

**STATE BANK OF INDIA**

**PREMISES & ESTATE DEPARTMENT, 3<sup>RD</sup> FLOOR, LOCAL HEAD OFFICE, NARMADAPURAM  
ROAD, BHOPAL - 462011**

**PRE-QUALIFICATION FOR APPOINTMENT OF IBMS (INTEGRATED BUILDING MANAGEMENT  
SYSTEM) CONSULTANT/FIRM FOR STATE BANK OF INDIA, LOCAL HEAD OFFICE,  
NARMADAPURAM ROAD, BHOAPL -462011**

**TENDER ID- LHO/BHO/P&E/2026-27/32**

LAST DATE OF SUBMISSION OF ONLINE APPLICATION IS  
12.11.2026

**The Assistant General Manager (Premises & Estate Department)**

**State Bank of India, Local Head Office,**

**Narmadapuram Road, Arera Hills,**

**Bhopal - 462011**

**NOTICE INVITING APPLICATION****PRE-QUALIFICATION FOR APPOINTMENT OF IBMS (INTEGRATED BUILDING MANAGEMENT SYSTEM) CONSULTANT/FIRM FOR STATE BANK OF INDIA, LOCAL HEAD OFFICE, BUILDING, NARMADAPURAM ROAD, BHOPAL -462011**

State Bank of India (SBI) invites online Expression of Interest/Pre-qualification of IBMS Consultant/firm through e-tender portal having experience in providing IBMS consultancy services in designing, automates, planning, integration, estimation, tendering, effective execution, optimizes smart building infrastructures (including HVAC, Light, UPS, Lifts, Security, Fire Safety Systems, Electrotechnical equipment's etc for large commercial/institutional buildings for implementation of IBMS in existing SBI, LHO Building, Bhopal.

This NIT application contained total 26 pages and it is mandatory to seal and signed all these pages along with the various attachment as mentioned in application and upload on e-portal i.e TENDERWIZARD. The detailed prequalification criteria, scope of the services to be offered, terms and conditions for appointment of IBMS consultant are as under:

|    |                                                                       |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----|-----------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name of Work                                                          | : | Expression of Interest from IBMS Consultant/firm having experience in providing IBMS consultancy services in designing, preparation of drawings, documents, automates, planning, integration, estimation, tendering, optimizes smart building infrastructures (including HVAC, Light, UPS, Lifts, Security, Fire Safety Systems, Electrotechnical equipment's etc for large commercial/institutional buildings for implementation of IBMS in existing/new buildings. |
| 2  | Empanelment application from available for download from the websites |   | On 1) <a href="https://www.sbi.co.in">https://www.sbi.co.in</a> under “SBI in the News” link “Empanelment of vendors”<br>SBI E-tender Portal,<br><a href="http://www.tenderwizard.com/SBIETENDER">www.tenderwizard.com/SBIETENDER</a>                                                                                                                                                                                                                                |

|    |                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----|-----------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3  | Availability application form download from the above website                                                                           |  | <b>From 16.10.2026 to 12.11.2026</b>                                                                                                                                                                                                                                                                                                                                                                                                       |
| 4  | Last date and time for submission of online applications in e-tender portal                                                             |  | <b>12.11.2026 Upto by 3.00 P.M,</b><br><br><b>Note:</b> 1. Applicant must fill the details in bidder's response column of the application form on e-tender portal and must upload the self-attested scan copies of supporting documents.<br><br>2. Upload only relevant documents as mentioned in the annexures otherwise application shall not be considered.                                                                             |
| 5  | Portal for submission of applications                                                                                                   |  | www.tenderwizard.com/SBIETENDER                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6  | Date and time of opening of technical bid online applications                                                                           |  | 12.11.2026 At 3.30PM                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 7  | Date and time of opening of Price bid                                                                                                   |  | <b>Price bid will be open only for those IBMS Consultant/bidders, who will be technically qualified as per eligibility criteria.</b>                                                                                                                                                                                                                                                                                                       |
| 8  | For any queries or support in connection with the online Submission of applications, please contact our E-procurement solutions agency. |  | Company Name: M/s Antares Systems Limited<br><br>Registered Office:<br>"Honganasu" # 137/3 Bangalore Mysore Road,<br>Opp. To Metro Pillar #P-696 Kengeri,<br>Bengaluru-560060, India<br><br>For e-tender support for Bidders<br>Kushal Bose: <a href="mailto:kushal.b@antaressystems.com">kushal.b@antaressystems.com</a> , Mobile no:9674758719<br>Help Desk<br>Numbers:9073677150/9073677151/9073677152/9674758723/9674758726/9674758506 |
| 9. | Building details                                                                                                                        |  | a) Existing Building is 7 storied including ground floor and mezzanine floor.<br>Built up area statement of LHO building.<br><br>1. Ground Floor- 18776.29 sq.ft<br>2. Mezzanine Floor- 21227.36 sq.ft                                                                                                                                                                                                                                     |

