be constructed as per RBI norms and as per bank guidelines.
- 1.25 Complete premises area on Ground floor (8500 sq ft) will be considered. Premises situated on multiple floors, higher floors are not be suitable as per requirements of the Currency Chest and will not be considered.
- 1.26 Premises must have access to surfaced road having clear carriageway width of at least 25 ft for easy transportation of large vehicles.
- 1.27 All civil works such as Construction of minimum 1500 sq ft Currency chest Strong room/ Vault (as per RBI Latest guidelines and specifications), ATM Rooms, Toilets inclosing toilet fixtures (High quality) and WPC doors, Store room, Record room, Electrical room & UPS room with Bison Board Doors/ 2hrs Fire resistant Door, Pantry with all accessories and doors etc. as per Bank's requirements, Cash room (Safe room) with 4 feet door and MS collapsible gate and ventilation as per Bank's specifications, RCC locker room (300mm Thick Reinforced Cement Concrete M20 Grade walls (12mm dia steel rods with 150mm center to center double mat staggered manner steel rods to be provided) , Bottom slab and top slab. If top slab concreting is not possible inside the locker room 20mm dia MS rods with 3 inch (75 mm) center to center steel mesh to be provided in both ways, as per Bank's specifications(locker room door and ventilator shall

be provided by the Bank), Electrical operated or Mechanically operated Rolling shutter, collapsible grill door at entry and emergency exit, ramp with S.S (grade 304) railing for disabled/old people, double charged vitrified tile flooring of Nitco/Kajaria/Johnson/agl/somany of equivalent make having Rs.90/- per sq.ft.as basic price, 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.

1.28 **Strong Room Specifications:** Strong room to be constructed by the Landlord under guidance and supervision of Bank's Engineer/ Bank's appointed Architect. **Cost of Construction will be borne by the Landlord.** All the mentioned technical specification is not final and can be changed/alterd as per the requirement of Bank/RBI and modification/addition may be proposed by Bank/RBI that needs to be done by the Landlord at their own cost.

• **Construction requirements:** To be constructed by the Landlord under guidance and supervision of Bank's Engineer/ bank's appointed Architect. Cost of Construction will be borne by the Landlord. Landlord has to handover the premises after completion of Construction. Lease rent will be started after clearance from RBI and the 60 days rent free fitment period for completion of Interior works from date of handing over possession of complete constructed premises. In brief following specifications are required to be incorporated in premises:

- The proposed premises will be having augmented security and will be constructed as per specifications circulated by the Reserve Bank of India. **Proposed Currency Chest vault will be constructed with at least 1500 sq ft carpet area, RCC Vault (all six sides) with 'AAA' standards.**
- Strong room (Vault) area of internal clear area (Usable area size without obstructions) requirements of at least **1500 sq ft with internal clear height of at least 10 ft (3000mm).**
- Vault will be constructed through RCC with Steel Rods and tang bar strengthening as per RBI guidelines. Complete specifications and Vault details can be collected from the above-mentioned address separately.

- The dimensions of vault should not be less than 30 ft on one side. **All 6 sides (Floor, Roof, Walls) of Vault will be constructed with minimum thickness of 450 mm with concrete mix of minimum M50 as per latest IS standards. Design mix to be obtained from renowned Government Institutions/ Labs.**
- Complete Vault area will be surrounded with a passage of at least 1150 mm on all sides and thus in any case the dimensions available for construction should not be less than 50 ft in Length/breadth/any side.
- **RCC walls, floor and roof of Vault will be strengthened with by mesh made by placing and tying rebars at 200 mm x 200mm centre to centre both ways; one such mesh placed staggered on both the faces of each wall, floor and roof, in such a manner so as to make less than 100 mm x 100 mm c/c through openings. The bar diameter of steel bars will be 20 mm.**
- **2 rows/ layers of Twisted tang bars laid with staggered joints and 25mm minimum overlap, purchased from authorized dealer (ISO Certified) will be laid in all 6 side walls/floor/roof. The twisted tang bars will be installed by the landlord on their own cost.** It should be in accordance with RBI guidelines and will be installed under supervision and guidance of Bank's Engineer/ bank's appointed Architect.
- Civil work of area other than Vault will be provisioning of separate washrooms for Ladies & gents, police guard rest room, cash receipt / sorting area, UPS/Battery room and other internal partitions as per layout approved by RBI will be constructed by the landlord.
- **All the mentioned technical specification is not final and can be changed/altered as per the requirement of Bank/RBI and modification/addition may be proposed by Bank/RBI that needs to be done by the Landlord at their own cost.**
- **Necessary tests to be conducted and reports to be submitted at all stages of works by Landlord.**
- **Stage wise construction photographs of all works to be submitted by Landlord.**
- **Fitness Certificate from authorized Structural consultant to be submitted by Landlord after completion of Construction of Currency chest.**
- For discussion on detailed construction requirements and other terms and conditions, bidders are requested to attend Prebid meeting.

