REGIONAL BUSINESS OFFICE – IV
SAI PRIYA NAGAR
RAYAGADA, DIST-RAYAGADA, ODISHA-765001
PhNo:8763636506/9437479426
email id:rm4.aober@sbi.co.in

TENDER FOR NEW COMMERCIAL/OFFICE PREMISES FOR PROPOSED KOLNARA BRANCH

(Technical Bid)

Tender ID: RBO RGD/Premises/2026-27/06

Date: 14.10.2026

Name of theTenderer.....

Address:….....

….....

GSTIN:.....

NOTICE INVITING TENDER (NIT) REQUIREMENT OF COMMERCIAL/OFFICE PREMISES FOR PROPOSED KOLNARA BRANCH

State Bank of India invites offers from owners/ power of attorney holders for the commercial/office premises on lease rental basis for proposed SBI KOLNARA Branch, Dist- Rayagada under its Regional Business Office –IV, Rayagada as per undernoted details:

Branch	**Built up Area required**	**Electrical Load**	**Parking**	
			Covered for Staff	**Open for Customers**
ADB Rayagada, PO-Rayagada Dist-Rayagada	186- 223 Sqm (2000- 2400 Sqft)	3 phase 30 KW	10-20 Sqm (108-216 Sqft)	40-50 Sqm (430-540 Sqft)

2. The premises should be preferably in prime locality preferably on a main road with adequate dedicated parking space and predominantly in the cluster of commercial establishment on the Ground floor ready/likely to be ready for immediate possession.

3. Premises should be ready for possession / occupation or expected to be ready within 6 (Six) 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.

4. **TENDER SCHEDULES:**

Availability of Tender Documents	:	1. "**procurement news**" of Bank's Web site www.sbi.co.in **2. Regional Business Office - IV** **SAI PRIYA NAGAR,** **RAYAGADA, DIST-RAYAGADA,ODISHA-765001** Ph No :94374179426 email id : rm4.aober@sbi.co.in
Tender document downloading **Start Date**	:	From 11:00 A.M on **14.10.2026**
Tender document downloading **End Date**	:	Upto2.00 P.M on **03.11.2026**
Last date and time of submission of technical & price bid	:	Upto 3.00 PM on **03.11.2026**
Date and time of opening of technical bid		**On 03.11.2026 at** 11.00 AM**.**
Date and time of opening of Price bid		**To be intimated later**

5. The offers in a sealed cover complete in all respects should be submitted on or before 3.00 PM on 03.11.2026 at the following address-

6. SBI reserves the right to accept or to reject any offer without assigning any reason therefor. No correspondence in this regards will be entertained. No Brokers please.

Sd/-
Regional Manager
State Bank of India
RBO –IV, Rayagada

TECHNICAL BID 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 the "Price Bid". Duly signed and completed "Technical" and "Price Bid" are required to be submitted separately for each proposal. 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 "**SBI KOLNARA Branch**" and should be submitted at the office of the Regional Manager, State Bank of India, Regional Business Office-IV, Rayagada on or before 3.00 PM on 03.11.2026

Important points of Parameters –

1	Built up Area	186-223 Sqm (2000-2400 Sqft)
2	Building frontage	Minimum frontage of 25-30 ft. along the main road of the locality
3	Parking Space	Sufficient covered parking area for staff. 37.16 Sqm (400 Sqft)
4	Open parking area	Sufficient open parking area for customers 37.16 Sqm (400 Sqft)
5	Amenities	24 hours Potable water supply availability, Ramp Electrical load (min. 30 KW, three phase)
6	Possession	Preference will be given to Ready possession / occupation/expected to be ready within 2 (Two) months from the last date of submission
7	Premises under construction	Will be in case the building is completed and handed over within next 2 months in all respect.
8	Location	In the vicinity of the main commercial area on the main road
9	Preference	i) Premises duly completed in all respect with required occupancy certificate, commercial use permission 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/ expected to be ready within 3 (three) months from the last date of submission of proposal.
10	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.
11	Initial period of lease	5 + 5 years with an option to renew for a further period of 5 + 5 years on mutually negotiated rates after a period of 10 years.
12	Selection procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bid.
13	Validity of offer	6 months from the last date of submission of the offer
14	Stamp duty / registration charges	To be shared in the ratio of 50:50.
15	Rental Advance	No advance payable.
16	Fit out period	2 Months after completion of civil work and other mandatory approvals by Land lord.