|      |                                              |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |
|------|----------------------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|      |                                              |                            | <div>3. First Floor – 29460.08 sq.ft</div> <div>4. Second Floor- 29712.83 sq.ft</div> <div>5. Third Floor- 30370.58 sq.ft</div> <div>6. Fourth Floor- 30195.83 sq.ft</div> <div>7. Fifth Floor- <u>30255.83 sq.ft</u></div> <div><b>Total Area- 189998.80 sq.ft or 17651.40 sq.mtr</b></div> <div>b) Partially 480 HP VRF Air-conditioning system installed in different floors in year 2012-2015, 112 HP VRF Air-conditioning system installed at 5<sup>th</sup> floor and conventional Split/Window/Tower/AHU Air-conditioning installed in different floors.</div> <div>c) 6 Nos Passenger lifts and 1 Service lift installed in LHO Building.</div> <div>d) 48 Nos(approx.) different capacity UPS were installed in LHO Building.</div> <div>e) 235 KWp + 100 KWp ongrid solar rooftop system installed at LHO Building.</div> <div>f) Fire detection system (addressable &amp; conventional) installed at LHO Building.</div> <div>g) Energy efficient LED light fixtures installed at LHO Building.</div> <div>h) 2 Nos Silent DG sets (1 X 380 KVA &amp; 1 X 200 KVA) installed at LHO Building.</div> <div>It is suggested that please visit the site before submitting any technical offer/application/price bid.</div> |                      |
| 10   | Details of existing centralized VRF AC plant | :                          | <div>VRF- Multi V plus II (480 HP) capacity air cooled VRF system using R410A refrigerant air-conditioners installed.</div> <div>Make - M/s LG Electronics India Pvt. Ltd.</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |
| S.No | Location                                     | Outdoor capacity installed | No of indoor units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date of Installation |
| 1.   | Second Floor                                 | 140 HP                     | 54 Nos                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 01.07.2011           |
| 2.   | Third Floor                                  | 128 HP                     | 38 Nos                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 01.05.2012           |

|                                                                                                                                                                                                 |                                                                                                             |        |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| 3.                                                                                                                                                                                              | Fourth Floor                                                                                                | 48 HP  | 15 Nos                                                                                                                                                                                                                                                                                                                                                                             | 01.11.2012                                                                      |
| 4.                                                                                                                                                                                              | First Floor                                                                                                 | 148 HP | 57 Nos                                                                                                                                                                                                                                                                                                                                                                             | 01.05.2015                                                                      |
| 5.                                                                                                                                                                                              | Ground Floor(Dispensary)                                                                                    | 16 HP  | 9 Nos                                                                                                                                                                                                                                                                                                                                                                              | 01.01.2016                                                                      |
| Total                                                                                                                                                                                           |                                                                                                             | 480 HP | 173 Nos                                                                                                                                                                                                                                                                                                                                                                            |                                                                                 |
| 11                                                                                                                                                                                              | Last date and time of receipt of Tenders                                                                    | :      | 12.11.2026 upto 3.00 p.m.                                                                                                                                                                                                                                                                                                                                                          |                                                                                 |
| 12                                                                                                                                                                                              | Address at which the Tenders are to be submitted through online mode only. No hard copy will be acceptable. | :      | <p>Applications (Technical Bid &amp; Price Bid) in the prescribed format with required documents etc. should be submitted online mode only through TENDER WIZARD on or before due date as mentioned above.</p> <p><b>The price bids will be opened only for those consultant/bidders who qualify technically as per the eligibility criteria mentioned in the application.</b></p> |                                                                                 |
| 13.                                                                                                                                                                                             | Place of opening Application/Tenders                                                                        | :      | <b>Assistant General Manager (P&amp;E), State Bank of India, Local Head Office, Narmadapuram Road, Bhopal- 462011</b>                                                                                                                                                                                                                                                              |                                                                                 |
| 14                                                                                                                                                                                              | For Clarifications                                                                                          |        | Please Contact. 0755-2575812, email: agmprem.lhobho@sbi.co.in                                                                                                                                                                                                                                                                                                                      |                                                                                 |
| 15                                                                                                                                                                                              | Contact person                                                                                              |        | Shri Sukumar Dehuri<br>Asstt Manager (Electrical)<br>8598027680                                                                                                                                                                                                                                                                                                                    | Shri Deepak Vishwakarma<br>Chief Manager(Electrical)<br>0755-2575816/8889988331 |
| SBI reserves the right to accept or reject any or all applications without assigning any reasons thereof, even after opening and no claim or correspondence shall be entertained in this regard |                                                                                                             |        |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                 |

