# STATE BANK OF INDIA
# RBO, AHILYANAGAR

**INVITES OFFERS FROM**
**OWNERS/POWER OF ATTORNEY HOLDERS**

**FOR**

**HIRING OF COMMERCIAL/OFFICE PREMISES ON LEASE**

**FOR PARNER BRANCH**

**LAST DATE FOR SUBMISSION OF TENDERS : 28.07.2026 AT 03.00 PM**

**TECHNICAL BID (COVER-1) WILL BE OPENED ON : 28.07.2026 AT 3.30 PM**

**(OR AS PER AVAILIBILITY OF COMMITTEE MEMBERS)**

Tenders to be submitted to:-

The Regional Manager
State Bank of India,
Regional Business Office
P11, MIDC
Ahilyanagar – 414 111
Maharashtra

TENDER SUBMITTED BY:

Name : _____

Address : _____

# TECHNICAL BID
# (Cover-1)

**TENDER**
**FOR**
**HIRING OF COMMERCIAL/OFFICE PREMISES ON LEASE**

## NOTICE INVITING TENDERS FOR HIRING COMMERCIAL/OFFICE PREMISES ON LEASE

**SBI** invites applications from Landlords willing to offer their RCC building premises on lease rental basis to the Bank for housing their Branch on lease/rental basisfor Bank as under:

| SR NO | NAME OF THE BRANCH | STATUSOF THE BRANCH | DESIRED LOCATION | Carpet Area Requirement including strong room. (+/- 10%) | Strong Room* and locker room (Carpet Area) forLocker/ CurrencyChest/Safe room |
|---|---|---|---|---|---|
| 1 | **PARNER** | Existing branch | In the vicinity of the existing branch. | **3000 SQFT** | **13.94 sqm** (**150** Sqft for strong Room and locker room each |

**Note:**

A. In case of requirement of Locker/ strong room* (B/C) class for lockers and storing other valuables, the same needs to be constructed in RCC in the premises as per IS (15369:2003) specifications and as per Bank engineer's guidance at owners cost.
B. In case of Locker room (B/C) class is not required as in A above, strengthening of floor slab is required to bear the additional load of "Locker Safe" to be kept in the premises.

The premises should be preferably in prime locality at desired location preferably on a main road with adequate dedicated parking space and predominantly in the cluster of commercial establishment on the **Ground floor** ready/likely to be ready for immediate possession.

**If ready premises are not suitable, open plot option will also be considered. The proposed plan (if any) and the proposed area to be offered should be mentioned in the technical and price bids for scrutiny purpose.**

**The marking in technical scrutiny will be done to open plot premises considering the location suitability and feasibility of new building construction as per Bank's plan.**

Premises should be ready for possession / occupation or expected to be ready within 3(three) months from the last date of submission of proposal. Preference will be given to ready to use premises. Preference will also be given to Premises owned by the Govt./Semi-Govt. departments / Public Sector Units / Public Sector banks. However Bank gives preference to the ready built building only and if not available would consider offers from the landlords who are willing to construct the building.

The format for submission of the "Technical bid" containing detailed parameters, terms and conditions and "Price bid" can be downloaded from the Bank's website www.sbi.co.in under important links "Procurement and others" for the given schedule.

The SBI reserves the right to accept or to reject any offer without assigning any reason therefore. No correspondence in this regard will be entertained.

**The applications which were rejected earlier will not be considered in the fresh advertisement. (In case of repeated advertisement)**

**No Brokers please**.

Sd/-
**The Asst General Manager**

## TECHNICAL BID
## TERMS AND CONDITIONS FOR
## HIRING COMMERCIAL/OFFICE PREMISES ON LEASE

This tender consists of two parts viz. the "Technical Bid" (having terms and conditions, details of offer and Annexure-I) and the "Price Bid". Duly signed and completed "Technical" and "Price Bid" are required to be submitted separately for each proposal (Photo copies may be used in case of multiple offers). The "Technical Bid" as described above) and "Price Bid" for each proposal/offer should be enclosed in separate sealed envelopes duly superscribed on top of the envelope as **"Technical Bid"** or **"Price Bid"** as the case may be and these envelopes are be placed in a single cover super scribing **"Tender for leasing of Commercial/Office premises for Branch of STATE BANK OF INDIA"** and should be submitted at the Office as mentioned on the first page of this document.

**Important points of Parameters -**

| | | |
|---|---|---|
| 1 | Carpet Area | **As mentioned in NIT** |
| 2 | Parking Space | Dedicated covered parking for **at least 3 to 4 nos four wheelers and 20-30 nos two wheelers**. |
| 3 | Open parking area | Sufficient open parking area for customers |
| 4 | Amenities | 24 hours Potable water supply availability, Generator power back up, Electricity etc. |
| 5 | Possession | Ready possession / occupation/expected to be ready within 3 (Three) months from the last date of submission of proposal. |
| 6 | **Premises under construction/ open plot** | **In the case of suitable ready to occupy premises are not available, under construction premises/ open plot premises will be considered subject to the premises will be ready for occupation within 6 to 8 months time. The marking will be done to open plots on their location suitability and proposed planning for new construction.** |
| 7 | Location | Preferably in prime locality and on a main road |
| 8 | Preference | (i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority.<br>(ii) Single Floor (Preference shall be given to GF)<br>(iii) Offer from Govt./Semi Govt. Departments / PSU / Banks<br>(iv) Ready to occupy premises/ expected to be ready within 3 (three)months from the last date of submission of proposal. |

| | | |
|---|---|---|
| 9 | Unfurnished premises | May be considered and Bank will get the interior and furnishing work done as per requirement. However, all mandatory Municipal license/NOC/approval of layouts, internal additions/alterations etc. as necessary from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing/ internal additions/alterations etc. in the premises by the Bank will be arranged by the owner. |
| 10 | Initial period of lease | Initial 5 years + option of 5 years with predetermined increase in rent @15 -25% after expiry of first term of 5 yrs at the time of renewal.<br><br>After 10 years rent can be negotiated and finalized by Premises Selection Committee (PSC) so that new lease can be executed for further term of 5+5 years |
| 11 | Selection procedure | Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weight age for price bids. |
| 12 | Validity of offer | 6 months from the last date of submission of the offer |
| 13 | Stamp duty / registration charges | To be shared in the ratio of 50:50. |
| 14 | Fit out period | 3 Months after completion of civil work and other mandatory approvals by Land lord. |
| 15 | Safety / Features | Water sprinkle system / Fire hydrant system in case of multi-story / Emergency exit / Fire Exit and all other safety measures as per Government norms. |

**TERMS AND CONDITIONS**

The successful vendor should have clear and absolute title to the premises and furnish legal title report from the SBI empanelled advocate at his own cost. The successful vendor 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 borne by the lessee and lessors in the ratio 50:50. Initial 5 years + option of 5 years with predetermined increase in rent @15 -25% after expiry of first term of 5 yrs at the time of renewal.

After 10 years rent can be negotiated and finalized by Premises Selection Committee (PSC) so that new lease can be executed for further term of 5+5 years

Tender document received after due date and time **shall be rejected**.

All columns of the tender documents must duly filled in and no column should be left blank. **All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer**. Any over-writing or use of white ink is tobe duly initialed by the tenderer. The SBI reserves the right to reject the incompletetenders.

In case the space in the tender document is found insufficient, the lessors/ tenderersmay attach separate sheets.

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.

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", ifany.

The Technical Bid will be opened **as per the schedule provided** ( the schedule may be changed as per availability of committee members ) in presence of tenderers who choose to be present at the office as mentioned for submission of the documents.

All tenderers are advised in their own interest to be present on that date at the specifiedtime.

**SBI reserve the right to accept or reject any or all the tenders without assigning any reason there for.**

Canvassing in any form will disqualify the tenderer. **NO BROKERAGE WILL BE PAID TO ANY BROKER.**

The shortlisted lessors will be informed by the SBI for arranging site inspection of the offered premises.

Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments (Rent+GST) to the successful tenderer shall be made by Account Payee Cheque or RTGS/NEFT.

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 givento the premises owned by the Govt. Departments / Public Sector Units /Banks as stated earlier.

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

a The details of parameters and the technical score has been incorporated in **Annexure I.** The selection of premises will be done on the basis of techno commercial evaluation. **70% weight age** will be given for technical parameters **and 30% for pricebid.** The score finalized by Committee of the SBI in respect of technical parameters will be final and binding to the applicant.

The income tax and other taxes as applicable will be deducted at source whilepaying the rentals per month. All taxes and service charges shall be borne by the landlord. While renewing the lease after expiry of initial lease period of (5+5) years, the effect of subsequent increase/decrease in taxes and service charges shall be taken into account for the purpose of fixing the rent. However, the landlord will be required to bill the SBI every month for the rent due to them indicating the GST component also (if applicable) in the bill separately. The bill also should contain the GST registration 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 tax registration number of the landlord.
Rent **shall be quoted based on the carpet area of the building only or on lumpsum basis if offered by the landlord during negotiation on the basis of total built up area offered,** taking into account the parking space, area for installation of generator and VSAT etc., and no separate rent shall be paid for these facilities. **Please note that the The GST is to be borne by the Bank but other Taxes, such as Municipal tax, property tax and other statutory taxes imposed by the Government / Local Authorities** and otherservice charges shall be borne by the landlords. However, while renewing the lease, the increase in taxes and other service charges shall be taken into account for the purpose of fixing the rent. In case, the Bank has to bear the tax in exceptional cases, while renewing the lease, the same shall be considered proportionate to the area occupied by the Bank on reimbursement basis i. e. the landlord has to pay the taxes and the amount would be reimbursed by the Bank based on the vouchers produced by the landlords. In case of defaultin the payment of taxes and service charges by the landlord and a demand notice is served on the Bank by the authority concerned, the landlord has to be advised to pay the tax due immediately or else, the same will have to be paid by the Bank against adjustment of future rent payable.

**Mode of measurement for premises is as follows:**

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
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:

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

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

The successful lessor should arrange to obtain the municipal NOC/approval of layouts, internal addition/alteration works etc. from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank. Lessor should also obtain the completion certificate from Municipal authorities after thecompletion of the above works.

The required additional electrical power load and Civil work of as required will also haveto be arranged by the lessor at his/her cost from the State Electricity Board or any other private electricity company in that area etc. and NOC and the space required for installation and running of the Generator (in case Generator is not provided) will also have to be provided within the compound by the lessors at no extra cost to the Bank.

Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost and arrange for requisite permission/approval for installation of Roof top antenna/outdoor units of air-conditioners/ display of signboards etc.

The lessor shall also 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.

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(i.e. from the date of handing over of the premises, completed in all respect as per the Bank's plan with all mandatory approvals in place). The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.

**General Scope of works of landlord:**

1. Superior quality flooring as required by Bank and skirting for the entire area and non-slippery tiles/glazed tiles for toilet floors/walls have to be provided. Separatetoilet for Ladies (with Wash basin) &gents (With Urinal & wash basin)

2. Electrical wiring with concealed conduits including light/fan points, switches, DB, panels etc. to be provided as per Bank's requirements.

3. Record/ Stationery room, Dining Room with sink, UPS room, will be constructed with Brick walls. RCC Cash room and Locker room **( 100-150 Sqft for strong room and 100-150 Sq Ft for the locker room**), as per bank's specification shall be constructed with RCC for Walls, Floor and Roof as per RBI / SBI specifications as required by the Bank.

4. Anodized aluminium panelled/ glazed main door, collapsible grill gate and Steel rolling shutter shall be provided at the main entrance.

5. All external doors shall be provided with Rolling shutters and collapsible gate. All windows, ventilators and cut outs will be provided with Strong steel grills and shutters as directed by the Bank.

6. Buildings having entire specified area in ground floor shall be preferable to the Bank. In case the proposed building is having split floors of the specified area and spread in ground and first floor, should have internal staircase as per the Bank specified drawing. If the staircase is not available, it shall be added suitably by structural addition with a structural Engineer advice.

7. Vitrified tiles as approved by Bank (Mega white shade of approved brand) flooring in the Branch/ Office and ceramic tiles flooring, false ceiling and dados in toilet, pantry areas and 1st class sanitary fixtures, CP bathroom fittings as approved by the Bank shall be provided.

8. Steps – Riser and tread – Jet black. Stainless steel handrails to be provided for the entrance steps and staircase. Physically Challenged Ramp Provision as per government specification of minimum slope of 1:12 with SS Hand rail needs to be provided for the Branch.
9. Covered generator room to be constructed on the rear side (16'0''' x 12'0'') with adequate bed & ventilation and this will not be included in the rent payable area (floor area). Compound wall to be constructed all around the building. Brick wall up to5'0'' height and top 3'6'' with steel posts and barbed wire fencing. Necessary gate arrangement to be provided including wicket gate.
10. The owner shall carry out civil, sanitary and electrical, repair/ maintenance works and ensure the roof remains water-tight during the lease period. In case the above repairs are required and the owner/s fails to attend to the same, the Bank will carry out necessary repairs at the risk and cost of the owner(s) and deduct all such relative expenses from the rent payable to the owner(s).

11. Plastic Emulsion Paint over partition walls, false ceiling and ceilings, enamel painting on doors and windows, rolling shutters, Grill etc. asper the Bank's instructions shall be done by the owner(s) after every three years failing which the Bank shall be at liberty to get the same done at the risk and cost of the owner(s) and deduct all such relative expenses from the rent payable to the owner/s.

12. The owner/s shall provide separate electricity meter having three phase electric Connection of required capacity as directed by the Bank.

13. Necessary arrangements for continuous water supply and independent Underground and overhead water tanks of sufficient capacity along with electric pump for lifting of water shall be provided by the owner.

14. Proper sewerage connection shall be arranged by the owner.

15. The owner shall hand over the possession of the building after getting it constructed/ renovated / modified / altered as per Bank's requirements and obtaining all statutory clearances from the local and government authorities for the leasing and use of the building e.g. Fire department's clearance, occupation certificate, Income tax department clearance etc. as applicable. The rent will be paid from the date of physical possession of the building complete in all respects to the entire satisfaction of the Bank.

16. Bank can make additions and alterations/ dismantling, 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 Bank may require without causing any material damage or affecting the safety of the structure.

17. The owner shall not have any objection for installation of ATM, V-Sat, D.G Set, glow signages by the Bank at suitable locations in the building. The owner shall obtain a sanctioned EB Power load **of 30 to 40 KW** at his own cost

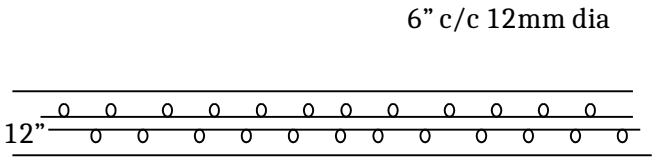
18. The above conditions are only illustrative not exhaustive. Other works depending upon the site conditions & as directed by the bank are to be complied with.

## SAFE &LOCKER ROOM

1. Construction of **SAFE &LOCKER ROOM** as per bank's specification with reinforced cement concrete

**Specification:**

All four side walls, roofs and floor are 30 cm thick with M30 grade reinforced cement concrete. 12 mm dia reinforcement at 6" centre to centre both ways and on both faces of the wall, floor & slab (a formation of reinforcement matt of 6" x 6" on either faces of the wall / roof / slab staggered in such a way that any view taken at right angles to the matt formations the reinforcement at every 3" centre to centre in elevation




Where it is not feasible to provide R.C.C. slab as specified, the ceiling should be fortified with M.S. grills consisting of 20 mm rods spaced 75 mm centre to centre in angle iron frame work.

2. **Construction of following rooms with 230mm thick brick as per the layout plan**:
   **(1) RECORDS ROOM, (2.) DINING ROOM, (3) UPS ROOM,**
   **(4) GENTS TOILET (5) LADIES TOILETS, (6) E-CORNER ROOM**

3. **Flooring- Vitrified tile 600mm x 600 mm**
   SOMANY: Crown snow, NITCO: vintage pearl
   Skirting – same floor tile
4. **Entrance opening** : clear opening size : **8' wide and 8' high**
5. **Entrance gate for Branch & e-corner**:
   **Standard MS ROLLING SHUTTER with double locking system in the external and standard COLLAPSIBLE GATE. Collapsible gate size shall be 8' wide and 8' high with locking system.**

6. **RAMP : 3'6" WIDE RAMP to be constructed for branch and e-corner. Slope of ramp should be 1:10 or 1:8 (i.e. for 1 feet height length is 10 or 8 feet)**

7. **Windows** – Inner– 3"x3" size M.S. Grill with12 MM Square Bar with wooden / aluminum shutters.

8. **Steps**– Riser and tread – Jet black. Stainless steel handrails to be provided for the entrance steps & staircase.

9. **Painting**

Internal Wall –Asian paint or equivalent paint with wall putty.
External Wall – Asian paint or equivalent paint with wall putty
Rolling Shutter – Grey. SBI emblem at Centre.
Grill & collapsible gate – Black colour

10. **Other conditions/ requirements.**

- Height of roof slab from the finished floor level = 12'0'' and height of bottom of lintel from finished floor level =7'6''.
- Urinal in gents toilet & wash basin, Western type WC, common wash basin and kitchen sink for wash
- Ceramic tiles are to be fixed in the toilet upto 7'0'' height and anti-skid tiles for the flooring. Colour and brand of the tiles are to be approved by the Bank.
- Compound wall to be constructed all around the building. Brick wall upto5'0'' height and top 3'6'' with steel posts and barbed wire fencing. Necessary gate arrangement to be provided including wicket gate.
- Covered generator room to be constructed on the rear side (16'0''' x 12'0'') with adequate bed & ventilation and this will not be included in the rent payable area (floor area).
- Continuous water supply arrangements are to be made in toilets and drinking water point to be provided in lunch room.

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- Dimensions, positions of rooms and column grid in the banking hall should not be altered / deviated without prior permission from the bank. Any additions and alterations in the building including the position and size of the windows/doors/ventilators/rolling shutters & partition works are to be carried out as per Bank's plan and as per the request of the bank.
- Space contiguous, below and above the safe room / locker room to be occupied by the bank.
- Building plan approval for construction to be obtained from the Local Municipal Authorities (Corporations /Municipality / Panchayats) & other statutory Government Bodies (building plan as given by the Bank).
- Construction work by the landlord has to commence only after the proposal is approved by the Bank and preliminary agreement is entered with the Bank. The building plan approval has to be obtained from Local Municipal Authorities before commencement of the work. Construction to be carried out strictly as per the plan approved by the local municipal authorities. No deviation will be permitted.
- the landlord has to get the structural design of the building designed by a reputed structural engineer. Landlord has to submit the Structural Stability Certificate and Construction Certificate for Strong rooms / Locker rooms to be issued by a reputed structural engineer who has designed and supervised the construction work.

Electrical layout will be sent separately. Wiring for the internal and external lighting / fan points / plug points / electrical fixtures like lights and fans to be provided in record room, ups room, dining room, passages, toilets etc as directed by the Bank .E.B. load to be obtained by the landlord as per Banks request & necessary E.B. deposit & cost of other related work for E.B. connection to be borne by landlord. (Details including the specifications & Power load will be given by the Bank's Electrical Engineer/ Consultant).

**The above conditions are only illustrative not exhaustive. Other works depending upon the site conditions & as directed by the bank are to be complied with.**

Place: Name & Signature of bidder/lessor(s)
Date: with seal if any

## DETAILS OF OFFER (Part of technical bid)
## OFFER SUBMITTED FOR LEASING PREMISES

**(If anybody willing to offer for more than one premises, separate application to be submitted for each premises)**

With reference to your advertisement in the _____ dated _____

We hereby offer the premises owned by us for Commercial / Office use on lease basis:

**General Information:**

| | | |
|---|---|---|
| **A** | **Location:** | |
| A.1 | Distance in Km from the main Branch /office | |
| A.2 | Distance in Km from the nearest City Bus Stop. | |
| **B**. | **Address:** | |
| B.1 | Name of the Building | |
| B.2 | Plot No & Door No. | |
| B.3 | Name of the Street | |
| B.4 | Name of the City, pin code | |
| B.5 | Building License commercial | YES / NO |
| C | Name of the owner | |
| C.1 | Address | |
| C.2 | Name of the contact person | |
| C.3 | Mobile no. | |
| C.4 | Email address | |

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

a. Building : Load bearing (-----) RCC Framed 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:

| **Level of Floor** | **Carpet area** |
|---|---|
| | |
| | |
| | |
| Total Floor Area | |

Note- The rentable area shall be in accordance with the one mentioned under clause/para 1.17 of "**Technical Bid".**

Building registered for commercial purpose : YES---/ NO-----
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 KVA (Mentioned) ----------

Availability of Running Municipal Water Supply Yes/No

Whether plans are approved by the local authorities Yes/No
(Enclose copies)

Whether NOC from the local authorities 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 Exclusively to the Bank | Car-<br>Scooter- |

**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. Cash safe Room, Record/Stationary room, System/ups Room, Ladies and Gents Toilet and Pantry with all fittings and fixtures, Verified Tile Flooring and other works as per Banks specifications and requirement.

Place:

Date: Name and signature of lessor(s) with seal

## ANNEXURE – I (PART OF TECHNICAL BID)

### HIRING OF COMMERCIAL/OFFICE PREMISESON LEASE

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

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

### TECHNICAL PARAMETERS AND SCORING BASED ON THEIR MARKS

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

| | Parameters | Actual situation | Total Marks | Marks obtained |
|---|---|---|---|---|
| 1. | Required Area **( The marking will also applicable for tentative proposed constructions on open plot)** | 1. Entire specified area on Ground Floor :10<br>2. Ground + First Floor: 07<br>3. Ground + First Floor +Other floors : 05 | 10 | |
| 2 | Premises Frontage on GF | 1. >= 40 feets = 10<br>2. >= 30 feets = 05<br>3. < 30 feets= 02 | 10 | |
| 3. | Parking space exclusive parking for SBI (Allotted Parking) | 1. Availability of parking as specified : 20<br>2. Availability of parking less than as specified but up to 50% of total requirement :10<br>3. No parking ( less than 50% of requirement) :00 | 20 | |
| 4. | Nearby surrounding, approach road, location | 1. Commercial market place with wide approach :10<br>2. Partly commercial / Residential locality with wide approach:05<br>3. Commercial market place with narrow approach : 03<br>4. Partly commercial / Residential locality with narrow approach :00 | 10 | |
| 6. | Surrounding of building | 1. Adequate natural light and ventilation : 05<br>2. In-adequate natural light and ventilation : 00 | 5 | |
| 7. | Quality of construction, finishing etc.Ambience, convenience and overall suitability of premises to Bank from Business points and technical points<br>( Proposed building construction and suitability of location will be considered while assessing of open plot offers) | As assessed by Premises Selection Committee | 45 | |
| | | | 100 | |

Place:

Date: Name & Signature of lessor with seal if any

**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 shortlisted-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 x 0.70) + (71.43 x 0.30) = 91.43
B:(89.74 x 0.70) + (83.33 x 0.30) = 87.82
C:(69.23 x 0.70) + (100 x 0.30) = 78.46

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