NIT	BAN/AO1/BES/148
DATE	22.09.2026

PREMISES REQUIRED ON LEASE

FOR SBI NEXT (NEW ERA EXPERIENCE TECH) (New Era eXperience Tech) Branch

APPLICATION TO BE SUBMITTED BY 06.10.2026 BY 3.00 P.M

AT

DEPUTY GENERAL MANAGER (B&O),
STATE BANK OF INDIA,
Administrative Office-1, Bengaluru South
First Floor, Mysore Bank Circle, K.G Road,
Bengaluru-560009

TENDER SUBMITTED BY:

Name :_____

Address : _____

Email : _____

STATE BANK OF INDIA, ADMINISTRATIVE OFFICE – 01, BENGALURU SOUTH

TENDER NO. - BAN/AO1/BES/148

NOTICE INVITING TENDER (NIT)

PREMISES REQUIRED ON LEASE : State Bank of India invites tender in Two bid system from the Landlords/Legal owners/PA holders.		
1	Name of the work	Acquisition of premises on lease rental basis for Commercial / Office use having Carpet area of about **3500 sq.ft. to 4200 sq.ft.(max.4800 sq.ft.)**for **SBI NEXT (New Era eXperience Tech)** Branch to be located on main road in Bengaluru Urban area.
2	Bid Document Availability including Corrigendum if any	22.09.2026 to 06.10.2026 Refer Bank's website sbi.bank.in => SBI in the news =>Procurement news.
3	Earnest Money Deposit.	Nil
4	Last date and time of receipt of Bid	06.10.2026 , 3:00 pm
5	Place, Address for submission of tender/contact person /telephone no	State Bank of India, Administrative Office-1, First floor, SBI Building, Mysore Bank Circle, K.G Road, Bengaluru-560009. Contact:
6	Date, Time and Place of opening of Technical Bid (Representatives of Bidder may be present during opening of Bids. However, Bids would be opened even in the absence of any or all the bidder's representatives)	06.10.2026 , 4:00 pm
7	Date, Time and Place of opening of Commercial/price Bids. On a subsequent date which will be communicated to such bidders who qualify in the technical evaluation.	Within a week after opening of Technical Bid
8	Bid validity	The offers/tenders should be valid for 04 (Four)

		months from the last date of receipt of the tender
9	Timeline for handing over the complete possession of premises as per Bank requirement	Ready Built- 30 Days (or as decided by the Bank)
10	Submission of Tenders (Technical & Price Bid)	**Cover 3 : Tech.Bid + Price Bid** **Technical Bid:** Cover 1 marked as 'Technical Bid' **Price Bid:** Cover 2 marked as 'Price Bid'

In case the date of opening of tenders is declared as holiday, the tenders will be opened on next working day at the same time.

The interested Landlords/owners/PoA holders should submit their offers in the bank's prescribed formats in Two cover system i.e. 'Technical Bid' and 'Price Bid' separately.

These formats can be downloaded from Bank's website https://sbi.bank.in/web/sbi-inthe-news/procurement-news

The application/tender forms in two separate sealed covers shall be superscribed as under:

Cover -1- 'Technical Bid: Lease / Hiring of Premises for .....Branch'

Cover -2- 'Price Bid: Lease / Hiring of Premises for .....Branch'

Name, address and contact no. of bidder should be clearly written on each cover.

The above two covers should be sealed in a third cover with name, mobile number and active email of the applicant and the name of the branch/office for which the premises is being offered clearly indicated thereon, should be submitted/sent to above mentioned address and to reach within last date and time mentioned above.

Only the bidder / 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 sign the document/Application/attend any meeting/ bid opening.

Incomplete or late received offers will not be entertained. Brokers are not entertained and no brokerage will be paid by the Bank.

The Bank reserves the rights to cancel/reject any offer without assigning any reason thereof.

Corrigendum if any would be posted on the Bank's website only. Hence, applicants are advised to visit Bank's website regularly for above purpose.

All pages of the draft agreement shall be signed as a token of acceptance and shall be submitted along with technical bid. Applications without signed agreement copy shall summarily be rejected.

For and behalf of State Bank of India

Deputy General Manager (B&O),

State Bank of India,

Administrative Office-1,

Bengaluru South.

Important points of parameters: -

1. Carpet Area Approximately 3500 sq.ft. to 4200 sq.ft. (max.4800 sq.ft.) at Ground Floor.

(The measurement of carpet area shall be as per definition of RERA carpet area / carpet area mentioned in the document.)