TERMS AND CONDITIONS

1.1 The successful bidders should have clear and absolute title to the premises and furnish legal title report from the SBI empanelled advocate at his own cost. 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 SBI. 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 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 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 after due date and time i.e 03.11.2026 after 3.00 pm shall be rejected.
1.3 The lessors are requested to submit the tender documents in separate envelopes super scribed on top of the envelope as “Technical Bid” or “Price Bid” as the case may be duly filled in (as stated earlier) with relevant documents/information at the following address:

The Regional Manager
State Bank of India
Regional Business Office-IV
RAYAGADA,
Dist-Rayagada
Odisha-765001

1.4 All columns of the tender documents must duly filled in 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 over-writing or use of white ink is to be duly singed by the tenderer. SBI reserves the right to reject the incomplete tenders.

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

1.6 The offer should remain valid at least for a period of 3 (three) months to be reckoned from the last date of submission of offer (i.e 02.02.2027).

1.7 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.

1.8 The Price Bids will be opened at State Bank of India, Regional Business Office –IV, Rayagada on the date decided by premises committee of Bank on or after 03.11.2026.

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

1.9 SBI reserve the right to accept or reject any or all the tenders without assigning any reason therefor.

1.10 Canvassing in any form will disqualify the tenderer. **NO BROKERAGE WILL BE PAID TO ANY BROKER.**

1.11 The shortlisted lessors will be informed by the SBI for arranging site inspection of the offered premises.

1.12 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 by the SBI.

1.13 Preference will be given to the exclusive building/floor in the building with ground floor offer 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.

1.14 Preference will be given to the buildings on the main road of the location specified in NIT.

1.15The selection of premises will be done on the basis of techno commercial evaluation. 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.

SCORING MODEL ON SCALE OF 0-100

S No.	Parameter	Max Marks
1	Distance from existing Branch ● **up to 1.0 KM (10 Marks)** ● more than 1.0 KM and up to 2.5 KM (7.5 Marks) ● more than 2.5KM up to 5.0 KM (5 Marks) ● more than 5.0 KM (2.5 Marks)	10 Marks
2	Available of Frontage of the premises ● **up to 10 m (10 marks)** ● from 7.5 m to 10 m (7.5 Marks) ● from 5 m to 7.5 m (5 Marks) ● less than 5 m (2.5 Marks)	10 Marks
3	Nearby surroundings, approach road and Location in respect to Suitability for business (Approach road with minimum 30' wide shall be considered as wide approach) ● **Commercial Market Place with wide approach (15 marks)** ● Partly Commercial/ Residential locality with wide approach (12.5 marks) ● Commercial Market Place with narrow approach (7.5 marks) ● Partly Commercial/ Residential locality with narrow approach (5 marks)	15 Marks
4	Age of the Building ● **Less than one Year (10 Marks)** ● More Than One Year, Less than Three Year (7.5 Marks) ● More Than Three Years, Less Than 5 Years (5 Marks) ● More Than Five Years (2.5 Mark)	10 Marks
5	Area of the Office Premises & Parking Space offered ● **More / as mentioned in the notice (10 Marks)** ● Less than the area mentioned in the advertisement (5 Marks)	10 Marks
6	Quality of construction, Ventilation Provided, Ambience & Suitability of premises as per assessment of premises selection committee. ● **Excellent (20 Marks)** ● Good (10 Marks) ● Satisfactory (7.5 Marks) ● Unsatisfactory (2.5 Marks)	20 Marks
7	Availability of Premises on ● **Ground Floor (10 Marks)** ● First Floor (5 Marks) ● Above First Floor (2.5 Marks) ● Availability of lift for floors above First Floor (2.5 Marks)	10 Marks
8	Availability of Parking Space (15 Marks) ● **Open parking / Basement Parking as per tender (15 Marks)** ● Open parking / Basement Parking less than specified in the tender (7.5 Marks)	15 Marks

1.16 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+5) years, the effect of subsequent increase/decrease in taxes and service charges shall be taken into account 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.

