STATE BANK OF INDIA

INVITES TENDERS

FOR HIRING OF PREMISES
FOR
MOTA CHARODIYA BRANCH, DISTT: BHAVNAGAR, GUJARAT – 364 505

Last date for submission of Tenders: 15:00 hours on 29.08.2026

Opening of Tenders: will be intimated to bidders 24 hours prior to date of opening on the e-mail ID / Mobile No. given by them on the envelope

Tenders to be submitted to:

The Assistant General Manager
State Bank of India,
Regional Business Office - II
Fourth Floor, Nilambaug Circle,
Bhavnagar – 364 001

TENDER SUBMITTED BY:

Name : ______________________________

Address : ______________________________

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<u>**NOTICE INVITING TENDER (NIT)**</u>

<u>**COMMERCIAL/ OFFICE SPACE REQUIRED ON LEASE**</u>

State Bank of India invites offers for shifting of Mota Charodiya Branch Bhavnagar – 60277 from **owners / power of attorney holders** for premises on lease rental basis for Commercial / Office use having built up area of **2500 sqft (±10%) on ground floor** located in main area / main road of Mota Charodiya area within the radius of 1 km from the existing branch premises with all facilities including good visibility, adequate power and water. Premises with good frontage i.e. more than 30 feet shall be preferable to the Bank. The premises should have sufficient parking area. The bidder shall provide space of 80 sqft to 100 sqft for installation and running of the generator within the compound at no extra cost to the Bank. No separate payment shall be paid for these facilities.

Building having entire specified area on ground floor shall be considered. **Premises on first floor & above shall not be considered and considered as technically disqualified. Premises which is ready for possession / occupation shall be preferred. Open plot shall be considered.** The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from website www.sbi.bank.in under procurement news, the link is: https://sbi.bank.in/web/sbi-in-the-news/procurement-news

This tender consists of two parts viz. the **Technical Bid having terms and conditions, details of offer and the Price Bid.** Duly signed and completed separate Technical and Price Bids are to be submitted for each proposal using xerox copies in case of multiple offers. **The Envelope** (**A**) shall contain duly signed and stamped Technical Bid, all supporting property documents with approved plan, BU Permission etc. **Envelope (B)** contains Price Bid for the proposal should be enclosed in separate sealed envelope and these two envelopes be placed in a single cover super-scribing **"Tender for Leasing of SBI MOTA CHARODIYA BRANCH BHAVNAGAR, DISTT: BHAVNAGAR, GUJARAT – 364505**" and should be submitted to **the Assistant General Manager, State Bank of India, Regional Business Office – II, Fourth Floor, Nilambaug Circle, Bhavnagar – 364 001** on or before 29.08.2026 at 3:00 pm**.**

<u>**The bidder/s shall clearly mention their contact number and active e-mail ID on the envelope**</u>**. The date of opening of tender shall be intimated to the bidder 24 hours prior to the date of opening of tenders on the e-mail ID given by them. SBI shall not be responsible in any manner, in case the e-mail does not reach the bidder or any other technical fault.**

Preference will be given to the premises owned by the **Govt. Departments / Public Sector Units**. The SBI reserves the right to accept or reject any offer at any stage without assigning any reasons thereof. Only authorized representative on behalf of bidder, carrying authority letter or power of attorney with him/ her along with photo ID and address proof shall be allowed to attend any meeting/ bid opening. No bidder/ representative shall be allowed to attend the meeting/ bid opening with mobile phones.

