



**STATE BANK OF INDIA
LOCAL HEAD OFFICE
65, ST. MARK'S ROAD
BENGALURU – 560 001**

TENDER ID:

PART – A: TECHNICAL BID

**TENDER FOR HIRING/ LEASING AIR-CONDITIONED COTTAGE / HOTEL
ROOMS AS HOLIDAY HOME FOR SBI AT HUBBALLI, MADIKERI & DANDELI**

State Bank of India intends to hire “HOTEL ROOMS” which are in ready to occupy condition for use as “Holiday Home” on Lease basis. For further details and downloading Tender Document please visit Bank's website www.sbi.bank.in under the link “Procurement news” from **21.07.2026 to 12.08.2026**. The last date for submission of offers at this office will be on or before **12.08.2026 @ 3.00PM**. Further **Notice/Clarification** in this regard will be posted only on the Bank's above mentioned web site.

Brokers not permitted.

Deputy General Manager & CDO

LHO Bengaluru



NOTICE INVITING TENDER (NIT)

State Bank of India intends to hire on lease basis, Air-conditioned HOTEL ROOMS/Cottages which are in ready to occupy condition for use as Holiday Home from Individuals / Firms / Companies/ Trusts under Two Bid system as per details given below:

Number of Rooms Required	Location	Remarks
Fully furnished Twin Sharing Rooms in reputed Hotel @ Hubballi – 2 Rooms Madikeri – 6 Rooms Dandeli – 4 Rooms	Within 5 kms from Bus Stand / Railway Station.	The rooms need to be @
@ The rooms should be air-conditioned having facilities like attached bath/toilet with hot water facility, Intercom, Wifi, LED TV. @ Rooms needs to be fully furnished with double bed, side units with night lamps, study table with chair, curtains, wardrobes, Air – condition, Light fittings and fan in all the bedrooms. @ Rooms should be maintained properly and should be painted every year. @ Availability of adequate car/ vehicle parking for visitor.		

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.bank.sbi.in under important links “Procurement news” from **21.07.2026 to 12.08.2026**.

The offers in a sealed cover complete in all respects should be submitted on or before **12.08.2026 @ 3.00PM** during working hours at the following address-

Deputy General Manager & CDO
State Bank of India, Local Head Office,
65, St.Mark’s Road, Bengaluru – 560 001.

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

No Brokers please.

Proposals from outside desired limits will be out rightly rejected.

**Deputy General Manager & CDO
LHO Bengaluru**



TECHNICAL BID
TERMS AND CONDITIONS

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 Bid” and “Price Bid” are to be submitted separately for each proposal (Photo copies may be used in case of multiple offers). The “Technical Bid” and “Price Bid” 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 to be placed in third cover superscribing “**TENDER FOR HIRING/ LEASING AIR-CONDITIONED HOTEL ROOMS / COTTAGES AS HOLIDAY HOME FOR SBI AT HUBBALLI, MADIKERI & DANDELI**” and should be submitted at the Office of Deputy General Manager & CDO, State Bank of India, Local Head Office, # 65, St.Mark’s Road, Bengaluru – 560 001 on or before **12.08.2026 @ 3.00PM**.

Important points of Parameters –

1	Name of Work	Tender for Hiring / Leasing Air-Conditioned Hotel Rooms / Cottages as Holiday Home for SBI at Hubballi, Madikeri & Dandeli
2	Parking Space	Availability of adequate parking for visitors.
3	Amenities	• The rooms should be Air-conditioned having facilities like attached bath/toilet with hot water facility, intercom, Wi-Fi, LED TV. • Rooms need to be fully furnished with double bed, side units with night lamps, study table with chair, curtains, wardrobes, Air - condition, Light fittings and fan on all the bedrooms. • Rooms should be maintained properly and should be painted every year.
4	Possession	Ready possession / occupation/expected to be ready to use within 10 (Ten) Days from the last date of submission of proposal.
5	Premises under construction	Will not be considered and summarily rejected.
6	Location	Within 5 kms from Bus Stand / Railway Station.
7	Preference	(i) All the rooms should be well furnished. (ii) Higher floors in case of Hotel Rooms. (iii) Ready to occupy premises. (iv) Availability of safe and secured adequate parking space for visitors.

8	Unfurnished premises	Will not be considered.
9	Initial period of lease	3 years (minimum) + another 3 years on mutually agreed terms
10	Selection procedure	The technical bid will be opened on 12.08.2026 at 3.30 PM in presence of bidders or their authorized representatives who wish to be present. After preliminary scrutiny of the technical bids, verification of credentials, site inspection of the shortlisted premises offered by them, assessment of the offers, the financial bids of only those bidders, whose offers are found suitable, will be opened on a later date. The date of opening of financial bids will be intimated to those bidders whose offers are found suitable.
11	Validity of offer	6 months from the last date of submission of the offer.
12	Stamp duty / registration charges	To be shared in the ratio of 50:50 .
13	Documents to be enclosed with the Technical Bid.	Room size with dimensions, Room Numbers offered. Photograph of rooms and site plan of the Hotel showing the main approach road, road on either side if any, width of the road/s and landmarks around the Hotel. The bidder must submit copies of valid Trade License, valid Fire License and all other statutory Licenses / permits along with the offer. The successful bidder will be required to produce the originals of these Licenses / permits for verification if required before finalizing the contract
14	Other Amenities	The bidder shall be prepared to rent well-maintained air-conditioned rooms equipped with modern facilities along with the following facilities: • Car Parking. • Restaurant. • LED Colour Television. • Lift facility for multi-storey building. • 24 Hours water, hot and cold running water in the bathrooms with western type toilets. • 24 Hours electricity supply with generator back-up. • Intercom facility in the room. • Good quality Curtains and mattress to be provided. • Rooms should be airy with sufficient sunlight in the day time, with proper ventilation.



INSTRUCTION TO TENDERERS

1.1 The successful vendor should have clear and absolute title to the premises and furnish legal title report from SBI empaneled advocate at his own cost. The successful vendor will have to execute **the lease deed as per the standard terms and conditions of State Bank of India** for the purpose, and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessors and SBI. The initial period of lease will be 3 years with requisite exit clause to facilitate full / part de-hiring of space by SBI during the pendency of the lease after serving notice period of minimum 3 months. After completion of 3 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 3 years.

1.2 Tender document received by LHO, Bengaluru at Bengaluru after due date i.e. **12.08.2026 shall be summarily rejected.**

1.3 The lessors are requested to submit the **tender documents in separate envelopes** superscribed on top of the envelope as “**Technical Bid**” or “**Price Bid**” as the case may be duly filled in (as stated earlier) with relevant documents/information at the **following address:**

Deputy General Manager & CDO
State Bank of India, Local Head Office
65, St.Mark's Road, Bengaluru – 560001.

1.4 All columns of the tender documents must be 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 to be duly initialed by the tenderer. SBI reserves the right to reject the incomplete tenders.

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

1.6 The **offer should remain valid** at least for a period of **6 (SIX) months** to be **reckoned from** the last date of submission of offer.

1.7 There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other conditions, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the offeror is required to attach a separate sheet “list of deviations”, if any.



1.8 The **Technical Bid** will be **opened on 12.08.2026 at 3.30 PM** in presence of tenderers who choose to be present at the office of Deputy General Manager & CDO, State Bank of India, Local Head Office, # 65, St. Mark's Road, Bengaluru – 560 001. All tenderers are advised in their own interest to be present on that date at the specified time. The shortlisted lessors will be informed by the SBI for arranging site inspection of the offered premises.

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

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

1.11 SBI shall impose penalty in case of complaints by guests / SBI are not addressed within one week of complaint being recorded in the register.

1.12 The particulars of amenities provided / proposed to be provided in the hotel should be furnished in the technical bid.

1.13 The tenderer should not have been blacklisted by any of the Government /PSU/ Trusts and no case should be pending or filed or pending in any courts for any illegal activities.

1.14 The Hotel Rooms offered should be in good and ready to occupy condition. The rooms should be ready for occupation **within 10 days** after the acceptance of their offer by SBI.

1.15 It may be noted that no negotiations will be carried out, except with the lowest tenderer and therefore most competitive rates should be offered.

1.16 Rate quoted should be **rent per month inclusive of all taxes and other charges if any**, however GST will be paid extra by the Bank. Nothing extra will be paid other than the monthly lease rent. Lease rent is payable after completion of each month.

1.17 Lease period: **Minimum period of lease will be Three (3) years and minimum notice period of Three months from Bank's side** for termination of agreement during the pendency of the lease. The lease period will be extendable for mutually agreed period & rent after completion of 3 years.

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



1.19 **Electricity:** The building should have sufficient electrical / power load / power back up / Lifts sanctioned and made available to SBI guests.

1.20 **Parking:** The bidder shall provide adequate four-wheeler / two-wheeler parking for SBI guests, and no charges should be collected for parking.

1.21 **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**.

1.22 **Preference** will be given to the premium properties with sufficient numbers of rooms and are provided with modern amenities, recreational activities and spaces.

1.23 The **income tax and other taxes** as applicable will be **deducted at source** while paying the rentals per month. **All taxes and service charges** shall be **borne by the landlord**. However, **the landlord will be required to bill 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 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.

1.24 **The interest free rental deposit equivalent to maximum six month's rent may be granted to the landlord at the time of taking possession of the premises** depending upon the need / demand of the landlord for the same and such deposit will have to be adjusted during the last six months of occupation.

Place:

Name & Signature of bidder/lessor(s)

Date:

with seal if any



TECHNICAL BID

(To be submitted on the letter head of the bidder)

1	Name and Address of the property	
2	Phone Nos. / Email ID	
3	Ownership: Proprietorship/Partnership/Public Ltd / Pvt Ltd	
4	Contact Person with designation and Mobile No.	
5	Total no of Floors available and Total no of Rooms.	
6	Floor and room no's offered to SBI	
7	Availability of Lift with generator facility (Nos, brand and capacity)	
8	Total No of parking slots available.	
9	Distance from Bus stand / Railway Station	
10	Copy of license of the property.	
11	Total size of the property / plot. Total Built up area of whole property.	
12	Total Number of Rooms with carpet area measurements.	
13	Whether Restaurant Attached.	
14	Details of furniture and facilities provided in the room	



15	Rooms / Cottage offered with Details such as floor No., No. of beds, Carpet area of room, furniture, other appliances etc available in the room. Attach Photos of rooms offered.	
16	Details of nearby emergency medical facility available.	
17	Places of tourist interest in and around	
18	Locational Advantages	
19	Any Guides / Travel help like cab booking available in the Hotel	

Date:

(Name & Seal of the authorized signatory)



ANNEXURE – I (PART OF TECHNICAL BID)
PREMISES REQUIRED ON 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:

SN	Parameter	Maximum Marks
1	Location	10
	Main gate on the main road (10 marks)	
	Main gate on the approach road (5 marks)	
	No proper approach road (0 marks)	
2	Available Views from the Rooms	10
	Garden / Mountain View (10)	
	City View (5)	
	No View (0)	
3	Quality of Rooms, Lift facility (if applicable), Available space, adequately ventilated, Ambience & Suitability of premises	30
	Excellent (30)	
	Good (15)	
	Satisfactory (5)	
	Unsatisfactory (0)	
4	Amenities (swimming pool, recreational space, Gym etc)	20
	All three amenities available within the property (20)	
	Any one / two amenities available within the property (12)	
	Tied up with nearby property (7)	
	Not available (0)	
5	Parking	10
	Availability of sufficient Parking space (10)	
	Less / No Parking Facility within the property (0)	



SN	Parameter	Maximum Marks
6	In-house restaurant facility	20
	Separate Kitchen with dining facility within the property (20)	
	Only Kitchen facility (10)	
	No facility (0)	
	TOTAL	100

Place:

Date:

Name & Signature of lessor with seal if any



FINANCIAL BID (ENVELOPE – II)
TO BE SUBMITTED BY THE BIDDER
SEPERATELY UNDER TWO BID SYSTEM

=====

Name and Address of Hotel / Property:

Nearest Landmark/ milestone:

SN	Room No	Floor	Room No	Area of the Room	Total Rent per month plus GST
1	Normal Room – 1				
2	Normal Room – 2				
3	Normal Room – 3				
4	Normal Room – 4				
5	Normal Room – 5				
6	Normal Room – 6				
		Total Rent			

(Please quote rate for rent per month all-inclusive except GST)

Lease Period : 3 years

NOTE:

1. The offer should remain valid at least for a period of 06 months (six) to be reckoned from the last date of submission of offer.
2. L-1 bidder will be decided based on total outgo during the entire term of 3 years.
3. The rate quoted shall be inclusive of all taxes and other expenses except GST.
4. Financial bid is to be opened after scrutiny of Technical bids, inspection of Hotels and shortlisting of the hotels.

(Name & Seal of the authorized signatory)



RENTAL AGREEMENT FORMAT

This agreement is entered into between _____ represented by _____ and the company having its registered office at _____ hereinafter referred to as '**Lessor**' or '**First Party**' (which expression if the context so requires would mean and include its successors, executors, administrators and legal representatives)

AND

State Bank of India, the Bank constituted under the State Bank of India Act 1955 having its corporate office at State Bank Bhavan, Madam Cama Road, Mumbai, local head office at Bengaluru and its administrative office at Mysuru, represented by the _____ (referred to as the '**Lessee or the Bank**' which expression unless repugnant to the context shall include its successors and assigns)

WHEREAS

The Lessor is the owner and is possessed of or otherwise well and sufficiently entitled to a Hotel known as _____ situated at _____ (hereinafter referred to as the said '**Hotel**') more particularly described in the schedule hereunder written and the Lessor provides lodging facilities to its customers at the said Hotel.

The Lessee has taken on lease ____AC rooms fully furnished with attached bath rooms of the said Hotel belonging to the Lessor to be used as a holiday home for the employees of State Bank of India and their families and other persons as may be nominated by the Lessee (hereinafter referred to as '**Allottees / Occupants**') on the terms and conditions contained in the agreement dated _____ executed between the Lessor and Lessee.

The Lessor has accepted the aforesaid request of the Lessee and has agreed to let the Lessee ____ AC rooms (fully furnished and with attached bath rooms) situated in the _____

NOW THIS AGREEMENT WITNESSED AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS.

1. The Lessor has at the request of the Lessee agreed to grant leave and lease to the Lessee, ____ AC rooms in the said Hotel building (hereinafter referred to as 'Leased Rooms') for residential purpose to be used as their Holiday Home for 3 years commencing from _____ on the terms and conditions hereinafter contained. The Lessor shall intimate the details/specifications and room numbers by a letter written to the Lessee immediately following execution of this Agreement.



2. That in pursuance of the agreement recited above and in consideration of the monthly rent hereby reserved to be paid and on the covenants, conditions and stipulations hereinafter contained and to be paid, observed and performed by the Lessee, the Lessor hereby grants unto the Lessee licence to use and occupy the said Leased Rooms with all its structures, fixtures and fittings including electrical installations in or upon therein and appurtenant thereto for a period of 3 years commencing from _____ determinable earlier at the option of either party in the manner hereinafter provided, on payment of monthly rent of Rs. _____ (Rs. _____ only) plus applicable taxes, shall be paid on or before 10th of every month to the current account No _____ of _____, (the Lessor) maintained with State Bank of India, _____.
3. The lease is liable to be extended on expiry of 3 years of lease term as per the mutual acceptance by both the parties.
4. A copy of holiday home room allotment letter issued by the Bank authorities along with the staff identity card will be produced by the occupants before checking in.
5. Accommodation will be provided by the Hotel for 2 adults and 2 children of the employees of the Lessee in each room. In case of need, one extra bed will be provided by the Hotel at no extra cost.
6. The Lessor shall ensure supply of uninterrupted power supply to the premises for lighting and use of other electrical equipment's.
7. The Lessor shall always bear and pay to the authorities concerned, all types of taxes payable in respect of leased premises.
8. The Lessor shall pay all the charges for water, the electricity consumed, telephone charges and rent for the telephone if any, in respect of leased premises directly to the authorities concerned.
9. The Lessor shall ensure to provide regular, continuous and adequate supply of water at all time to all the Leased rooms at Lessor's own cost. The Lessor shall ensure cleanliness of the Leased Rooms and its toilets. The rooms are to be maintained clean and tidy at all time.
10. The Lessee shall not make or permit to make any structural alterations or additions to the premises under lease agreement, without the consent by the Lessor.
11. The Lessee shall not without the previous consent in writing of the Lessor make any alterations or additions to the external appearance of any part of the said building in any manner whatsoever. The Lessee shall be entitled to put up nameplates at such place and of such size in consultation with the Lessor.
12. The Lessee shall use such building only for residential purpose of the employees of State Bank of India or their dependents, as also for accommodating employees of families of such employees of other institutions or bodies associated with State Bank of India to its discretion.



13. The Lessee, shall not except herein before provided, let, assign or otherwise part with the possession of the said building or any part thereof. The Lessor and/or any of his agents, surveyors and workmen duly authorised by them may enter into the said building at all reasonable time for the purpose of either viewing the conditions of the said building or doing any works or things as may be necessary for any repairs, alterations, maintenance or improvements therein or thereon ownership of the said building premises is retained by the Lessor.
14. The Lessee shall vacate, quit or leave the said building on the expiry or sooner determination of the lease or after the expiry of such renewed period as the lessee may opt for.
15. The Lessor shall carry out at their own cost and responsibility all necessary structural repairs to the Leased
16. The Lessor shall permit the Lessee and the occupants to enjoy all the amenities and or all such amenities as may be provided in the said building during the currency of lease, including but not limited to the common area, lift, lobby and restaurant area.
17. The occupants may use the services of the restaurant at the hotel or order for serving of food at the rooms. The same will be charged to the occupants and Bank is not liable to settle the bills.
18. The Lessor shall insure the said building, if required, against damage for loss and fire at their own cost
19. The Lessor shall at their cost do necessary maintenance work and paint / repaint the Leased Rooms and the said Hotel on regular basis at least once in every 3 years during the period of agreement
20. The Lessee, on paying the rent hereby reserves, observes and performs the several covenants and conditions on the part of Lessee herein contained, shall quietly uses and occupies the said building during the term of this lease without interruption by the Lessor or any person lawfully claiming under or in trust for the Lessor.
21. If the Lessor fails to pay the rent for a continuous period of 2 months, the Lessor shall be at liberty to exercise their right to determine and cancel the lease agreement after giving notice of 3 months in writing to make good the default.
22. The Lessor shall without prejudice to other rights mentioned herein be entitled to terminate this agreement by 3 months' notice in writing in the event of breach of any of the covenants by Lessee, provided that before exercising this right, the Lessor should give one month notice calling upon the Lessee to remedy the breach and if the Lessee has failed to remedy the same, the lease shall not be terminated by the Lessor during the period of the lease herein granted or extended except on the grounds provided herein.
23. Lessee may terminate the lease prior to the aforesaid term of the lease or prior to the expiry of any extended term of the agreement as provided in this agreement by giving 3 months prior notice to Lessor without being liable for any claim for damage or compensation for such earlier determination of the lease and thereupon the Lessee shall quit / leave or vacate the said building



on or before the expiry of the notice period and will also pay the rent becoming payable and all other charges payable under this lease upto the date of vacating / leaving the said building to the Lessor.

24. Any consent or notice required to be given hereunder shall be in writing and if given by the Lessor shall be sufficient if signed by the Lessor or a duly constituted attorney on his behalf and shall be given to or served on the Chief Manager HR, State Bank of India, Administrative Office, _____ and any notice to the Lessor shall be served to the Lessor at the address of the Lessor mentioned above or any changed address as may be communicated by Lessor from time to time.

25. The Lessee shall keep this original agreement and a copy shall be delivered to the Lessor. If any permission is required to be obtained from any of the local authorities or rent controller etc., for grant of leave and lease as contained herein, the same shall be obtained and compiled with by the Lessor.

26. All the expenses pertaining to this agreement and any other incidental charges to be borne by the Lessor and Lessee in equal proportion.

27. It is also agreed that both the parties reserve the right to terminate the agreement at any time during the tenure of agreement by giving 3 months advance notice in writing.

SCHEDULE OF THE PROPERTY

LESSORS

for and on behalf of

State Bank of India, Local Head Office, Bengaluru

Witness :

01.

02.