1.17 Mode of measurement for premises is as follows:
Rentable area of the premises should be clearly mentioned as built up area as per IS code 3861-2002 which could be always measured jointly by the Bank and the landlord. Measurement of Basement/Mezzanine floor area (if any) shall be considered as under: Floor to ceiling height
I. Above 2.60 meter 100% of built up area
II. Above 2.1 meter upto 2.60 meter 50% of built up area
III. Below 2.1 meter not to be considered

1.18 The floor wise area (viz. Ground, First, etc.) with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car and scooter parking spaces/Slot offered rent free should be indicated separately.

1.19 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 will also have to be provided within the compound by the lessors at no extra cost to the Bank.

1.20 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.

1.21 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.

1.22 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.

1.23 All the civil work as per plan & specifications provided by SBI pertaining to construction of Cash Room/Currency Chest (as per RBI guidelines), ATM / e lobby, Record & Stationary room, System and UPS room, ladies and Gents Toilets (including plumbing/sanitary fittings), Pantry, Staircases, Main and Exit Door, Grills to all Windows. Rolling shutters and collapsible door to Main and Exit doors and Cash room, locker room 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 tiles and flooring of Record/Stationary Room shall be of Polished Kota stone. A separate sheet of detailed building specifications along with layout plan shall be issued to the successful bidder after finalization of offers.

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

Place & Date: Name & Signature of bidder(s)

STANDARD SPECIFICATION FOR CONSTRUCTION OF BANK BUILDING

The land Lord/s (whose premises is selected by the Bank) as per the requirement & advices of the Bank, shall modify /add / renovate /relocate the internal lay-out to accommodate various components of SBI branch e.g. record rooms, Office hall, safe room, locker room, pantry etc if & as required and will also comply with the following (minimum) specifications by engaging Contractor/ architect / structural consultant at his / their (Land Lord/s) own cost within the modification period.

The Building should be preferably be RCC frame structure and of good quality construction, neat, tidy, damp free, airy & well ventilated

1. Locker/ Safe Room floor is to be strengthened to take the load of locker safe. For cash room (non-currency chest branch) it will be constructed with 9 inches thick brick walls, duly plastered and encasing of safes/lockers including provision of ventilation , collapsible grill and & double flanged iron sheet door (size-4'x7').
2. Building will consist of R.C.C. framed structure with all external walls should be at least 10" thickness brick masonry, duly plastered on both sides, external wall to be finished with exterior grade paint, internal walls to be finished with acrylic emulsion/plastic paint of approved shade and make over coat of primer/ putty as per manufacturer's specification.
3. All window/ ventilator/ Entrance /Exit opening is to be provided with adequate chajja cover for protection from rain water.
4. All window/ ventilator/opening is to be provided with MS grill and embedded in brick/ concrete work with minimum 3 nos of 150MM horn on each side, as shown in Figure-1 below:

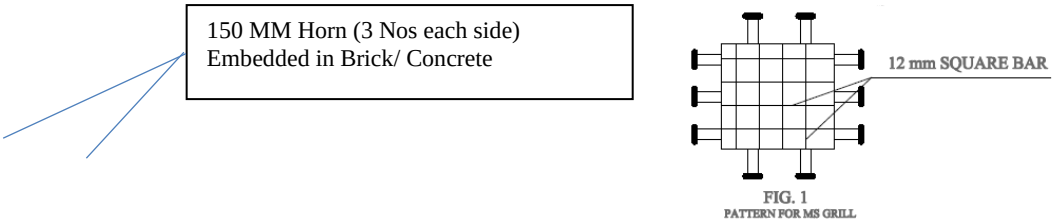


FIG. 1
PATTERN FOR MS GRILL

5. All the windows should be provided with Al frame Glass panel sliding windows with mosquito net over 3 track sliding system.
6. Vitrified tiles flooring, 2'X 2' size Double charged of Somany, Kajaria, Jhonson make, should be provided in Banking Hall, e-Lobby, BM's room, canteen etc.
7. Toilet floor tiles should of antiskid type.
8. Wall ties to be provided in the toilet walls. Toilets to be fitted with urinal, water closet, wash basin & other standard fittings.
9. Structural adequacy of the building to be ensured by the landlord.
10. 24 X 7 adequate water supply/ storage to be provided by the landlord.
11. Sewer connection/ Septic tank to be provided in the building.
12. Plinth level of the building to be at least 1 Meter above present road level.
13. Collapsible grills to be provided at Entrance/ Exit and Safe room doors as shown in the Civil Layout plan. The grills should have minimum 3 nos of locking lugs on both sides (inside and outside).
14. All entry/exit doors and E-Lobby door should essentially have a rolling shutter.
15. Rolling shutters should have the roller housing and siderack / rails installed towards the inside of the branch, for better protection against burglar attacks. All rolling shutters should have an internal lever lock affixed in the centre of the base from the inside. Only the key hole should be visible in the exterior as shown in the Figure 2 below

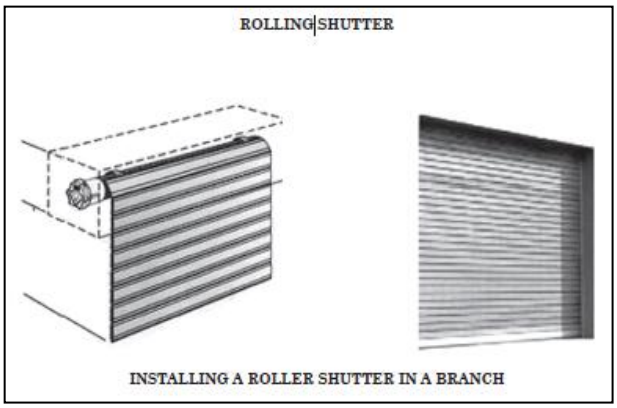


Figure-2

16. Rolling shutter is to be provided with central leaver lock in addition to the side locks.
17. Doors having collapsible gate and rolling shutter both should have fitted with rolling shutter on the outer side and a collapsible gate on the inner side.
18. Ramp for divyang persons of 1.2 Meter Width and slope of 1: 12 is to be provide at the entrance with granite strips/ chaqured tiles flooring and SS railing all complete in addition to steps.
19. Steps to be provide with 125-140 MM rise and 300 to 280 MM Trade, finished with granite works all complete.
20. Steps to be dressed with Granite work (Z- Black) along with provision of SS Handrails all complete.
21. Entrance of the branch should have granite dressing.
22. Entrance and Parking of the premises is to be paved with Paver block / Parking tiles over PCC.
23. 3 Phase electricity supply of adequate connected load is to be provided by the land lord.
24. Parking Shed for Staff and public parking is to be provided.
25. Concealed point wiring to be provided in toilets/ Canteen and Record Room.
26. Adequate external lighting by LED Street Light is to be provided at the entrance, parking area etc.
27. Adequate Space is to be provided for Glow Sign board, branding etc.
28. Toilet friendly for divyang persons to be constructed as shown in the Civil Layout plan.
29. No objection undertaking to be taken from landlord for execution of Interior works by bank’s agencies.
30. Roof waterproofing is to be done by the landlord.
31. Landlord has to ensure compliance of all the government rules/ local authority rules regarding construction building for commercial use

TECHNICAL BID FORM

With reference to your advertisement dated: _____/ we hereby offer the premises owned by us for housing your branch / office on lease basis:

(a) General Information:

I	Location	
I	Name of the building	
III	Door No.	
IV	Name of the street	
V	Name of the city	
VI	Pin code	
VII	Name of the owner/s (Enclose Valid ID Proof)	
VIII	List of Property Ownership Document (Xerox copy) enclosed	
IX	Mobile No of applicant	

** Enclose Property Ownership document for verification by Bank's Advocate

Technical information:

(I) Building: Load bearing ☐ Frame structure ☐

(II) Type of building: Residential ☐ Institutional ☐ Industrial ☐

(III) No. of floors: ☐

(b) Built up area of the premises:

(I) Building ready for occupation – Yes / No ☐

(II) It No, how much time will be required for occupation ☐

(c) **Amenities available**:

(I) Electrical power supply – Yes / No ☐

(II) Running water supply – Yes / No ☐

(III) Whether plans are approved by the local authorities – Yes / No ☐

(IV) Whether NOC from the department obtained – Yes / No ☐

(V) Whether occupation certificate has been received – Yes / No ☐

(VI) Whether direct access is available from the main road – Yes / No ☐

(VII) Whether captive power supply is available – Yes / No ☐

(VIII) Whether fully air-conditioned or partly air-conditioned – Yes / No ☐

(IX) Whether lift facilities are available – Yes / No ☐

ARTICLES OF AGREEMENT

(REGISTERED LEASE DEED TO BE EXECUTED AS PER UNDER NOTED TERMS AND CONDITIONS)

SAMPLEFORMAT OF LEASE AGREEMENT

The Lease Agreement is made on this _____ day of _____2025 between Shri /Smt._____ son/wife of Shri _____ (hereinafter referred to as the lessor which expression unless repugnant to the context shall include his heirs, executors, administrators, representatives, successors and assigns) of the one part.(If the Lessor is a firm, company etc., the description should be accordingly be changed).

AND

The State Bank of India, a Bank constituted under the State Bank of India Act, 1955 having its Corporate Office at State Bank Bhavan, Madame Cama Road, Mumbai, a Local Head Office at _____ a branch / office at _____ (hereinafter referred to as "The Lessee" or "The Bank" which expression unless repugnant to the context shall include its successors and assigns) of the other part.

WHEREAS

I. The lessor (s) has / have at the request of the Lessee agreed to grant to the Lessee a lease of the premises more fully described in Schedule hereunder and the Lessee has agreed to take the premises on lease under the terms and conditions specified herein below.

The lessors being seized and possessed or otherwise well and sufficiently entitled to the premises particularly described in the Schedule hereto and entitled to grant a lease of premises have agreed to grant a lease of the premises particularly described in the schedule.

Now this INDENTURE WITNESSES that in consideration of the rent hereinafter reserved and the covenants and stipulations hereinafter contained and on the part of the lessees to be performed and observed, the lessors doth hereby demise unto the lessee the premises as described in schedule here together with the easements, liberties, appendages and appurtenances thereunto belongings with exclusive and independent entry to the said premises and compound through paths, staircases, lifts and from public road and the right to pass and repass over the open spaces / compound in and around the said premises and the buildings and the right to park vehicles therein and thereon to have and to hold the said premises (hereinafter referred to as the "demised premises") unto the lessee for the term of _____ years commencing from _____ with the absolute option to the Bank to renew the lease for further _____ terms of _____ years, yielding and paying thereof unto the lessors the monthly rent of Rs._____ subject to

TDS on or before the _____ day of the following month to which it relates and in consideration of the lease of the premises the lessee hereby covenant with the lessors that :-

1. The Lessee to the intent that the obligations may continue throughout the term hereby created doth hereby covenant with the Lessor (s) as follows :-

(i) To pay by Banker's cheque or otherwise as agreed / the said monthly rent hereby reserved on the day and in the manner aforesaid subject to TDS.

(ii) To pay _____ months rent as advance deposit which is refundable at the time of determination of lease with interest at a rate applicable to overdraft. However, the lessor/s at the time of termination of lease and vacation of the premises thereon, is/are entitled to adjust the said deposit with interest towards the rent (subject to TDS) due if any, as on the date.

(iii) To pay all charges for electricity and water consumed by the Lessee in the demised premises to the appropriate authority according to the reading of the electric metre or water metres to be installed in the demised premises by the Lessor (s) at his/their costs for the Lessee's use.

2. (i) The Lessee shall be entitled at any time during the said terms; to
install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and

every part thereof as the Lessee may require without causing any material damage or injury to the demised premises and on the expiration or sooner determination of this lease to remove the same and every part thereof at its own costs without thereby causing any material damage to the demised premises.

(ii) To use the demised premises for the purpose/s mentioned herein below:-

(a) on site ATMs
(b) Housing of outfits of the subsidiaries/associates of the lessee.
(c) For cross selling purposes
(d) Branch/Office of the lessee
(e) Guest House etc.

(iii) To display its signboard / boards, hoarding, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the Lessee may in its absolute discretion think fit and the Lessor (s) shall have no objection thereto.

(iv) To yield and deliver up peacefully and quietly vacant possession of the demised premises to the Lessor (s) at the expiration or earlier determination of the lease period as the case may be, in a good condition except reasonable wear and tear.

(v) To allow the Lessor/s or his / their agents to enter, with or without workmen and / or architects, contractors etc. the demised premises or any part thereof by giving prior notice in writing to the Lessee to inspect the state and condition of the premises or any part thereon for the purpose of carrying out such repairs as required / found necessary under law or otherwise.

3. The Lessor (s) do and each of them doth hereby covenant with the Lessee as follows:-

(i) On the Lessee paying monthly rent hereby reserved and covenants and conditions herein contained and on the part of the Lessee to be observed the Lessee shall quietly hold, possess and enjoy the demised premises and every part thereof during the period of lease or any extension thereof without any interruption from or by the Lessor (s) or any person or persons lawfully or equitably claiming by / through / under or in trust for the Lessor/s or successors or assigns.

(ii) The lessor/s hereby declare and acknowledge the availment of _____ loan of Rs. _____ for the construction of new premises / for carrying out additions / alterations to the premises and lessee is entitled to adjust 75% or entire rent towards the installments / dues for liquidation of the said loan with interest within a maximum period of 7 years as stipulated under the loan documents dated _____ and is also bound by the terms and conditions agreed to under the said loan documents.

(iii) The Lessor (s), shall not nor shall he/they allow any person to use or carry on any noisy hazardous occupation or business in or upon any part of the said premises or any adjoining premises thereon which may cause annoyance or inconvenience to and / or otherwise likely to be prejudicial to the interest of the lessee at the demised premises.
(iv) The Lessor (s), during the lease or extension thereof shall pay all present and future municipal taxes assessments and / or other outgoing or impositions whatsoever payable by the owner and / or occupier in respect of the demised premises under the law for the time being in force and shall keep the lessee/s indemnified against all claims, demands, action, suits and proceedings in respect of the same.

(v) The Lessor/s shall maintain at his / their cost adequate and continuous supply of electricity and hygienic, potable filtered and / or tube-well water by means of electrical water pumps and overhead tanks or otherwise for the use of the lessee in the demised premises and to operate and maintain the water pumps in proper condition at their cost.

(vi) The Lessor (s) at his / their own cost, shall effect major repairs to the demised premises and or replacement of plumbing, sanitary, electric fixtures supplied by them, doors, windows glass panes as and when the need arises and upon the request from the lessee for such repairs etc. The Lessors shall keep the demised premises wind and water right and maintain proper repair and condition, the electric, sanitary, water fittings, equipments and appliances, pipelines, drains and sewers and execute all repairs to the demised premises as and when

required and also whitewash, colour painting of the interior and exterior of the demised premises atleast once in every three years, including painting of the doors and windows.

(vii) The Lessor/s shall keep the demised premises insured at all time during the term hereby created or any extension/s thereof from loss or damage by fire, earthquake, riots and against such other risks as may be required by the lessee and to make all payments necessary for the above purposes within three days after the same shall respectively become payable and to produce to the Lessee or its agent on demand the several policies of such insurance and the receipts for each such payment and to cause all moneys received by virtue of any such insurance to be forthwith laid out in rebuilding and reinstating the demised premises and to make up any deficiency out of the Lessor's own moneys.

(viii) The Lessor(s) warrants that he / they has / have good, rightful power, absolute authority and indefeasible title to demise the demised premises to the Lessee in the manner herein appearing free from all encumbrances, trusts, his dependents, executions and attachments whatsoever.

(ix) The lessor(s) will not during currency of the lease transfer, mortgage, sell, assign or otherwise create any interest in the demised premises without the prior consent of the Bank in writing.

(x) The Lessor has no objection for Lessee to assign / transfer / sublet the demised premises or part thereof.

(xi) The Lessor shall have no objection whatsoever to the Bank installing, providing and operating a DG Set of required capacity in the demised premises.

(xii) In future, if the Bank requires additional power the Lessor shall arrange for such additional power as per the Bank's requirement at the Bank's cost and expenses.

