Tender ID	AO/RAI/2026-27/17
Date	10.10.2026

STATE BANK OF INDIA

INVITES OFFERS

FOR HIRING OF

PREMISES FOR

PROPOSED CIVIL LINES KHAIRAGARH BRANCH

Last date for submission of Tenders: 15:00 hours on 26.10.2026

Opening of Tenders: 15:30 hours on 26.10.2026

Offers To Be Submitted To:-

Regional Manager,
Regional Business Office 2,
State Bank of India
1st Floor, Sector 1- Bhilai

OFFER SUBMITTED BY:

Name : _____

Address :_____

NOTICE INVITING OFFER
COMMERCIAL/ OFFICE SPACE REQUIRED
ON LEASE

SBI invites offers for opening of new branch **CIVIL LINES KHAIRAGARH** from owners for premises on lease/rental basis for Commercial / Office use having built up area of 2000-2500 **sq.ft.** On ground floor located within the radius of 1 km from CIVIL LINES KHAIRAGARH main road with adequate sufficient open parking area for customers (around 600- 800 sqft.) Customers and one dedicated car parking per 46 sq mt (500 sqft) area and 8 to 10 dedicated two wheeler parking for staff. The offerer shall provide space of 80 sq.ft to 100 sq.ft. For installation and running of the generator within the compound at no extra cost to the bank and no separate payment shall be paid for these facilities.

The entire space should preferably be on Ground Floor only; Premises should be ready for possession / occupation within a period of 3 months. Open plots shall also be considered if ready built premises not available.

Proposals submitted through brokers will not be entertained and shall be summarily rejected. State Bank of India (SBI) has no association or arrangement with any broker or intermediary for the leasing or renting of premises. Interested property owners are requested to submit their proposals directly to the Bank.

The format for submission of the technical offer containing detailed parameters, terms and conditions and price offer can be downloaded from website www.sbi.co.in under procurement news Link **https://bank.sbi/web/sbi-in-the-news/procurement-news**.
This offer consists of two parts viz. the Technical Offer having terms and conditions, details of offer and the Price Offer. Duly signed and completed separate Technical and Price Offers are to be submitted for each proposal using Xerox copies in case of multiple offers.

Envelope (A) contains Technical Offer with necessary supporting documents.

Envelope (B) contains Price Offer for the proposal should be enclosed in separate sealed envelope and these two envelopes be placed in a single cover super scribing "Offer for leasing for **SBI CIVIL LINES KHAIRAGARH BRANCH** and should be submitted to the

Regional Manager,
Region 2
State Bank of India BHILAI

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

- 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 offerer, carrying authority letter or power of attorney with him/ her along with photo ID and address proof shall be allowed to attend any meeting/ offer opening.
- No offerer/ representative shall be allowed to attend the meeting/ offer opening with mobile phones.

IMPORTANT POINTS OF PARAMETERS –

1	Type Of Building	Commercial
2	Built Up Area	Built up area of 2000-2500 **sq.ft. on Ground Floor only**
3	Covered Parking Space	One dedicated car parking per 46 sq mt (500 Sqft) area and 8 to 10 dedicated two wheeler parking for staff
4	Open parking area	Adequate sufficient open parking area for customers (around 600- 800 Sqft.) customers
5	Amenities	24 hours potable water supply facility, Electrical Load (Min. 40 KW, three phase), etc., Generator power back up for essential services like lift, pump etc.
6	Possession	Ready possession / occupation
7	Premises other than Ground Floor	Will not be considered
8	Premises under Construction / Open Plots	Will be considered, in case ready built premises not available
9	Desired location	Located within the radius of **1 Km** from CIVIL LINES KHAIRAGARH on main road with adequate parking facility as mentioned. The entire space should be on Ground floor only. The offerer shall provide space of 80 sq.ft to 100 sq.ft. for installation and running of the generator within the compound at no extra cost to the Bank and No separate payment shall be paid for these facilities.
10	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority (ii) Ground Floor only (iii) Govt. Departments / PSU / Banks
11	Unfurnished premises	Only unfurnished premises will be considered and Bank will do the interior and furnishing work as per requirement.
12	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, **total lease period 10 years.**
13	Selection procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price offer.
14	Validity of offer	12 (Twelve) months from the last date of submission of the offer (which may be extended due to exigency)
15	Stamp duty /registration charges of Lease Deed	**To be shared in the ratio of 50:50.**
16	Fit out/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 hand-over the vacant possession of the premises 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.