2. Covered Parking Space: Preferable for minimum 02 Cars and 05 two wheelers at free of cost.
3. Open parking area Exclusive Open parking area for Bank's customers to be provided at free of cost.
4. Amenities as per terms & conditions: 24 hours water facility, Electricity load as per requirement, Ramp with SS 304 handrails, Space for Generator, rooftop solar, V-SAT antenna, AC outdoor units, earth pits etc.
5. Desired location within radius of ……. KM from…….
6. Preference

   i. Premises duly completed 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
7. Premises requirements Least clear width of the premises shall not be less than 30' and least height from FFL to Roof beam bottom shall not be less than 9'6". Landlord has to carry out all civil works & external electrical works including providing electrical meter as per the specifications & layout issued by the Bank.

   Interior furnishing, internal wiring, air-conditioning will be carried out by the Bank.
8. Initial period of lease 10 years (Initial 5 years + 5 years with predetermined increase in rent @ 15% - 25% after expiry of first term of 5 years, with option of renewal for another 10 years (5years + 5 years) on mutually agreed terms).
9. Selection procedure Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bids.
10. Validity of offer 4 months from the date of submission of the offer
11. Stamp duty / registration charges, TIR/ advocate charges: To be shared in the ratio of 50:50.
12. Fitment Period: 45 days rent free fitment period from hand over of premises for completion of interior furnishing work by Bank

Corrigendum/ addendum can be issued up to the last date of submission. Hence, bidders are advised to visit Bank's website regularly till one week after the last date of submission.(to be submitted in separate envelope super scribing Technical Bid for premises for SBI NEXT Branch)

MODE OF SELECTION OF PREMISES

1. 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.N		Criteria	Marks
1	Location/ Prominence		15
	i.	On main road junction: 15	
	ii.	On main road: 10	
	iii.	Inner side from Main road: 5	
2	surroundings of the premises		5
	i.	Adequate natural light and ventilation: 05	
	ii.	In-adequate natural light and ventilation: 00	
3	Frontage/elevation		10
	i.	>= 40 feet = 10	
	ii.	>= 30 feet = 07	
	iii.	>= 20 feet = 05	
4	Age of the Building (max. marks-10)		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		20
	i.	On ground floor: 20	
	ii.	GF + immediate Upper floor with internal lift + stair: 10	
	iii.	GF + Immediate Upper Floor with internal stair: 05	
6	Parking		10
	(max. marks-10)		
	i.	Covered parking:10	
	ii.	Open parking:5	
7	Government Authorities approval for the premises		10
8	Landlord's readiness for constructing/modifying premises as		10
	per Bank specification		
9	Ambience, convenience and suitability of premises as assessed		10
	by Premises Selection Committee		
	Total Marks ---100		

The premises getting less than 50 marks will be summarily rejected. Committee's decision in this regard is final.

TECHNICAL BID (COVER- 1)

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

STATE BANK OF INDIA
A.O-1, Bengaluru South

The Deputy General Manager (B&O),
State Bank of India,
Administrative Office-1,
Bengaluru South.

Dear Sir,

With reference to your advertisement in the local dailies_____ dated_____, I / we hereby offer the premises owned by me / us for housing your branch / office on lease basis:

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

	Residential/Institutional/Industrial	
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	RERA Carpet area of the premises offered (enclose detailed calculation)	
4	Year of construction & Age of building	
5	Whether the offered property is under mortgage -– Yes / No	
6	If yes, provide details	
D	**Technical information:**	
1	Classification of the plot- (Residential/Commercial)	
2	Distance from Main Road	
3	Whether free of Encumbrance – Yes / No	
4	Min. Setback required as per local approving authority (Front, Rear, Sides)	
5	Any other issues viz. court cases, partitioning etc. – Please mention	
E	**Amenities available**:	
1	Electrical power supply – Yes / No Total Load ……(KW)	

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 (Generator) supply is available – Yes / No	
8	Whether fully air-conditioned or partly air-conditioned.	
9	Whether lift facility is available. Yes/No	
10	a) No. of covered car parking/scooter parking which are to be offered Exclusively to the Bank. b) No. of open car parking/scooter parking which are to be offered Exclusively to the Bank. 1) Car – ……. nos. 2) Scooter – …….. nos.	
11	Mention the list of any other amenities which are provided	
12	Any additional information	
13	Whether the building offered will be exclusive for SBI - Yes / No	
14	Space for: - AC outdoor unit - DG - Earth pit - V-SAT / Antenna on terrace	

15	If NO, please provide details of other tenants.	

Enclosures:

1. Copy of Approved Plan
2. Location Map/ Google Location
3. Copy of Encumbrance Certificate
4. Copy of property document/ Occupancy Certificate
5. Photo of the premises
6. Copy of proof for commercial use/license
7. Documents in support of Eligibility Criteria
8. Premises Carpet area Statement
9. Proof of ownership – Title deed, latest property tax receipt
10. Proof of electrical load availability / feasibility
11. Tentative Plan showing proposed building for SBI with space for parking, DG Set, etc.
12. Other documents if any

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.