IMPORTANT POINTS OF PARAMETERS -

1.	**Type of Building**	**Commercial**
2.	**Built up Area**	**2500 sqft (±10%)**
3.	**Covered Parking Space**	Preferable
4.	**Open parking area**	Sufficient open parking area for customers/visitors
5.	**Amenities**	24 hours water facility, Electricity, Generator power back up for essential services like lift, pump etc.
6.	**Possession**	Preferably ready for possession / occupation
7.	**Premises under construction/open plots**	**Will be considered**
8.	**Desired location**	Located in main area / main road of Mota Charodiya area within the radius of 1 km from the existing branch premises. It is desirable to have parking space for 3 four-wheelers and 10 two-wheelers for customers. Building shall have entire specified area on ground floor. **Premises on first floor & above shall not be considered and considered as technically disqualified. Premises which is ready for possession / occupation shall be preferred. Open plot shall be considered.** The bidder shall provide space of 80 sqft to 100 sqft for installation and running of the generator within the compound at no extra cost to the Bank. No separate payment shall be paid for these facilities.
9.	**Preference**	(i) Premises duly completed in all respects with required occupancy certificate and other statutory approvals of local civic authority. (ii) Ground floor (iii) Govt. Departments / PSU / Banks
10.	**Unfurnished premises**	Only unfurnished premises will be considered, and Bank will do the interior and furnishing work as per requirement.
11.	**Period of lease**	Lease in the Bank's prescribed format for initial period of 5 years with an option to Bank to renew for further period of 5 years at predetermined increase in rent @ 15-25% after expiry of initial term of 5 years, at the time of renewal.
12.	**Selection procedure**	Techno-commercial evaluation by assigning 70% weight age for technical parameters and 30% weight age for price bids.
13.	**Validity of offer**	6 (Six) months from the last date of submission of the offer (which may be extended due to exigency)
14.	**Stamp duty / registration charges of Lease Deed**	To be shared in the ratio of 50:50.
15.	**Fitment Period**	60 days rent free fitment period from hand over of premises for completion of interior furnishing work by Bank.

The successful bidder shall handover the vacant possession to the Bank for 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.

Please note that any addendum will be published on Bank's website only i.e. www.sbi.bank.in under SBI in the news under procurement News. Hence, bidders are advised to watch the website regularly.

TERMS AND CONDITIONS

1.1 The bidders should have clear and marketable title to the premises offered and furnish legal title report from the SBI empaneled advocate at his own cost. The successful bidder shall have to execute the lease deed as per the standard terms and conditions finalized by the SBI. **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 at the discretion of bank (viz. **total lease period 10 years**) with requisite **exit clause** available to the Bank only to facilitate full / part de-hiring of space by the Bank during the pendency of the lease. However, such exit clause shall not be available to the Lessors. As regards **increase or decrease in rents** payable, increase in rent if any shall be **subject to market conditions** and to a maximum ceiling of **25% after initial term of 5 years is completed**.

1.2 Tender document received by the Bank **after due date and time i.e. 29.08.2026 after 3:00 pm shall not be considered in the tender process.**

1.3 The bidders are required to submit the **tender documents in separate envelope. The Envelope** (**A**) shall contain duly signed and stamped Technical Bid, all supporting property documents with approved plan, BU Permission etc. **Envelope (B)** contains Price Bid for the proposal should be enclosed in separate sealed envelope and these two envelopes be placed in a single cover super scribing **"Tender for Leasing of SBI MOTA CHARODIYA BRANCH BHAVNAGAR, DISTT: BHAVNAGAR, GUJARAT – 364 505**" at the following address.

The Assistant General Manager
State Bank of India,
Regional Business Office - II
Fourth Floor, Nilambaug Circle,
Bhavnagar – 364 001

The offered shall clearly mention their contact number and active e-mail ID on the envelope.

1.4 All columns of the tender documents must duly fill in and no column should be left blank or filled with vague/ambiguous information. All pages of the tender documents (Technical and Price Bid) are to be signed by the bidder/authorized signatory. Any over-writing or use of white ink is to be duly authenticated under full signature of the bidder/authorized signatory. The SBI reserves the right to reject the incomplete tenders or defective tenders. The SBI also reserves right to reject any or all the tenders at any stage or to cancel the entire tender process without assigning any reasons to any bidder. The Bank shall not be liable for any payment/compensation/rent/opportunity loss etc. to the bidder upon such rejection or cancellation of tender process. Bank's decision in this regard shall be final and binding on all the bidders. In case of any dispute, jurisdiction of Court in all cases shall be in Ahmedabad only till finalization of the successful bidder.

1.5 There should not be any deviation in terms and conditions as have been stipulated in the tender documents. In case the space provided in the tender document for filling information is found insufficient, the bidders may attach separate sheets, duly signed by the bidder/authorized representative, after putting remark to this effect in the provided place. If any deficiency in property related document /demarcation etc which may ask at the time of site visit or later.

1.6 The offer should remain valid at least for a period of **6 (Six) months** (which may be extended in case of exigency) to be reckoned from the last date of submission of offer i.e. 29.08.2026. The Bank shall not be liable for any payment/compensation/rent/opportunity loss etc to the bidder upon such rejection or cancellation of tender process.