- 1.29 If any construction is done by the Landlord on the **first floor above currency chest, Double slab should be constructed by giving a gap of minimum 750mm height.**
- 1.30 Premises should have adequate parking space (with separate provision of dedicated 4 Four wheelers including 2 LMV-Cash van and two-wheeler parking space) and other basic amenities like Water, Electricity, and natural ventilation. Washrooms and Civil construction shall be provided by the Landlord as per requirement of the Bank. Parking space shall be enclosed with brick wall/M. S. grills/ M. S. channel gates to augment the security of Cash Vans. It is proposed that the movement of Cash Vans inside compound area should not be visible from outside.
- 1.31 Offered Premises must have NOC for commercial use, map of the premises must be approved by local Govt. authority and it should be as per Telangana Building Bye-Laws, National Building Code of India & Telangana fire laws. **All Fire Fighting requirements as per latest National Building Code standards will be provided by the Landlord.** Only Fire extinguishers and Fire alarm system will be installed by the bank within the premises.
- 1.32 All openings/windows to have glazed lockable windows preferably of Aluminum or UPVC with security M.S. grills. The M.S. grill should be of 12mm square bars placed at 4”c/c both ways made in angle frame work will be carried out by landlords’ at their own cost.
- 1.33 Interior works like loose furniture, dry wall partition system, cubicles, and cabins false ceiling. AC lighting fixtures, signage’s, compactors for storage, electrical wiring for interior work etc., will be done by the Bank at its own cost as per requirement.
- 1.34 The inner walls should be finished wall care putty of Birla, etc. The walls should be painted with at least two coats of premium interior plastic emulsion paint of reputed brands like Asian/Berger/Nerolac etc. All wood/M.S are to be painted with two coats of Enamel paint. The shade/colour to be approved by Bank. Ceiling to be painted with white color. The front elevation and all external walls of the premises to be painted with APEX-ULTIMA.
- 1.35 Premises should have an independent/direct access from road and not through some other establishment. Premises should have 24x7 free access.
- 1.36 The premises should be approved under commercial usage duly authorized by the competent authority. Required Occupancy certificate is to be submitted upon completion of civil work or as applicable and required by the bank. The certificates are required to be submitted before execution of Lease deed.

1.37 Price bid should be complete in all respect. Price should be quoted in terms of rate per square feet only. In case the bidder quote lump sum rate, per square feet rate shall be calculated by dividing Lump sum rate by the area mentioned in Technical bid. **The offerors are requested to quote the rental rate after going through carefully the "Carpet Area Definition" and "Currency Vault Specifications" detailed in this document and expenditure involve.** Applicant with lowest rate shall be offered for Premises as per bank terms and conditions.

1.38 After completion of tender process, the approval process may take 3-4 months (Approx.) time as per bank's internal process of approval.

1.39 Selected bidder will be required to submit all the required documents within 3 working days, as and when any document related to offered property/premises is demanded by the bank. Delay in submission may be considered on case to case basis, however bank reserves all rights to cancel the tender, if it is apparent that the bidder is willingly delaying the process.

1.40 No tender will be received after the expiry of the time notified for receiving tenders under any circumstances whatsoever.

1.41 The Bank reserves the right to reject any or all tenders received without assigning any reasons thereof.

1.42 Tender validity period for this tender will be 6 Months.

1.43 Note: Construction work of Currency Chest will be started by the owner after receiving Security Clearance from RBI by the Bank. After getting shortlisted, Bank will seek Security Clearance from RBI for construction of Currency Chest at the shortlisted premises / Land.

I undertake to construct/modify the building in accordance with the above specifications and as per layout plan provided by the Bank. In case it is found at any stage after the building is taken over by the Bank that any of the above work has not been executed by me, I undertake that the same may be carried out by the Bank at my cost.

Place and Date:

Name & Signature of bidder/lessor

### DETAILS OF OFFER

With reference to your advertisement in the local dailies dated \_\_\_\_\_, I / we hereby offer the premises owned by us for housing your **FOR SBI MSME NIRMAL BRANCH (20125), RBO ADILABAD, AO NIZAMABAD** on lease basis:

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

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

Enclosures:

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

**Signature of the owners**

Name:

Address

Mobile No

### MODE OF SELECTION OF PREMISES

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

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

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

**PRICE BID (COVER –B)**  
**(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)**

**PREMISES REQUIRED ON LEASE**

**STATE BANK OF INDIA**

**The Regional Manager,**

**Regional Business Office- I, ADILABAD,**

**H.No. 3-2-29/10, 1<sup>st</sup> Floor, SBI Shivaji chowk branch.**

**Adilabad, Telangana - 504001,**

With reference to your advertisement in the \_\_\_\_\_ dated \_\_/\_\_/2026 and having studied and understood all terms and conditions stipulated in the newspapers advertisement and in the technical bid, I/We offer the premises owned by us for housing your branch/office.