TERMS AND CONDITIONS

1.1 The entire property shall belong to same set of owners. The offerers should have clear and marketable title to the premises offered and furnish legal title report from the SBI empanelled advocate at his own cost. The successful offerer 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 & to a maximum ceiling of 20% after initial term of 5 years is completed.

1.2 Offers received after due date and time i.e. 04.05.2024 after 15:00 hours shall not be considered for any reason whatsoever.

1.2 The offerers are required to submit the offer documents along with the certified ownership documents of offered premises in separate envelope super scribed on top of the envelope as Technical or Commercial as the case may be **(TECHNICAL OFFER (Envelope -"A") AND PRICE OFFER (Envelope -"B")** duly filled in with relevant documents/information at the following address:

Regional Manager,
State Bank of India
Regional Business Office
First Floor
Sector 1, Bhilai, Rajnandgoan- 490001 (C.G.)

1.3 All columns of the offer documents must duly filled in and no column should be left blank or filled with vague/ambiguous information. All pages of the offer documents (Technical and Price Offer) are to be signed by the offerer/authorized signatory. Any over-writing or use of white ink is to be duly authenticated under full signature of the offerer/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 offer process without assigning any reasons to any offerer. The Bank shall not be liable for any payment/compensation/rent/opportunity loss etc to the offerer upon such rejection or cancellation of offer process. Bank's decision in this regard shall be final and binding on all the offerers. In case of any dispute, jurisdiction of Court in all cases shall be in Raipur only till finalization of the successful offer.

1.4 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 offer document for filling information is found insufficient, the offerers may attach separate sheets, duly signed by the offerer/authorized representative, after putting remark to this effect in the provided place.

1.5 The offer should remain valid at least for a period of **12 (Twelve) months** (which may be extended in case of exigency) to be reckoned from the last date of submission of offer i.e**.26.10.2026.** .The Bank shall not be liable for any payment/compensation/rent/opportunity loss etc to the offerer upon such rejection or cancellation of offer process.

1.5 The Technical offers will be opened on 26.10.2026**.** at 15:30 Hrs in the presence of tenderers who wish to be present in the office of

Regional Manager,
State Bank of India
Regional Business Office 2, 1st Floor,Sector 1, Bhilai, - 490001 (C.G.)

No separate intimation will be sent to the bidders for the same. In case, the day of opening of Technical offers is declared a holiday, the Technical Offers shall be opened on the next working day at same time.

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

1.7 Canvassing in any form will disqualify the offerer. No broker shall be allowed to attend any meeting/ offer opening. Only authorized representative on behalf of offerer, carrying authority letter/power of attorney with him/ her along with photo ID and address proof shall be allowed to attend any meeting/ offer opening.

1.8 The short listed offerer will be informed by the SBI on the contact details given by them over the envelope, for arranging site inspection of the offered premises.

1.9 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.**

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

1.11 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.

1.12 The details of parameters and its weightage for technical score has been incorporated in Annexure I. The selection of premises will be done on the basis of **Techno Commercial Evaluation**. Equal weightage i.e., **70% weightage** will be given for Technical parameters and **30% for Price Offer**. The score finalized by Committee of the SBI in respect of technical parameters will be final and binding on the offerers and no representation in this regard shall be entertained. The SBI may negotiate the rent with successful offerer to reduce the offered rent.

The offerer who is declared as successful in the combined result of technical and financial offers 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.

1.13 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 **Civil Lines Khairagarh Branch** 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 CIVIL LINES KHAIRAGARH BRANCH** to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord.

1.14 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 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 offer.

The offerer shall submit Built-Up-Area measurement sheet along with the application/offer.

1.15 The floor wise area viz. Ground, First, if any, etc with the corresponding rate for rent/taxes should be mentioned in the Price Offer. The number of car parking spaces and two wheelers offered should be indicated separately. Rent shall be quoted on built-up 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.

1.16 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 30 to 35 KW(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.

1.17 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.

1.18 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.

1.19 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.

1.20 Rent should be inclusive of all present and future taxes what so ever, Municipality charges, society charges, Maintenance charges and all other charges except the GST which will be paid extra.

1.21 Electricity Charges will be borne by the Bank but water supply should be maintained/ arranged by Landlord/ owner.

1.22 All kind of civil work (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 doors etc. (additional / alteration) as per Bank's requirements, **Cash Room** with cash room door and ventilation as per Bank's specifications, server room & 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 shall be provided by the Bank, Rolling shutter with central lock & with toughened fixed glass and glass door at outside opening which are not to be closed with brick walls, collapsible grill door at entry, front façade including glass glazing, external ACP paneling as per Bank's design, ramp with S.S (grade 304) railing for disabled/old people, double charged vitrified tile flooring, brickwork, plaster, inside and outside painting with acrylic emulsion paint / synthetic enamel paint / exterior apex etc., windows, safety grill over all glazings / openings, anti termite treatment etc as advised by the Bank directly or through Bank's appointed Architect will be carried out by landlords' at their own cost before handing over possession to the Bank, Landlords will submit approved plan, Competent Authority permission, structural stability and soundness certificate, fire fighting work before possession by the Bank. Rent should be inclusive of all civil works.

The owner shall carry out civil, sanitary and electrical, repair/ maintenance works and ensure the roof remains water-tight during the lease period. 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).

Note- Owner of the Building is sole 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.

1.23 Interior works like loose furniture, drywall partition system, cubicles, cabins, false ceiling, AC, Lighting fixtures, signages, compactors for storage, electrical wiring and proper earth-ing 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.

1.24 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.

1.25 The decision to identify the successful offerer by the Bank shall be final and No correspondence will be entertained from unsuccessful offerers.

Place:

Date: Name & Signature of lessor with seal if any

NOTE-

Proposals submitted through brokers will not be entertained and shall be summarily rejected.

State Bank of India (SBI) has no association or arrangement with any broker or intermediary for the leasing or renting of premises. Interested property owners are requested to submit their proposals directly to the Bank.

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.	Name of the owner (ii) Address (iii) Name of the contact person (iv) Mobile no. (v) Email address	

Technical Information (Please□ 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	
First Floor	Not Applicable
Total Floor Area	

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

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 KW (Mentioned) Yes/No

Running Municipal Water Supply	Yes/No
Whether plans are approved by the local authorities	Ye
s/No Enclose copies	
Whether NOC from the department has been received	Ye
s/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	Ye
s/No Exclusively to the Bank.	

* Please enclose plans/ layouts of the building.

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, Locker Room, Record/Stationary room, System/UPS room, Ladies &Gents Toilet rooms and pantry will all fittings and fixtures, vitrified tiles flooring & other works as per 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 respect 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

ANNEXU E – I

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 2000-2500 sq.ft. on Ground Floor located within the radius of 1 Km from CIVIL LINES KHAIRAGARH

Name of firm:

	Parameters	Actual situation	Total Marks	Marks obtained
1	Building Structure	a) RCC Framed Structure (Ready Built):15 b) Load Bearing Structure:10 c) Load Bearing/RCC structure with wall Huge alteration required:05 d) Vacant Plot: 0	15	
2	Premises location (If the premises is located in fully residential area marks will be '0')	Nearby surroundings, approach road and location (i) Commercial Market Place with wide approach (10 marks) (ii) Partly Commercial/ Residential locality with wide approach (7.5 marks) (iii) Commercial Market Place with narrow approach (5 marks) (iv) Partly Commercial/ Residential locality with narrow approach (0 marks)	10	
3	Distance From Existing Branch	Distance from existing branch (i) Upto 0.5 KMS (10marks) (ii) More than 0.5 KM and upto 1.0 KM (7.5 marks) (iii) More than 1.0 KM and upto 2.0 KM (5 marks) (iv) More than 2 KM (0 Marks)	10	
4	Premises on Ground floor (First Floor marks will be only awarded if it has the provision of lift otherwise will be '0')	Ground floor =15 Ground Floor + First floor=10 First Floor =5	15	
5	Frontage	>= 40 feets = 10 >= 30 feets = 7.5 < 25 feets = 00	10	

6	Age of Building	Fresh Construction = 10 More than 5 year upto 10 Years = 5 More than 10 years = 3 More than 20 years=0	10	
7	Parking space	Availability of parking as specified:10 Availability of parking less than as specified:00	10	
12	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	10	
13	Suitability for business potentiality as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	10	
	Total		100	

Example for evaluation of proposals:

The example to calculate most successful offerer 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 offers are evaluated, financial offers can be

opened. Financial quotes for three premises are as follows:
A : Rs 70 per sqm for Built up area
B : Rs 60 per sqm for Built up
area C: Rs 50 per sqm for Built
up area

AsC 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 offerer 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 R.C.C. framed structure with first class construction & all peripheral walls will be 23 cm. thick.
- All partition walls will be 11.5 cm. thick and will have 6mm steel @ third course. Floor finish
- Banking hall / B.M.'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-waterproofcementpaint-apexorstonecladdingorfrontstructuralglazing as per case.
- M.S.grill for windows / openings -16mm square bars @7.62cm.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 aprox. 3.10m.
- In toilets, pantry & drinking water are a 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, it shall have wooden choukhats with 38 mm block board shutter doors with approved laminated both side.
- 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 follow-
- Walls & Roof: 304.8 mm thick R.C.C. M40 concrete.
- Reinforcement-16 mm dia. tor steel @ 152.4 mm c/c placed both ways in two layers (staggered way), side covers-40 mm, duly finished with cement plaster, painted.

- Openings to be left for security type ventilators/doors.

- Floor: 304.8 mm thick R.C.C. M40 concrete with proper bedding and suitable floor finish. Reinforcement- same as of wall. And the roof should have installed a grill of 20mm dia rod bars with spacing of 3 inch in both the directions.
- Note:~~Patrolling Corridor to be left on sides of strong 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 centre to centre in angle iron frame work.

above specifications are subject to vary as per actual site condition & as per recommendation of SBI.

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-Up-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 Up 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 out door unit of air conditioners and V-Sat with monkey cage on rooftop (no rent for this facility).
- Twenty-four hours un-interrupted 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.

Signature of owner of Building (In Token of Acceptance of Above)

PRICE BID (TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE B)

With reference to your advertisement in the _____ dated __ and having studied and understood all terms and conditions stipulated in the newspapers advertisement and in the technical bid, I/We offer the premises owned by us for Commercial/office use on lease basis on the following terms and conditions:

GENERAL

INFORMATION

LOCATION:

A	Name of the Building	
A1	Door No.	
A2	Name of the Street	
A3	Name of the City	
A4	Pin Code	
B	(i) Name of the Owner (ii) Address (iii) Name of the Contact person (iv) Mobile No; (v) Email address	

Place:

Date:

RENT:

Level of floor / Floors	Carpet Area in Sqft	Rent per Sqft per month in Rs. # Please refer note below	Total rent per month
Total			

Rentable area will be based on "Carpet area" of the floor in accordance with the one mentioned under para / clause / item 1.16 of technical bid. 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