Place:
Signature of Owner/General Power of Attorney Holder:

Name: Date:

Note: 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.

MEASUREMENT OF (RENTABLE) RERA CARPET AREA / CARPET AREA

1) RERA Carpet Area / Carpet Area shall be measured while taking the premises before any modification are made by the Bank. This area shall be considered for rent payment.
2) Rent will be paid for the RERA Carpet area / Carpet area of the Branch & ATM premises occupied by the bank which will be jointly measured by SBI and landlord. No extra in rent/area shall be entertained for the setback/frontage in & around the building, DG & entrance porch, external steps & ramp etc.
3) Exclusion: The Carpet area excludes the following: External walls, inner/external columns, common area, duct, lift, lift well, lift machine room, service shafts, common staircase, porch/canopy, open verandas, open and covered balcony, projection, substation, sanitary shaft, space below the window, box louver, terrace, open and covered parking space, space for DG set / V-SAT / AC outdoor units / earth pits.
4) Inclusion: The Carpet area includes internal walls, exclusive internal staircases, if any, at one floor for G+1 structure (There will be deduction at other floors).

Note: The bidder shall submit carpet area measurement sheet along with the application/bid. (Please refer sample tender documents for further terms and conditions, specifications,evaluation criteria etc)

(To be submitted in separate envelope superscribing Price Bid for premises for…… Branch)

Price bids of the only shortlisted premises will be opened and negotiation will be held with L1 (lowest) bidder.

COVER-2--PRICE BID

To

The Deputy General Manager (B&O),

State Bank of India, AO-1,

Bengaluru South.

Dear Sir,

With reference to your advertisement in the local dailies _____dated_____, and having studied and understood all terms and conditions stipulated in the technical bid, I/We offer the premises owned by us for housing your branch at _____on lease basis on the following terms and conditions:

General Information:

1	Name of the Landlord/Owner	
2	Address:	
3	Mobile No.:	
4	Email Address:	

Location:

1	Name of the Building with complete address	
2	Door No.	
3	Name of the street	
4	Name of the city	
5	Pin code	

Rent:

1	Rent for Initial 5 Years per sq.ft. per month of Carpet area	₹ _____ per sq.ft. per month
2	Maintenance Charges if any for Initial 5 Years per sq.ft. per month of Carpet Area	₹ _____ per sq.ft. per month
3	The Incremental Rate (Maximum 15 - 25%) for the Rent from 6th Year to 10thYear (over and above the rate quoted in Sr.No.1	..... %
4	The Incremental Rate (Maximum 15 - 25%) for the Maintenance from 6th Year to 10thYear (over and above the rate quoted in S.No.2	..... %

NOTE:

1) Rent quoted remains unchanged for the period of first five years and increment in % as quoted above shall be applicable over & above, for next five years after the initial period of 5 years.
2) Maintenance Charges shall be applicable only to the multi-storied complex building with lift (if first Floor), common electricity and security / cleaning staff arrangements engaged by landlords where more number of tenants are occupied. Others such as offering for independent buildings need not quote.
3) If Maintenance Charges quoted for individual building or not quoted for complex, the same shall be treated as '0' and will not be considered for evaluation and payment.
4) Tenders will be evaluated clubbing rent and maintenance charges (if applicable) for entire 10 years period and average rent per sq.ft. per month including maintenance charges shall be arrived for purpose of techno-commercial evaluation.
5) In case of a tie between the offers, the offer which has scored higher marks under the technical evaluation shall be awarded the tender.
6) Interest free rental deposit up to an amount equivalent to six month's rent will be paid by the Bank while taking possession of premises i.e. after completion of all works in all respects by the landlord.
7) The rate quoted above is inclusive of vehicle parking charges, space for generator, V-SAT, earth pit, AC outdoor units etc. No separate charges will be paid for the same.

8) I/We agree to pay municipal taxes & charges, cess, water/drainage tax & charges and service charges.

9) The Maintenance Charges quoted above is inclusive of:

1. Common electricity charges viz. common areas lighting, driveway, Lift, Pump, etc.
2. AMC for LIFT (if in floors above ground floor)
3. Daily cleaning & upkeeping of the building.
4. Generator maintenance for common area/amenities
5. Maintenance of electrical substation, transformer etc. and liaison with electricity department.
6. Salary for security guards if any in case of common premises
7. Maintenance of sanitary, water supply, plumbing and firefighting equipment etc
8. If maintenance charges are not applicable, the rent quoted will be all or any of the above as applicable.
9. 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 all terms and conditions and accordingly submit this offer and will abide by the said terms and conditions in case our offer of premises is accepted. I/we agree to execute lease deed as per Bank's standard format. I/We agree to make alteration/modification/construct as per the specification of building given by the Bank.

Place:

Signature of Owner/GPA Holder:

Name: Date: