

NIT NO.: AONIZ/RBO/GODA/2026-27/10

DATE: 02-09-2026

“PREMISES REQUIRED ON LEASE FOR SBI DHARMAPURI BRANCH (20141)
UNDER RBO GODAVARIKHANI, AO NIZAMABAD”

NIT NO	AONIZ/RBO/GDK/2026-27/10
DATE	02/09/2026



STATE BANK OF INDIA

INVITES OFFERS FOR

**PREMISES REQUIRED ON LEASE FOR SBI DHARMAPURI BRANCH
(20141) UNDER RBO GODAVARIKHANI, AO NIZAMABAD**

APPLICATIONS TO BE SUBMITTED ON OR BEFORE 24/09/2026 BY 3:00 PM

TO

The Regional Manager,
State Bank of India
Regional Business Office- II, GODAVARIKHANI,
H.NO.5-6-174, First floor, Thirumala Complex,
NTPC, Krishna Nagar, Godavarikhani,
Dist: Peddapalli - 505215
Email: agmr2.aoniz@sbi.co.in
Phone: +91-9951784387

**PREMISES REQUIRED ON LEASE**

State Bank of India Invites offers on behalf of the SBI from owners/Power of Attorney holders for premises on lease rental basis for Commercial / Office use having Carpet area of about **241.55 sqm. (2,600.00 sft.)** for **SBI DHARMAPURI BRANCH (20141) UNDER RBO GODAVARIKHANI**. The Premises should have all facilities including adequate power load, water supply, parking space, space for keeping generator, e-lobby and V-SAT, good frontage. The entire space should be on **GROUND FLOOR ONLY**. Premises should be ready for possession / occupation or a plot. The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from SBI website www.sbi.co.in or www.bank.sbi or <https://sbi.bank.in/> under “SBI in the News” In “Procurement News” link (<https://sbi.bank.in/web/sbi-in-the-news/procurement-news>) from **03/09/2026 to 24/09/2026** and to be submitted duly filled. Preference will be given to the premises owned by the Govt. departments / public Sector Units / banks. The offers in a **sealed cover** complete in all respects should be submitted to **State Bank of India, Regional Business Office, RBO-II, GODAVARIKHANI, Thirumala Complex, NTPC, Krishna Nagar, Godavarikhani, Dist: Peddapalli – 505 215** by **03:00PM on 24/09/2026**. The SBI reserves the right to accept or reject any or all offers without assigning any reasons therefore. Brokers will not be entertained.

Sd/

The Regional Manager,

Regional Business Office- II, GODAVARIKHANI,

AO Nizamabad

Email: agmr2.aoniz@sbi.co.in

Phone: +91-9951784387

TECHNICAL BID (COVER- A)

(to be submitted in a separate sealed envelope)

STATE BANK OF INDIA
REGIONAL BUSINESS OFFICE- II, GODAVARIKHANI,
PEDDAPALLI – 505215, TELANGANA

OFFER/LEASING OF OFFICE PREMISES

This tender consists of **two parts** viz. the **Technical Bid** having terms and conditions, details of offer and the **Price Bid**. The Technical Bid and Price Bid for the proposal should be kept in **separate sealed envelopes super-scribing as Technical Bid & Financial Bid** respectively and these two envelopes be placed in a single cover super-scribing “**Tender for Premises Required on Lease for SBI DHARMAPURI BRANCH (20141) UNDER RBO GODAVARIKHANI, AO NIZAMABAD**” to State Bank of India, Regional Business Office, RBO-II GODAVARIKHANI, Thirumala Complex, NTPC, Krishna Nagar, Godavarikhani, Dist: Peddapalli – 505 215.

1	Carpet Area	Approximately 241.55 sqm. (2,600.00 sft.) GROUND FLOOR ONLY.
2	Covered Parking Space	Preferably for 3 cars for Staff and 2 Cars for Customers Scooter parking for 10-15 nos
3	Open parking area	Approx. 35 Sqm. open parking area for customers to be provided.
4	Amenities	24 hours water facility, Generator power back up, Electricity etc.
5	Possession	Ready for possession / occupation
6	Premises under construction	To be ready within 3 months.
7	Desired location	DHARMAPURI (within a radius of 2.0 km from existing branch premise).
8	Preference	(i) Premises duly complete in all respect with required occupancy certificate and other statutory approvals of local civic authority (ii) Single floor (Ground Floor) (iii) Govt. Departments / PSU / Banks
9	Unfurnished premises	May be considered and Bank will get the interior and furnishing work as per requirement. However, Civil works as per para 1.22 to 1.26 of TERMS AND CONDITIONS to be carried out by the owner at

		their own cost.
10	Initial period of lease	5 + 5 years with an option to renew for a further period of 5+5 years.
11	Selection procedure	Techno - commercial evaluation as specified in tender
12	Validity of offer	4 months from the date of submission of the offer
13	Stamp duty / registration charges	To be shared in the ratio of 50:50.
14	Fitment Period	60 days rent-free fitment period from hand over of premises (with all the Civil Works complete as required by the Bank) for completion of interior furnishing work by Bank (Premise owner to provide power for these 60 days free of cost to take up the interior works)

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

Corrigendum(s) can be issued up to one (1) day before the last date of submission. Hence, bidders are advised to visit Bank's website (<https://sbi.bank.in/web/sbi-in-the-news/procurement-news>) regularly till the date of submission.

For and behalf of State Bank of India

**REGIONAL MANAGER,
RBO GODAVARIKHANI**

TERMS AND CONDITIONS

- 1.1 The successful bidder should have clear and absolute title to the premises. **The Bank shall obtain legal title investigation report from the SBI empaneled advocate at own cost which shall be reimbursed by the successful bidder.** The successful bidder will have to execute the lease deed as per the standard terms and conditions finalized by the SBI for the purpose, and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessors and the Bank. The initial period of lease will be 5 years and will be further renewed for 5 years (viz. total lease period 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the Bank only during the tenure of the lease by serving **three (3) months prior notice**. As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 25% after initial term of 5 years is completed. After 10 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5 +5 years.
- 1.2 Tender document received by the SBI after due date and time i.e. **24/09/2026 after 3:00 PM** shall be rejected.
- 1.3 The bidders/lessors are requested to submit the tender documents in separate envelope super-scribed on top of the envelope as Technical or Commercial as the case may be (TECHNICAL BID AND PRICE BID) duly filled in with relevant documents/information at the following address: **State Bank of India, Regional Business Office, RBO-II GODAVARIKHANI, Thirumala Complex, NTPC, Krishna Nagar, Godavarikhani, Dist: Peddapalli – 505 215.**
- 1.4 All columns of the tender documents must be duly filled and no column should be left blank. All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer. Any overwriting or use of white ink is to be duly initialed by the tenderer. The SBI reserves the right to reject the incomplete tenders.
- 1.5 The offer should remain valid **at least for a period of 4 (four) months** to be reckoned from the last date of submission of offer i.e. **24/09/2026.**
- 1.6 There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other conditions, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the lessor is required to attach a separate sheet “list of deviations”, if any.
- 1.7 The Technical Bid will be opened on **24/09/2026 at 03:30 PM** in the presence of tenderers who choose to be present at **State Bank of India, Regional Business Office, RBO-II GODAVARIKHANI, Thirumala Complex, NTPC, Krishna Nagar, Godavarikhani, Dist:**

Peddapalli – 505 215. All tenderers are advised in their own interest to be present on that date at the specified time.

- 1.8 The SBI reserves the right to accept or reject any or all the tenders without assigning any reason thereof. In case of exigency and depending upon the suitability, the Bank may as well accept more than one proposal to suit its total requirements.
- 1.9 Canvassing in any form will disqualify the tenderer. No brokerage will be paid to any broker.
- 1.10 The shortlisted bidders/lessors will be informed by the SBI 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 /Banks.
- 1.12 The selection of premises will be done based on techno- commercial evaluation. The premises getting Highest percentile score (i.e. Rank-1 bidder) with 70% weightage to Technical percentile score and 30% weightage to Financial percentile Score will be selected. Please refer Annexure-II for mode of selection of premises. The marks finalized by Committee of the SBI in respect of technical parameters will be final.**
- 1.13 The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by the landlord. While renewing the lease, the effect of subsequent increase/decrease in taxes shall be taken into account for the purpose of fixing the rent. However, the landlord will be required to bill the concerned Branch Manager, SBI every month for the rent due to them indicating the GST component also in the bill separately. The bill also should contain the GST number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the bank to bear the burden of GST otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the SBI to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord. Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments to the landlord shall be made by Account Payee Cheque or RTGS/NEFT.
- 1.14 Mode of measurement for premises is as follows: Area of the premises should be clearly mentioned as Carpet area as per IS code 3861-2002 which could be always measured jointly by the Bank and the landlord. However, carpet area of Toilets will be included.

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

Rental will be paid based on “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. External walls, 2. Columns (in case of the sectional area of the column is more than 4 sft in plan), 3. Balconies, 4. Portico/Canopy, 5. Common /External Staircase, 6. Lofts, 7. Sanitary shafts, 8. Lift wells, 9. Space below window sill, 10. Box louver, 11. AC duct

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

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

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

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

The internal dimensions of outer walls (excluding the area of outer wall) will be considered for area calculation.

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

1.16 The successful bidder/lessor should arrange to obtain the municipal license/ NOC/ approval for a) Banking activities in the premises and b) Layouts etc. from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank. Bidder/Lessor should also obtain the completion certificate from Municipal authorities after the completion of interior furniture work. The required additional electrical power load of approximately **40-50 KW/KVA** will also have to be arranged by the bidder/lessor at his/her cost from the State Electricity Board or any other private electricity company in that area etc. and NOC and the space required for installation and running of the generator, provision of installation of AC Outdoors Units, Bank's Signage at front & side fascia, Earth stations, V-SAT, etc. will also have to be provided within the compound by the bidders/lessor to the Bank **at no extra cost to the Bank.**

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

- 1.18 The landlord shall obtain/submit the proposal to Municipal Corporation/Collector/town planning etc. for the approval of plans immediately after receipt of approved plans along with other related documents so that interior renovation work can commence, in case of unfurnished premises.
- 1.19 After the completion of the Civil works etc. by landlord in all respect, the lease agreement will be executed. The rent payable shall be reckoned from the date of occupation of the premises by the Bank which shall **not** include the fitment period of 60 days. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.
- 1.20 Rent should be inclusive of all present and future taxes whatsoever, municipal charges, society charges, maintenance. However, GST shall be paid extra at applicable rate and manner. However, while renewing the lease, the effect of subsequent increase/ decrease in taxes and service charges shall be considered for the purpose of fixing the rent.
- 1.21 Electricity charges will be borne by the Bank, but water supply should be maintained by the Landlord/owner within the rent.
- 1.22 All civil works such as ATM Rooms (230 mm brickwork), Safe Room (230 mm brickwork), Locker Room, Toilets enclosing toilet fixtures (High quality) with wall dadoing with tiles up to 7 ft. height, Store room, Record room with 2hrs Fire resistant Door, UPS & Electrical Rooms with 2hrs Fire resistant Door, Pantry with all accessories and doors etc. as per Bank's requirements, cash room with door and ventilation as per Bank's specifications, Electrical operated or Mechanically operated Rolling shutter, collapsible grill door at entry, ramp with S.S (grade 304) railing for disabled/old people, double charged vitrified tile flooring of Nitco/Kajaria/Johnson/AGL/somany of equivalent make having ₹90/- per sft. as basic price, inside and outside painting with acrylic emulsion paint/synthetic enamel paint etc., windows, safety grill etc. as advised by the Bank directly or through Bank's appointed Architect will be carried out by landlord(s) at their own cost before handing over possession to the Bank.

Landlords need to submit following before possession by the Bank:

- i. Approved plan
- ii. Competent Authority permission
- iii. Occupancy Certificate
- iv. Structural stability and soundness certificate

- 1.23 All openings/windows to have glazed lockable windows preferably of Aluminum or UPVC with security MS grills. The MS grill should be of 12 mm square bars placed at 4" c/c both ways made in angle frame work will be carried out by landlords' at their own cost.

1.24 Interior works like loose furniture, dry wall partition system, cubicles, and cabins false ceiling. AC lighting fixtures, signages, compactors for storage, electrical wiring for interior work etc. will be done by the Bank at its own cost as per requirement.

1.25 The inner walls should be finished wall care putty of Birla etc. The walls should be painted with at least two coats of premium interior plastic emulsion paint of reputed brands like Asian/Berger/Nerolac etc. All wood/MS are to be painted with two coats of Enamel paint. The shade/colour to be approved by Bank. Ceiling to be painted with white color. The front elevation and all external walls of the premises to be painted with APEX-ULTIMA.

1.26 Premises should have an independent/direct access from road and not through some other establishment. Premises should have 24x7 free access.

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

Place and Date:

Name & Signature of bidder/lessor

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“PREMISES REQUIRED ON LEASE FOR SBI DHARMAPURI BRANCH (20141)
UNDER RBO GODAVARIKHANI, AO NIZAMABAD”

ANNEXURE-I

DETAILS OF OFFER

To

The Regional Manager,
State Bank of India, RBO- II (Godavarikhani),
Peddapalli – 505215, Telangana

Madam/Dear Sir,

With reference to your advertisement in the local dailies _____ dated ____/____/2026, I / we
hereby offer the premises owned by us for housing your **SBI DHARMAPURI BRANCH (20141)**
UNDER RBO GODAVARIKHANI, AO NIZAMABAD on lease basis:

A	General Information:	
1	Name of the Land lord	
2	Mobile No.	
3	Location of premises offered	
4	Floor of the premises offered, i.e. GF/FF/....	
5	Name of the building	
6	Door No.	
7	Name of the street	
8	Name of the city	
9	Pin code	
B	Technical information:	
1	Building – Load bearing or Frame structure	
2	Type of building – Residential/Institutional/Industrial	

Signature of the Owner(s)

3	No. of floors	
C	Status of premises:	
1	Building ready for occupation – Yes / No	
2	If No, how much time will be required for occupation	
3	Carpet area, including Toilets carpet area	_____ sft.
D	Amenities available:	
1	Electrical power supply – Yes / No	
2	Running water supply – Yes / No	
3	Whether plans are approved by the local authorities – Yes / No	
4	Whether NOC from the department obtained – Yes / No	
5	Whether occupation certificate has been received – Yes / No	
6	Whether direct access is available from the main road – Yes / No	
7	Whether captive power supply is available – Yes / No	
8	Whether fully air-conditioned or partly air-conditioned	
9	Whether lift facilities are available – Yes / No	

10	Mention the list of any other amenities which are provided	
11	Any additional information	

Enclosures:

1. Copy of Approved Plan
2. Copy of Permission of the competent authority
3. Copy of Occupancy Certificate
4. Location Map
5. Copy of property document: Proof of ownership – Title deed, latest property tax receipt etc.
6. Copy of Encumbrance Certificate
7. Coloured Photographs of the premises
8. Copy of proof for commercial use/license
9. Proof of electrical load availability / feasibility

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 for the premises is accepted.

I/We also hereby agree to construct / addition/ alteration as per Specification of Building given here under such as strong rooms, record room, ATM, Lunchroom, UPS room, toilets, platform for DG, space for AC outdoor units with proper facility for maintenance etc. with all fittings and fixtures, vitrified tile flooring, other works as per Bank's specifications and requirement.

I/We shall not demand any increase in rent apart from mutually agreed terms & conditions during currency of the agreement.

Signature of the owners/POA holders

Name:

Address

Mobile No.