Mode of Submission of Pre-qualification application: The application shall be submitted in online mode only. The price bids will be opened only for those consultant/bidders who qualify technically as per the eligibility criteria mentioned in the application.

State Bank of India has the right to accept / reject any or all tenders without assigning any reasons.

**Assistant General Manager (Premises & Estate)**

## ELIGIBILITY CRITERIA

1. The applicant should meet the pre-qualification criteria detailed in the table below:

| S. No. | Pre-Qualification Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Remarks                                                                                                                                 |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| i.     | <p>The firm should have successfully completed similar works during last 7 years ending last day of months previous to the one i.e 30.09.2026 in which applications are invited should be either of the following:</p> <p>Area of building: - <b>189998.80 sq.ft Say 1,90,000.00 sqft</b> (approx.)</p> <p>i) Three similar completed (IBMS) projects each of area of commercial/institutional building is 76,000.00 sqft and having similar/ equivalent services (like including HVAC, Light, UPS, Lifts, Security, Fire Safety Systems, Electrotechnical equipment's etc as mentioned above)</p> <p style="text-align: center;"><b>or</b></p> <p>ii) Two similar completed (IBMS) projects each of area of commercial/institutional building is 95,000.00 sqft and having similar/ equivalent services (like including HVAC, Light, UPS, Lifts, Security, Fire Safety Systems, Electrotechnical equipment's etc as mentioned above)</p> <p style="text-align: center;"><b>or</b></p> <p>iii) One similar completed (IBMS) projects each of area of commercial/institutional building is 1,52,000.00 sqft and having similar/ equivalent services (like including HVAC, Light, UPS, Lifts, Security, Fire Safety Systems, Electrotechnical equipment's etc as mentioned above)</p> <p>(similar work means IBMS consultancy services in designing, automates, planning, integration, estimation, tendering, optimizes smart building infrastructures (including HVAC, Light, UPS, Lifts, Security, Fire</p> | <p>Copies of work orders, completion certificates, client details for qualifying works should be submitted as documentary evidence.</p> |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|     | Safety Systems, Electrotechnical equipments etc for large commercial/institutional buildings in Government/ Semi-Government/CPSEs/Public Sector Units/ Bank or Listed Companies Sector Bank's (PSB) organizations or in reputed MNC's etc )                                                                                                                                                                                                           |               |
| ii  | A bachelor's degree (B.E/B.Tech) in Electrical Engineering, Electronics & Communication, Instrumentation & Control or Mechanical Engineering from a recognized university having 7-10 years of relevant experience in IBMS system or Certification in Building Automation/BMS from specialized training institutes having 7-10 years of relevant experience                                                                                           | Copy encloses |
| iii | OEM (Original Equipment Manufacturer) certifications:- Having certified training programs provided by global building automation brands like Schneider Electric, Honeywell Automation India, Siemens Electric India, Johnson Controls India, Bosch Limited (Building Technologies), Scube Tech Services etc                                                                                                                                           | Copy encloses |
| iv  | Advanced Diplomas or certificates in Building Automation System (BAS), PLC/SCADA or Project Management Professional system                                                                                                                                                                                                                                                                                                                            | Copy encloses |
| v   | A minimum of 5 to 10 years of core hands-on experience specifically in designing, engineering, commissioning and successful completion of ELV & IBMS setups.                                                                                                                                                                                                                                                                                          | Copy encloses |
| vi  | Technical and core engineering competencies <ul style="list-style-type: none"> <li>• HVAC controls &amp; integration: Deep understanding of Variable Refrigerant Flow (VRF), Air Handling Units (AHUs), Chillers, Variable Frequency Drives (VFDs), Cooling towers etc.</li> <li>• Mastery of global standard protocols used to interconnecting existing/new building subsystems such as BACnet (IP/MSTP), Modbus (RTU/TCP), LonWorks etc.</li> </ul> | Copy encloses |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <ul style="list-style-type: none"> <li>Extra Low Voltage (ELV) systems- Design knowledge of integrating non-HVAC systems like CCTV and IP video management, Access Control System (ACS) and biometric security, Fire Alarm and Detection System (complying with Indian Safety Codes), Public Address (PA) and Voice Alarm System, Lifts, Solar System, UPS, DGs etc for existing/new large commercial/ institution buildings</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| vii  | <p>Previous three years balance sheet ending March (Financial year 2023-24, 2024-25 &amp; 2025-26)</p> <p>Minimum Average Annual financial turnover during the last 3 years, ending 31<sup>st</sup> March 2026 is Rs.4.50 lakh.</p>                                                                                                                                                                                                     | Copies of Audited Balance sheets, Profit Loss Statement, minimum three financial years should be submitted as documentary evidence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| viii | Vendor should be registered for GST                                                                                                                                                                                                                                                                                                                                                                                                     | Copy of GST registration should be submitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| ix   | Vendor should be holder of a PAN Card                                                                                                                                                                                                                                                                                                                                                                                                   | Copy of PAN Card should be submitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| x    | Vendor have ISHRAE membership, if applicable                                                                                                                                                                                                                                                                                                                                                                                            | Copy encloses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| xi   | Fee Payable to IBMS Consultant                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Maximum Fee Limit/Payable to IBMS consultant to render their services will be 2% (Two Percentage) of the actual cost. IBMS Consultant will quote the competitive fee online in the Price Bid format.</p> <p>IBMS consultant will quote the competitive &amp; reasonable fee online in the Price Bid format below or upto 2%.</p> <p>Price bid will be open only for those IBMS Consultant/bidders, who will be technically qualified as per eligibility criteria.</p> <p>In case of any tie among the tenderers on L-1 amount, SBI reserves the right to evaluate and select the L-1 Bidder on the basis of lottery system shall be adopted</p> |

