STATE BANK OF INDIA
Regional Business Office-05
West Hanumangarh-62374
Lal Chowk, Hanumangarh

TENDER NOTICE (NIT) RBO-5/2026-27/02

INVITATION OF BIDS FOR PREMISES REQUIRED FOR ATM AT BUS STAND OR NEARBY AREA OF EXSITING ATM PREMISES AT KUMAR PETROL PUMP, RAISINGHNAGAR, DIST: SRI GANGANAGAR, RAJASTHAN-335051

START DATE: 18.09.2026 **CLOSE DATE: 25.09.2026**

State Bank of India invites offers from owners/power of attorney holders for the commercial/office premises for ATM at Bus Stand or nearby area of existing ATM premises at Kumar Petrol Pump, Raisinghnagar having carpet area of 100 Sq. Ft. (+-10%) on Lease Rental basis.

1. The premises should be preferably in prime locality in vicinity of Bus Stand or **existing ATM premises at Kumar Petrol Pump, Raisinghnagar, Dist: Sriganganagar and within 200-meter radius**, **preferably on a main road** with adequate parking space and predominantly in the cluster of commercial establishments on the **Ground floor** ready/likely to be ready for immediate possession.

2. Premises should be ready for possession / occupation or expected to be ready within 2 (two) 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.

3. The format for submission of the offers" can be downloaded from the Bank's website sbi.bank.in under important links "SBI IN THE NEWS" Procurement News" from **18.09.2026 to 25.09.2026.**

4. The "Technical Bid" and "Price Bid" for **EACH proposal/ offer** should be enclosed in separate sealed envelopes duly super-scribed 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 ATM at Bus Stand or Nearby of existing premises at Kumar Petrol Pump, Raisinghnagar**"

The offers in a sealed cover complete in all respects should be submitted on or before **04.00 pm on 25.09.2026** during working hours at the following address-

REGIONAL MANAGER
STATE BANK OF INDIA,
RBO WEST HANUMANGARH, LAL CHOWK
HANUMANGARH, 335512

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.

TERMS AND CONDITIONS

OFFER/LEASING OF COMMERCIAL/ OFFICE PREMISES :

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 (Photocopies maybe used in case of multiple offers). The "Technical Bid" and "Price Bid" for **EACH proposal/offer** should be enclosed in separate sealed envelopes duly super-scribed 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 ATM** at Bus Stand or nearby area of existing ATM premises at Kumar Petrol Pump, Raisinghnagar should be submitted at the Office of the Assistant General manager, State Bank of India, RBO-5, at Hanumangarh West, Lal Chowk, Hanumangarh on or before **4.00 PM on 25.09.2026.**

Important points of Parameters -

1.	Area	As specified in NIT
2.	Open parking area	Sufficient open parking area for customers
3.	Amenities	24 hours Potable water supply availability, Generator Space, AC Outdoor space, Electricity from RSEB, etc.
4.	Possession	Ready possession / occupation/expected to be ready within 2 (two) months from the last date of submission of proposal.
5.	Premises under construction	may not be considered
6.	Location	In the vicinity of Bus Stand or nearby area of existing ATM premises at Kumar Petrol Pump, Raisinghnagar
7.	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority. (ii) Single Floor (Preference shall be given to GF) (iii) Offer from Govt./Semi Govt. Departments / PSU /Banks (iv) Ready to occupy premises
8.	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.
9.	Initial period of lease	Lease will be executed for 15 years with option of increase in rent after five years, either on the basis of mutual negotiation or as per Market condition, before execution of lease deed.
10.	Selection procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters. and 30% weightage for price bids
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.	Rental Advance	No advance payable.
14.	Fit out period	3 Months after completion of civil work and other mandatory approvals by Landlord.

TERMS AND CONDITIONS

1. The successful vendor should have clear and absolute title to the premises and furnish legal title report from the SBI empaneled 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 shared equally (50:50) by the lessors and the SBI. The initial period of lease will be 5 years and will be further renewed with two options of 5 years (viz. total lease period 15 years) with requisite exit clause to facilitate full / part de-hiring of space by the SBI during the pendency of the lease. As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 15%, either on the basis of mutual negotiation or as per Market condition, before execution of lease deed 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.

2. Tender document received by the Regional Manager, State Bank of India, RBO West Hanumangarh, Lal Chowk, Hanumangarh,335512 after due date and time i.e. **25.09.2026 after 04.00 pm** shall be rejected.

3. The lessors are requested to submit the **tender documents** with relevant documents/information at the **following address:**

REGIONAL MANAGER
STATE BANK OF INDIA,
RBO HANUMANGARH WEST , LAL CHOWK
HANUMANGARH-335512

4. All columns of the tender documents must duly fill in and no column should be left blank. **All pages of the tender documents 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. The SBI reserves the right to reject the incomplete tenders.