ANNEXURE-II**MODE OF SELECTION OF PREMISES**

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

S. No.	Criteria	Marks
1	Location/ Prominence i. On main road junction: 15 ii. On main road: 10 iii. Inner side from Main road: 5	
2	Surroundings of the premises i. Adequate natural light and ventilation: 10 ii. Moderate natural light and ventilation: 05 iii. In-adequate natural light and ventilation: 00	
3	Frontage/elevation i. ≥ 40 feet = 15 ii. ≥ 30 feet = 07 iii. ≥ 25 feet = 05	
4	Age of the Building (max. marks-10) i. New :10 ii. 1- 5 years old : 8 iii. 5-10 years old : 6 iv. 10-15 years old : 4	
5	Availability of entire area in one floor i. On ground floor: 20 ii. GF + immediate Upper floor with internal lift + stair: 07	

	iii. GF + Immediate Upper Floor with internal stair: 05	
6	Parking (max. marks-10) i. Covered parking:10 ii. Open parking:5	
7	Government Authorities approval for the premises-10	
8	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee-10	
	Maximum Marks ---100	

1. The premises getting less than 70 marks may be summarily rejected. Committee's decision in this regard is final.
2. Price bids of the only shortlisted premises will be opened. Negotiation will be held with the Rank-1 bidder only.
3. The premises getting Highest percentile score with 70% weightage to Technical percentile score and 30% weightage to Financial percentile score shall be the Rank-1 bidder.
4. Negotiation will be held with the selected bidder i.e. Rank-1 bidder only.

Techno-Commercial evaluation is as follows:**Example:**

1. Total marks for Technical Evaluation= 100.
2. Let's say 3 (three) premises having technical score not less than 70 marks are shortlisted- A, B, & C.
3. They score following marks in technical evaluation: **A-78**; B-75; C-70. From the technical aspect, desired one is the bid scoring highest marks in technical evaluation.
4. Technical Percentile score is calculated as under:
 - A : $(78/78)*100= 100$
 - B : $(75/78)*100 =96.15$
 - C : $(70/78)*100=89.74$

5. Now that technical bids are evaluated, financial bids can be opened.
6. Financial quotes for three premises are as follows:
 - A : ₹300 per sqm for carpet area
 - B : ₹250 per sqm for carpet area
 - **C: ₹210 per sqm for carpet area**
7. From the financial aspect, desired one is the bid offering lowest rent per unit area. Hence, Financial percentile score is worked out as under:
 - $A:(210/300)*100=70$
 - $B:(210/250)*100=84$
 - $C:(210/210)*100=100$
8. Combined percentile score shall be worked out as under with 70% weightage to Technical percentile score and 30% weightage to Financial percentile score:
 - $A:100*0.70+70*0.30=91.00$ —Rank-3
 - $B:96.15*0.70+84*0.30=92.505$ —Rank-2
 - $C:89.74*0.70+100*0.30=92.818$ —Rank-1

Selected premises (i.e. **Rank-1 bidder**) would be one with highest percentile score i.e. **C with combined percentile score of 92.818**. Further negotiations shall be held with Rank-1 bidder only.

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**“PREMISES REQUIRED ON LEASE FOR SBI DHARMAPURI BRANCH (20141)
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PRICE BID (COVER –B)

(to be submitted in a separate sealed envelope)

To

The Regional Manager,
State Bank of India, RBO- II (Godavarikhani),
Peddapalli – 505215, Telangana

Madam/Dear Sir,

With reference to your advertisement in local dailies _____ **dated** __/__/2026 and having studied and understood all terms and conditions stipulated in the newspaper advertisement and in the technical bid, I/We offer the premises owned by us for housing your **SBI DHARMAPURI BRANCH (20141) /Office** on lease basis on the terms and conditions as stipulated in your tender.

General Information:

Location:

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

Signature of the Owner(s)

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Rent:

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

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

The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by us. However, the GST, if levied on rent paid by us, shall be reimbursed by the SBI to the landlord on production of such payment of Service tax/GST to the Govt.

Declaration

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

Place:

Date:

Name & Signature of bidder/lesser with seal, if any