4. It is hereby agreed by and between the parties hereto as follows:-
(i) In case of default in the payment of the taxes and other statutory dues, service charges, dues to society by the lessor (s) and a demand notice is served on the Bank, the lessee may make payment of the same and such payment shall be against adjustment of future rents payable.
(ii) If the Lessor (s) shall fail or neglect to pay rents, revenues, rates, taxes, impositions, outgoings and ceases howsoever or whatsoever payable by owner or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in good repair and condition and /or to keep the demised premises insured for such sum and against such risks as may be required for by the Lessee it shall be lawful (but not obligatory) for the Lessee to pay such rates, revenues, taxes, impositions, outgoings and ceases, to incur expenses to keep the demised premises and every part thereof in good repair and condition to keep the demised premises insured for such sum and against such risks as the Lessee in its absolute discretion may think fit and in any one or more of such cases the Lessee will be entitled in its absolute discretion to deduct such payments and such expenses as aforesaid with applicable interest from the rent hereby reserved.

(iii) In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riots or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the Lessee, be void but in the event of the Lessee desiring to continue the lease and the Lessor (s) agreeing to repair the damage or injury the Lessee shall vacate such portion of the demised premises as may be required to enable the Lessor (s) to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the Lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.

(iv) In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for the time being in force this Lease shall be determined and the parties shall be entitled to such compensation as they may respectively be entitled under the law.

(v) Notwithstanding anything to the contrary herein before contained, the Lessee shall be entitled and shall have the option to terminate this Lease at any time on giving _____calendar months' prior notice in writing to the Lessor (s) and on expiration of the period to be mentioned in such notice this lease shall cease to be operative.

(vi) If the lessors shall at any time fail and neglect to perform and observe any of the covenants and conditions herein contained and on his/their part to be observed and performed then the Lessee shall be entitled at its option to forthwith determine this Lease.

(vii) The Lessors shall at the request of the Lessee made before the expiration of the term hereby created execute and register a renewed lease of the demised premises in favour of the Lessees a lease for further period/s of _____ from the date of expiration of term hereby created on the same terms and conditions as are herein contained except the monthly rent which may be reduced / increased as mutually negotiated and in any case the increase in rent shall not be more than _____ % of the then existing arrangement. However, if the rent, rates in the market are falling, both lessor and lessee shall negotiate and decide as to reduction in the rent prescribed therein. That the expenses on stamp duty and registration charges required for the execution of lease deed and renewal of lease deed shall be borne by the partiesi.e lessors and the Bank in equal sharers.

(viii) Notwithstanding anything contained hereinabove the lessee shall be entitled to surrender, leave and deliver the unused, un-utilised portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, un-utilised and excess area is not required for the purpose taken on lease during the tenure / currency of the lease without determining / terminating the said lease and continue in occupation the portion required for the purpose after surrendering of the unused and unutilized area / portion and in the event of such partial surrender of the un-utilised area / portion, then rent fixed for the lease will be reduced / decreased proportionately according to the area / portion surrendered by the Lessee. And if such surrender is going to affect the exclusive/independent entry/use for /of the branch/office, the landlord shall make suitable arrangement so that the exclusive independent entry /use for/of the branch/office is not affected in any manner.

(ix) In case the Lessee desires to obtain a Lease of further floor area in the said premises, the Lessor (s) shall grant such Lease to the Lessee, the rent for such further floor area will be determined considering the prevailing circumstances for the time being but in and the period of such Lease shall be co-extensive and coterminous with the period of the Lease in respect of the premises already leased in favour of the Bank.

(x) In the event of the Lessor (s) deciding to sell the demised premises during the tenancy, they shall in the first instance offer the premises to the Bank and the Bank shall within one calendar month from the date of receipt of such offer either accept or reject such offer.

The Schedule above referred to IN WITNESSES WHEREOF THE PARTIES hereto have executed these presents the day and year first above written.

SIGNED SEALED AND DELIVERED
By the above named
In the presence of Lessor (s)

SIGNED SEALED AND DELIVERED Address :

By the above named
In the presence of For and on behalf of State Bank of India,
..... Branch (Lessee)

Witness :

Signature _____ Name_____
Address_____ Address_____

Signature _____ Signature _____

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.

ANNEXURE:

PRICE BID TO BE SUBMITTED IN THE ENCLOSED FORMAT IN SEPARATE SEALED COVER SUPERSCRIBED “PRICE-BID FOR NEW PREMISES COMMERCIAL/OFFICE PREMISES FOR PROPOSED KOLNARA BRANCH