1.7 The date of opening of Technical Bid will be intimated to the bidders 24 hours prior to the date of opening of the bids. Bids will be opened at below mentioned address:

The Assistant General Manager
State Bank of India,
Regional Business Office - II
Fourth Floor, Nilambaug Circle,
Bhavnagar – 364 001

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

1.8 **The SBI reserve the right to accept or reject any or all the tenders without assigning any reason thereof.**

1.9 Canvassing in any form will disqualify the tenderer. No broker shall be allowed to attend any meeting/ bid opening/ site visit etc. Only authorized representative on behalf of bidder, carrying authority letter/power of attorney with him/ her along with photo ID and address proof shall be allowed to attend any meeting/ bid opening.

1.10 The shortlisted bidder will be informed by the SBI on the contact details given by them over the envelope, for arranging site inspection of the offered premises.

1.11 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**.

1.12 Preference will be given to the buildings as well as offered premises on the main road.

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

1.14 The details of parameters and its weightage for technical score has been incorporated in **Annexure I**. The selection of premises will be done based on **techno-commercial evaluation**. Equal weightage i.e., **70%** weightage will be given for **technical** parameters and **30%** for **price bid**. The score finalized by Premises Selection Committee of the SBI in respect of technical parameters will be final and binding on the bidders and no representation in this regard shall be entertained. The SBI may negotiate the rent with L1 bidder to reduce the offered rent. The unreasonable offers where the rates quoted are considered higher than the prevailing market rates will be rejected at the discretion of the SBI.

The bidder who is declared successful in the combined result of technical and financial bids shall be required to execute lease deed in the Bank's prescribed lease deed format. No request for any deviation in the terms and conditions stipulated in the draft lease deed shall be entertained.

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

1.15 The **income tax and other taxes** as applicable will be **deducted at source** while paying the rentals per month. **All taxes, cess, service charges** shall be **borne by the landlord**. However, the **GST, if applicable, shall be borne by the Bank.** 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.

The landlord shall submit the bill to the SBI MOTA CHARODIYA BRANCH BHAVNAGAR every month for the rent due to them indicating the GST component also in the bill separately. The bill also should contain the GSTIN number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the bank to bear the burden of GST otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the **SBI MOTA CHARODIYA BRANCH BHAVNAGAR** to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord.

1.16 **Mode of measurement for premises is as follows:**
Rental will be paid on the basis of built up area (outer to outer walls) which will be jointly measured by SBI Bank and landlord. Components/areas like Lift, Lift wall, Ducts, Service shafts, staircase, Balcony, Projection, Terrace, parking space, space for DG set, etc. will not be counted in built up area. Landlord is advised to quote the rates as per built up area while filling the price bid. The bidder shall submit Built-up area measurement sheet along with the application/bid. The proposals without built-up area calculations may be rejected.

1.17 The exact area with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car parking spaces and two wheelers offered should be indicated separately. Rent shall be quoted on **BUILT area basis only**, taking into account the parking space, area for installation of generator and VSAT etc., and no separate rent shall be paid for these facilities.

1.18 **The lessor should arrange to obtain the municipal license/NOC/approval of layouts 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 the **completion of interior furniture work.** The required **additional electrical power load of approximately 20kW (or more if required) will also have to 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 will also have to be provided within the compound by the lessors at no extra cost to the Bank and will not be considered in rent area.

1.19 **Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his own cost. No separate payment shall be made to the landlord for this purpose. The Lessor shall provide space for installation of V-SAT device on the terrace of the selected/ finalized premises, and direct/suitable access for reaching the place for repair and maintenance. This area will not be considered in rent area and No separate payment shall be made to the landlord for this purpose.**

1.20 The lessor shall obtain/submit the proposal to Municipal Corporation/Collector/town planning etc. for the approval of plans immediately after receipt of approved plans along with other related documents so the interior renovation work can commence.

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. 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 etc. 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/ arranged by Landlord/ owner.

1.24 All kind of civil works (additional / alteration) will be carried out by the owner as per advise of the Bank such as ATM Room, Toilets & Sanitary works, Store room / Record room, Stationary Room, Pantry, with all accessories and flush doors with laminate and all fixtures etc. (additional / alteration) as per Bank's requirements, Cash room with cash room door and ventilation as per Bank's specifications and UPS room made up of brick work, Locker room (RCC locker room as per Bank's guidelines) as per Bank's design and specifications. However the door and ventilator for locker room shall be provided by the Bank and to be installed by Landlord, rolling shutter with central lock & with toughened fixed glass and glass door at outside opening in branch entrance and ATM which are not to be closed with brick walls, collapsible grill door at entry and in front of cash room door, front facade including glass glazing, external ACP paneling as per Bank's design, ramp with stainless steel (grade 304) railing for disabled/old people, double charged vitrified tile flooring, kotastone & granite flooring in locker room, cash room, UPS room & branch entrance, brickwork, plaster, installation of Locker room door and UPS room door provided by Bank with ventilation grill, inside and outside painting with acrylic emulsion paint / synthetic enamel paint / exterior apex etc., windows, safety grill, anti-termite treatment etc as advised by the Bank directly or through Bank's appointed Architect will be carried out by landlord at their own cost before handing over possession to the Bank. **Landlord/Owner will submit approved plan, Competent Authority permission, structural stability and soundness certificate, firefighting work before possession by the Bank. Rent should be inclusive of all civil works.** Provision and installation of all electrical conduits and air conditioning drainage conduits with conceal in wall and flooring is required to be carried out by owner as per the layout provided by Bank's Electrical Engineer/ Architect. Provision of 3 nos. electrical earthing with earthing connection strip is required to be carried out by owner as per Bank's norms. All lights/fan/general circuit wiring should be done as per the requirements of bank with suitable MCBs wherever required as per the layout by Bank's Electrical Engineer.

The owner shall carry out civil, sanitary and electrical, repair/ maintenance works and ensure the roof remains water-tight during the lease period. Additional strengthening of structure, if required for taking load of lockers/ fireproof safe/ Compactor etc., shall be done by the landlord at their own cost and no payment shall be made by the Bank. 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).

In case the offered Premises is divided in split floors of the required area and speeded in ground floor and first floor, then Landlord should construct internal staircase as per the drawing provided by the Architect under the Instructions/supervision by the Structural Engineer & the entire cost for construction of staircase with Structural Engineer charges etc. shall be borne by the Landlord.

Note: Owner of the Building is solely responsible for the construction and stability of Premises. Structural Stability Certificate by Competent Structural Engineer should be given to the Bank at no extra cost.

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

Plastic paint of walls, ceilings, enamel painting of doors and windows etc. as per the Bank's instructions shall be done by the owner/s after every two/ 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.

1.26 Obtaining NOC from local authority regarding fire safety shall be the responsibility of the landlord. Bank shall not be responsible for this in any manner, nor shall any amount / Bill be paid by the Bank for this purpose.

1.27 The decision to identify the successful bidder by the Bank shall be final and no correspondence will be entertained from unsuccessful bidders.

1.28 Bank shall take possession of the demised premises only after completion of all the civil construction works & submission of necessary certificates from the licensed Structural consultant and Architect, as required by the SBI and fulfillment of all other terms and conditions of technical bids as mentioned above.

Place:

Date: **Name & Signature of Lessor with seal if any**

DETAILS OF OFFER SUBMITTED FOR LEASING PREMISES

With reference to your advertisement in the ______________________________dated _________________ I / We hereby offer the premises owned by us for housing your branch / office on lease basis:

(A Copy of the Plan of the building with clearly earmarked portion of the building being offered to the Bank is enclosed)

The desired information is given as under:

General Information:

Location as name of the nearest local railway station and its distance from the site:

a.	**Name of the Building**	
a.1	**Door No.**	
a.2	**Name of the Street**	
a.3	**Name of the City**	
a.4	**Pin Code**	
b.	**(i) Name of the owner** **(ii) Address** **(iii) Name of the contact person** **(iv) Mobile no.** **(v) Email address**	

Technical Information (Please TICK at the appropriate option)

a. Building - Load bearing /Frame Structure

b. Building – Residential/Institutional/Industrial/Commercial

c. No. of floors:

d. Year of construction and age of the building:

e. Floor of the offered premises:

Level of Floor	Built Up Area
Ground Floor	
Total Floor Area	

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

Building ready for occupation Yes/No

If no, how much time will be required for occupation ________________(with end date).

Amenities available Yes/No

Electric power supply and sanctioned load for the floors Offered in kW (as mentioned) Yes/No

Running Municipal Water Supply Yes/No

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

Whether NOC from the department has been received Yes/No

Whether occupation certificate has been received
(Enclose copy) Yes/No

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. Yes/No

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

Declaration

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

I/We also agreed to construct/addition/alteration i.e. locker room, cash safe room, record room, toilets and pantry with all fittings and fixtures, vitrified flooring & all other civil works etc. complete as per tender and bank's specifications and requirements.

I will hand over the possession of the building after getting it constructed / renovated as per Bank's requirements. The rent will be released after completion of interior work in all respects or 2 months from the date of physical possession of the building complete in all respects to the entire satisfaction of the Bank whichever is earlier.

Place:

Date: **Name and signature of Lessor with seal**

ANNEXURE – I

The Assistant General Manager
State Bank of India,
Regional Business Office - II
Fourth Floor, Nilambaug Circle,
Bhavnagar – 364 001

PREMISES REQUIRED ON LEASE

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

(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)

Hiring of Commercial Building with built up area of **2500 sqft (±10%) on ground floor located in Mota Charodiya region, District: Bhavnagar, Gujarat – 364505,** on a main road within a radius of 1 km from existing Branch premises. Building having entire specified area on ground and first floor shall be considered. **Premises on first floor & above shall not be considered and considered as technically disqualified. Premises which is ready for possession / occupation shall be preferred. Open plot shall be considered.**

NAME OF FIRM:

Sl. No.	Parameters	Actual situation	Total Marks	Marks obtained
1.	Built up area as per requirement	Built up area in the range of **2500 sqft (±10%)**: 10 Beyond range: 0	**10**	
2.	Premises location	On Main road: 05 On Interior to Main Road: 03 Others: 00	**05**	
3.	Frontage	More than 30 feet: 05 20 to 30 feet: 03 Less than 20 feet: 00	**05**	
4.	Premises on Ground or upper floors	On ground floor: 10 On first floor and above: 00	**10**	
5.	Building structure	Frame structure: 05 Open Plot: 03 Load Bearing: 00	**05**	
6.	Parking space	Having Ground Floor parking: 10 Having cellar/ basement parking: 05 Others: 00	**10**	
7.	Availability of water supply, electricity, drainage etc.	Available: 05 Not available: 00	**05**	
8.	Building use Permission	Available: 10 Not available: 00	**10**	

Sl. No.	Parameters	Actual situation	Total Marks	Marks obtained
9.	Surrounding of building	Adequate natural light and ventilation: 05 In-adequate natural light and ventilation: 00	**05**	
10.	Quality of construction, finishing etc.	Excellent: 10 Good:07 Average: 05 Poor/Open Plot:00	**10**	
11.	Ambience, convenience and overall suitability of premises from Business point of view, as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	**25**	
	Total		**100**	

Example for evaluation of proposals:

The example to calculate most successful bidder based on marks given on each of the above parameters is as follows:

Total marks 100.

Three premises short listed- A, B, & C.

They get following marks

A-78; B-70; C-54

Convert them to percentiles

A : (78/78)*100= 100

B : (70/78)*100 =89.74

C : (54/78)*100=69.23

Now that technical bids are evaluated, financial bids can be opened.

Financial quotes for three premises are as follows:

A : Rs 70 per sqft for Built up area

B : Rs 60 per sqft for Built up area

C : Rs 50 per sqft 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) = 87.817

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.

(PART OF TECHNICAL BID) PREMISES REQUIRED ON LEASE

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

SPECIFICATIONS:

- Building will consist of RCC framed structure with first class construction and all peripheral walls will be 230 mm thick.
- All partition walls will be 115 mm thick and will have 6mm steel @ third course.

Floor finish
- Banking hall / BM's room / toilets / canteen / locker / system/conference – double charged vitrified tiles/granite of approved shade, duly covered with POP & polythene to avoid damage from interior works.
- Inside other rooms-double charged vitrified tiles.
- Open area-Kota stone/cement concrete pavers.

Wall finish
- Internal-plastic emulsion/oil bound distemper/enamel paint of approved shade /make.
- External-waterproof cement paint-apex or stone cladding or front structural glazing as per case.
- MS grill for windows-16mm square bars @7.62 cm c/c both ways in frame, with openable window for air-conditioners/desert coolers.
- Main entry & exit to have rolling shutter & collapsible gate.
- Building should have floor to ceiling height approx. 3.10m.
- In toilets, pantry & drinking water area wall tiles of approved make/shade up to full height will be fixed.
- All sanitary & C.P. fittings will be of approved make as per Bank's approval.
- In case of non-currency chest branch, cash and locker room will have iron collapsible door & double flanged iron sheet door (size-4'x7').
- In case of other doors, its hall has wooden choukhats with 38mm block board shutter doors with approved laminated both sides.
- Only in case of RCC strong room & RCC locker room, door & ventilator will be supplied by Bank; otherwise all other doors will be provided by owner.
- All rooms are to be provided with suitable openings for ventilators/exhaust fans (12"x12").
- For currency chest branch, the chest strong room specifications will be "AA" category of RBI specification.
- For cash room (non-currency chest branch) it will be constructed with 9 inches thick brick walls, duly plastered and encasing of safes/lockers.
- Pantry will have granite top platform 2 feet wide with steel sink.
- Electrical wiring and fixtures to be provided as per Bank's Electrical Engineer direction.
- In case of non-currency chest branch, safe will be embedded with RCC in cash room.

- Strong Room / Locker room specifications are as follows:
  - Walls & Roof: 304.8 mm thick R.C.C. (1:2:4).
  - Wall Reinforcement-16 mm dia. tor steel @ 152.4 mm c/c placed both ways in two layers (staggered way), side covers-40mm, duly finished with cement plaster, and painted.
  - Roof & Floor Reinforcement: 20 mm dia. tor steel @ 76.2 mm c/c placed both ways in two layers (staggered way), side covers-40mm, duly finished with cement plaster, and painted.
  - Openings to be left for security type ventilators/doors.
  - Floor: 203.2 mm thick R.C.C. (1:2:4) with proper bedding and suitable floor finish.
  - Reinforcement- same as of wall.
  - Note: Patrolling Corridor to be left on sides of strong / locker room.
  - A void to be left on top of roof or bottom floor, if upper or lower floor is not with Bank where it is not feasible to provide RCC slab as specified, the ceiling may be fortified with MS grills consisting of 20 mm iron rods spaced 75 mm center to center in angle iron frame work.

Above specifications are subject to vary as per actual site condition & as per recommendation of SBI. Owner of the building is sole responsible for the construction and stability of strong and locker room. It is strictly advisable to construct strong and locker room as per the instructions of the Structural Engineer of the Building for the safety and stability. Stability Certificate by competent structural engineer should be given to the bank on completion of construction of locker room. Bank shall not be responsible for any loss or damage caused to the building due to construction of locker room.

Other Terms & Conditions:

- Owner shall engage qualified Architect/Engineer for complete planning/supervision of construction etc.
- ATM room, stationary, record room, pantry, toilets (Gents & Ladies), strong room or cash room, locker room, ramp for physically challenged etc. to be constructed as per layout plan approved by Bank and expenditure in this regard will be borne by owner. Floors are to be structurally strengthened to sustain additional live load of approx. 15-20 ton on account of lockers /cash safes.
- Stamp Duty & registration expenses to be shared equally @ 50:50 basis by Bank & Owner.
- Rent will be based on actual BUILT-Area to be measured jointly after completion of civil works.
- Title / Owner ship proof should be clear & lease will be executed as per Bank's standard format.
- Possession of premises will be taken after completion of all works as per layout plan/as per specifications enumerated, after production of "NOC" from Competent Authority, all certificates from architects etc. as mentioned below.
- All taxes & service charges except GST to be borne by owner. GST if applicable will be reimbursed by Bank.
- Owner will arrange required electrical load from electricity authority.
- Periodical maintenance of building to be done by owner.

- Followings to be furnished by owner through architect engaged by them, before possession of premises is taken by Bank:
  - Structural Suitability Certificate of premises.
  - BUILT Area Statement / Certificate.
  - Completion Certificate as per plans/specifications provided by Bank.
  - “NOC” from Civic Authority for commercial use of premises.
  - Suitable space to be provided for staff parking, public parking & generator set (no rent will be given by Bank for this area). Generator set will not be placed on branch front.
  - Suitable place to be provided for display of Bank’s sign boards, hanging of outdoor unit of air conditioners and V-Sat with monkey cage on roof top (no rent for this facility).
  - 24 hours uninterrupted water supply arrangement to be made by way of underground / overhead tank & submersible pump exclusively for Bank.
  - Building plans to be got cleared from Local Civic Authority for Bank’s commercial use, in case of new construction.
  - Bank will have separate & exclusive access to Branch from main road.

Name and signature of Lessor with seal (In Token of Acceptance of Above)