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

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.
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 lessor is required to attach a separate sheet "list of deviations", if any.
8. The Tender will be **opened on same day or informed by the bank** in presence of tenderers who choose to be present at the office of Regional Manager (RBO-5) Hanumangarh West. All tenderers are advised in their own interest to be present on that date at the specified time.
9. **The SBI reserve the right to accept or reject any or all the tenders. without assigning any reason therefor**.
10. Canvassing in any form will disqualify the tenderer. **NO BROKERAGE WILL BE PAID TO ANY BROKER.**
11. The shortlisted lessors will be informed by the SBI for arranging site inspection of the offered premises.
12. **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**.
13. **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 as stated earlier**.
14. Preference will be given to the buildings on the main road.
15. The details of parameters and the technical score has been incorporated in Annexure **I.** The selection of premises will be done based on **techno commercial valuation**. **70%** weightage will be given for **technical** parameters and **30%** for **price bid**. The score finalized by Committee of the SBI in respect of technical parameters will be final and binding to the applicant.
16. 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**. While renewing the lease after expiry of initial lease period of 5 years, the effect of subsequent increase/decrease in taxes and service charges shall be considered 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.**

17. **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.

18. **Mode of measurement for premises is as follows:**
Rental will be paid based on "Carpet area"(if other than Lumsum amount quoted) which is to be measured only after addition and alteration work carried out as per banks approved layout plan for the Branch.

19. **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 the **completion of the above works.** The required **additional electrical power load and Civil work of as 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 (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.

20. 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.

21. 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.

22. 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.

23. All the civil work as per plan & specifications provided by SBI pertaining to construction of ATM E-Lobby , ramp, Staircases, Main Door, Grills to all Windows. Rolling shutters and collapsible door to Main and Exit doors will be carried out by the lessor at his cost. Flooring of the banking hall of the premises shall be of Doubled charged vitrified.

24. Bank shall take possession of the demised premises only after completion of all the civil construction works & submission of necessary certificates/NOC/Approvals, as required by the SBI and fulfillment of all other terms and conditions of technical bids as mentioned above.

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

DETAILS OF OFFER

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 Existing Branch	
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	
B.5	Pin Code	
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	Built-up 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 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 scooter parking which can be offered.	
Exclusively to the Bank	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)

ATM 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

Sr. No.		Parameter	Maximum Marks
1		Distance from nearest Bus Station/marketplace/Existing ATM or Branch	20
	i.	Up tp 0.2 KM (20 Marks)	
	ii.	More than 0.2 KM and up to 0.5 KM (10 Marks)	
	iii.	More than 0.5 KM (0 Marks)	
2		Available Frontage of the Premises	15
	i.	10 ft (including) to 112 ft (15 Marks)	
		8 ft (including) to 10 ft (10 Marks)	
	iv.	Less than 8 ft (0 Marks)	
3		Nearby Surroundings, Approach Road, and Location	20
	i.	Commercial Market place with wide approach (20 Marks)	
	iii.	Commercial Market place with narrow approach (15 Marks)	
	iv.	Partly Commercial/Residential Locality with narrow approach (0 Marks)	
4		Quality of Existing Construction, Load Bearing, / RCC Framed Structure & adequately ventilated, landlord readiness for modification as per Bank requirement**	20
	i.	Excellent (20 Marks)	
	ii.	Good (10 Marks)	
	iii.	Satisfactory (5 Marks)	
5		Ambience & Suitability of premises, parking facility etc. as accessed by bank committee	25
	i.	Excellent (25 Marks)	
	ii	Good (15 Marks)	
	iii.	Satisfactory (10 Marks)	
		Total	100

**In case of open plot, the overall marking will be given by the Committee based on location, Size & surrounding etc

Place:

Date: Name & Signature of lessor with seal if any

PRICE BID

(TO BE SUBMITTED IN SEPARATE ENVELOP)

With reference to your advertisement in the_______________dated and having studied and understood all terms and conditions stipulated in the newspaper's advertisement and in the tender, I/We offer the premises owned by us for Commercial/office use on lease basis on the following rent:

Rent:

Level of floor/ Floor no.	Carpet Area	Rent per sq ft per month (Rs.)	Total rent per month

Please note that the rent should be inclusive of municipal taxes/cess, service charges like society charges, maintenance charges etc. and will not be paid separately by the Bank.

The GST if levied on rent paid, shall be reimbursed by the SBI to the landlord on production of such payment of tax 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 lessor(s) with seal if any