**General Information:**

**Location:**

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

**Rent:**

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

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

The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by us. However the GST if levied on rent paid by us

**Signature of the owners**

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

**Declaration**

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

Place:

Date:

Name & Signature of bidder/lesser with seal if any

**DECLARATION BY OWNER**

- I/We, am/are aware that the rent shall be calculated as per the carpet area which will be measured in the presence of me/us and Bank Officials after completion of the building in all respects as per the specification/requirement of the Bank.
- The concept of carpet area as mentioned in tender document for payment of rent was explained to me/us and clearly understood by me/us.
- The Currency Chest will be constructed strictly as per the RBI and Bank's specifications and size. Strong room door, grill gate, Emergency door and ventilators are to be supplied by the Bank.
- A partition shall be provided inside the strong room approx. area 150 Sq Ft for keeping coins as per RBI guidelines.
- Separate toilets for gents and ladies will be provided.
- A collapsible gate, rolling shutters will be provided at the entrance and at any other point which gives direct access to outside.
- Entire flooring will be vitrified/mosaic and walls distempered.
- All windows will be strengthened by iron grills with glass and mesh doors.
- Required power load for the normal functioning of the Bank and shall apply for additional electric power load as and when requested by the Bank.
- Continuous water supply will always be ensured by providing overhead tank and necessary taps.
- Space for fixing Bank's sign board will be provided
- Separate electric meter in the name of bank, other required electrical facilities and additional points (lights, fans, power) as recommended by the bank will be provided.
- I/We declare that I am/we are the absolute owner of the plot/building offered to the Bank which is having valid marketable title. The building has permission to be used for commercial purpose from concerned authorities and if any Misuse Charge is levied at a future date by the statutory authorities, I/we undertake to bear the same.
- The charges/fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
- Bank will be at liberty to remove, at the time of vacating the premises, all electrical fittings and fixtures, counters, safes, safe deposit lockers, cabinets, strong room door, partitions and other furniture put up by you.
- All the other terms and conditions are accepted by us.

Yours faithfully,  
(Owner/s or authorized person)

Place:

Date:

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

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

Phone: \_\_\_\_\_

## LANDLORD CIVIL WORKS

1. All outer walls – 230mm Brick work.
2. Safe room and ATM Room : 230mm brick work.
3. Locker room: as per drawing.
  - a) All walls (and Slab): 300mm (12") thick M20 grade RCC.
  - b) Bottom slab : 300mm (12") thick M20 grade RCC if Its in Ground floor.
  - c) Roof to be provided 20mm MS Rods mesh with 3" c/c both ways. (for existing building with slab thickness < 300mm.
  - d) All walls (and Slab) to be reinforced with 12mm dia rods 6" c/c both ways and double matt. (Steel to be provided in staggered manner).
  - e) Bottom slab: 12mm dia bars 6" c/c both ways double matt. (Ground floor)
4. Electrical/Ups room door to be provided with 2hr Fire resistant door.
5. All rooms to be provided with wooden door frame and 30mm flush door shutters.
6. Toilet doors to be provided with WPC Doors.
7. Flooring with 800x800mm Double charged Vitrified tiles flooring.
8. Bathrooms to be provided with Flooring and dadoing tiles upto 7" height, and High quality fixtures of EWCs (BM, Female, Male), Washbasins (BM, Female, Male), Urinals (Min 2 Nos), Mirrors, Towel ring, etc.
9. Main Entrance, Exit of Branch to be provided with Rolling shutter with centralized locking and Collapsible gate, and wooden Flush door at Exit.
10. Safe room entrance to be provided with Collapsible gate with 4' door opening.
11. All the walls to be provided with Wall care putty and painting. All the grills, shutters, collapsible gates with enamel painting.
12. Ramp/Steps to be provided with Granite flooring and SS Railing.
13. Lunch room to be provided with Kitchen platform, sink and washbasin.
14. Windows and Ventilators:
  - a) Security MS Grills with 12mm Square bars 4" c/c both ways made in angle frame work to be embedded in concrete on all sides and bottom.
  - b) UPVC Sliding windows and UPVC Ventilators.

15. Rolling shutters, channel gates, Flush doors etc. has to be provided by Landlord as and where required for the Currency chest area as per bank requirement.

16. **Currency chest: as per RBI Norms.** (Area min. 1500 sqft clear internal usable size without obstructions, clear height 3000mm)

17. Technical Specification for construction of Currency Chests (CCs): **Metro Cities, State Capital and District HQ**

A	All walls, Floor and Roof Thickness	<b>Minimum 450mm (18") thick.</b>
B	Concrete Mix( as per IS 456)	<b>M50 Minimum.</b>
C	Bar Diameter	<b>20 mm</b>
D	Steel grid in walls, floor and roof	<b>Mesh made by placing and tying rebars at 200 mm x 200 mm c/c both ways, once such mesh placed staggered on both the faces of each wall, floor and roof, in such a manner so as to make less than 100 mm x 100 mm c/c through openings.</b>
E	Twisted tang bars laid with staggered joints and 25mm overlap , Minimum.	<b>a. 2 Rows in Walls b. 2 Layers in Floor c. 2 Layers in Roof.</b>
F	Surveillance passage / Patrol corridor	<b>1150 mm</b>

General Layout of Currency chest/ Strong room (Only for Reference)