|     |                                                             |                                                                                                               |
|-----|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|     |                                                             | in presence of Committee and tenderers/bidders.<br>Decision of SBI in this regard shall be final and binding. |
| xii | Only relevant documents to be enclosed with the application |                                                                                                               |

### **Process Compliance Statement (Annexure II)**

*(The bidders are required to print this on their company's letter head and sign, stamp before emailing)*

To,

M/s Antares Systems Limited  
Honganasu, 137/3 Bangalore Mysore Road,  
Opp to Metro Pillar# P-696, Kengeri,  
Bengaluru-560060

#### **PRE-QUALIFICATION FOR APPOINTMENT OF IBMS (INTEGRATED BUILDING MANAGEMENT SYSTEM) CONSULTANT FOR STATE BANK OF INDIA, LOCAL HEAD OFFICE, BUILDING, NARMADAPURAM ROAD, BHOPAL -462011**

Dear Sir,

This has reference to the Terms & Conditions for the e-Tendering mentioned in the Tender document.

#### **This letter is to confirm that:**

- 1) The undersigned is authorized representative of the company.
- 2) We have studied the Commercial Terms and the Business rules governing the e-tendering as mentioned in RFP of SBI as well as this document and confirm our agreement to them.
- 3) We also confirm that we have taken the training on the auction tool and have understood the functionality of the same thoroughly.
- 4) We confirm that SBI and Antares Systems Limited shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-tendering platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the E-Tendering event.
- 5) **We also confirm that we have a valid digital signature certificate issued by a valid Certifying Authority.**
- 6) We, hereby confirm that we will honor the Bids placed by us during the e-tendering process.

With regards,

Date:

Signature with company seal

Name:

Company / Organization:

Designation within Company / Organization:

Address of Company / Organization:

### **GENERAL TERMS & CONDITIONS FOR PRE-QUALIFICATION OF IBMS CONSULTANT**

- (I) For assessing the Annual Turnover of the last 3 years ending 31<sup>st</sup> March of the previous financial year, Electrical Consultant must submit valid documents viz certificate from registered CA, copy of Income Tax Return, copies of IT assessment order, Profit & Loss Account and Audited Balance Sheet for the last 3 years and certified copy of annual turnover for last 3 years till 31.03.2026 .i.e (2023-24,2024-25,2025-26). Minimum eligibility criteria as given in Annexure'A'.
- (II) The applicant must submit sufficient documentary evidence/work completion certificates of **IBMS consultant** etc. meeting the above-mentioned criteria from the Central Govt Dept/State Govt Dept/Semi Govt Dept/PSU/Public Sector Banks/ Public Limited (Listed) Company during last 7 years ending on 30.06.2026 (Annexure-'B'). Ongoing works/project will be not considered.
- (III) The pre-qualification of consultants is valid for this project. It's Bank's discretion to utilize your consultancy services for other project subject to services rendered by you.
- (IV) The Pre-qualification criteria mentioned above are only provisional. Thus, the pre-qualification IBMS Consultants shall be considered by the Bank purely on merits, performance of the IBMS Consultants in timely execution of the project with quality, feedback / confidential reports of the firms/applicant received from other employers etc. Hence, merely fulfilling the prescribed minimum prequalification criteria shall not entitle the IBMS Consultants for their empanelment with the Bank.
- (V) The pre-qualification of IBMS Consultant shall be considered on merits within the sole

discretion of the Bank and cannot be claimed as right by the applicant and no correspondence shall be entertained by the Bank in this regard.

- (VI)** Canvassing in any form including bringing influence from any person/agency /Officials/ authorities shall lead to disqualification for the empanelment exercise.
- (VII)** The Bank reserves the right to accept or reject any or all the applications without assigning any reason thereof and no correspondence will be entertained in this regard.
- (VIII)** Pre-qualification does not mean allotment of works/tenders and the empanelment does not afford any claim of work from the Bank.
- (IX)** The Bank may choose to carry out physical inspection of works mentioned by the applicants in their application forms, in addition to calling for confidential reports from the respective employer/client/department to ascertain their capability and quality of works. If, during the physical inspection will be conducted by Bank's Engineer/Official, the quality of work, workmanship, time period of completion of project/work, any other adverse observation received from the client either work or any conduct, were not satisfactory to the level of Bank, then Bank's reserve the right to not consider the application for empanelment in any category or degrade their empanelment in project cost limit. The consultant/contractor/agency must accept and abide with the decision taken by Bank and no correspondence will be made on this.
- (X)** The performance of all the empaneled IBMS Consultant shall be reviewed by the Bank periodically. In case of unsatisfactory performance Bank may at its discretion consider for de-paneling/ holiday listing the architectural/ consultancy firm or empanelment list.
- (XI)** The IBMS Consultant who are already on Bank's panel needs to apply afresh.
- (XII)** Any amendments/ corrigendum for Pre-qualification of IBMS consultant shall be published in Bank's website only. Therefore, applicants are requested to visit Bank's website regarding modifications/ corrigendum issued. Such amendments /corrigendum shall form part and parcel of the empanelment documents.
- (XIII)** SBI may choose to carryout physical examination of works mentioned by the applicants in addition to calling of confidential reports from employer/ department.
- (XIV)** The applicant is required to furnish their PAN No, GST Registration details of firm etc. along with supporting documents.

- (XV)** The applicant should have a registered office in Madhya Pradesh/ Chhatisgarh or if, not, they agree & confirm to open office/branch office shortly in future, if qualified in IBMS Consultant will have to submit valid e-mail ID, cell no. and Digital Certificate to enable the firms for participation in the online procurement/e-tendering. A suitable declaration in this regard must provide with application.
- (XVI)** IBMS consultants and their staff are expected to maintain “good behavior”, good conduct and avoid creating disturbances. If the agency is found violating these behavioral and ethical conditions than Bank will cancel the agency empanelment to immediate effect and suitable action will be taken.
- (XVII)** The Bank has right to submit original tax invoice/documents pertain to above works of all materials/few materials for the reference/audit/genuineness of materials and agency/consultant is bound to submit to the same.
- (XVIII)** If agency/consultant fails to pay GST, other taxes and any other statutory obligation as per Govt norms, the Bank can immediately terminate their firm from the empaneled list and suitable action will be taken.
- (XIX)** All the pages of application shall be duly signed with stamp of firm by the IBMS Consultant, else their application shall be summarily rejected.
- (XX)** Its Bank’s discretion before awarding work to IBMS Consultant, a negotiation may be carried out to obtain the most reasonable quote. The negotiation to be made only to L-1 bidder only.
- (XXI)** The performance of IBMS Consultants shall be reviewed by the SBI periodically and the IBMS Consultants with unsatisfactory performance and also those who do not respond to queries without any valid reasons shall be removed from the panel without notice and no correspondence will be entertained in this regard.
- (XXII)** The eligible and interested firm/agencies/parties shall download prescribed application form and other details from our website [www.sbi.co.in](http://www.sbi.co.in) [<link> SBI in the News](#) [<link> Show more](#) [<link> Pre-qualification of IBMS Consultant](#)
- (XXIII)** The application in the prescribed format with all supporting documents in to be filled online mode only with all the relevant documents.
- (XXIV)** The Bank shall enter into an agreement in a non-judicial stamp paper (valuing Rs.1500/-) with IBMS consultant before making any payment of fee. In case it is

established that due to fault/lapse on the part of IBMS consultant, the Bank had to incur any extra cost amount due to cost overrun of the project, over measurement, faulty description of tender item or any other lapse on the part of IBMS consultant, necessary recovery may be affected from IBMS consultant fee.

**(XXV)** Penalty for Delays (Liquidated Damages):- If the IBMS consultant fails to submit conceptual designs, statutory drawings, detailed estimates or any other deliverables within the agree timeline, the financial penalties shall be applied:- Rate 0.5% of the total consultancy fee per week of delay, subject to a maximum penalty of 10% of the total consultancy fees.

**(XXVI)** Penalty for Deficient Services/Failures: - If an IBMS consultant/firm provides flawed designs, wrong estimations or inadequate design detailing that leads to execution issues at site. Rectification cost, the IBMS consultant is legally liable to rectify the designs at their own cost.

**(XXVII)** Any amendments/ corrigendum for Pre-qualification of IBMS Consultant shall be published in Bank's website and e-tender portal only. Therefore, applicants are requested to visit Bank's website regarding modifications/ corrigendum issued till the last day for the submission of the applications.

-Sd-

Assistant General Manager (P&E),  
SBI, LHO, Bhopal

**ANNEXURE AND ATTACHMENTS OF PRE-QUALIFICATION FOR APPOINTMENT OF IBMS  
(INTEGRATED BUILDING MANAGEMENT SYSTEM) CONSULTANT FOR STATE BANK OF INDIA,  
LOCAL HEAD OFFICE, BUILDING, NARMADAPURAM ROAD, BHOPAL -462011**

| S.No | Particular                                                                                                                                                                                                                | Annexure                         | Attachment<br>(Supported<br>documents<br>along with<br>annexure)                      | Mandatory |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------|-----------|
| 1    | Empanelment Notice Application Form<br>(Total 13 pages application)                                                                                                                                                       | Annexure-A                       |    | Yes       |
| 2    | Name of the Firm<br>(Company/Proprietorship/Partnership/LLP)                                                                                                                                                              | Annexure-B<br>(Seal &<br>signed) |    | Yes       |
| 3    | Constitution of the Firm/company<br>registration/Pvt Ltd/ LLP/partnership<br>deed/proprietorship<br>Date, month & year of Establishment                                                                                   |                                  |    | Yes       |
| 4    | Registration Number with Council of<br>Consultant / Indian Institute of Architects<br>(Copy of valid registration to be attached)                                                                                         |                                  |    | Yes       |
| 5    | Details of GST registration:<br>(Copy of valid registration to be attached)<br>Details of PAN registration:<br>(Copy of valid registration to be attached)                                                                |                                  |   | Yes       |
| 6    | Name and value of major Building: for<br>IBMS works completed during the last 7<br>years ending on 30.09.2026 along with<br>supported documents.                                                                          | Annexure-C<br>(Seal &<br>signed) |  | Yes       |
| 7    | Name & value of the major Building for<br>IBMS work on hand. along with supported<br>documents                                                                                                                            | Annexure-D<br>(Seal &<br>signed) |  | Yes       |
| 8    | Yearly turnover of the organization during<br>last 3 years (year wise) and furnish<br>audited balance sheet and Profit & Loss<br>A/c. (Audited) for the last 3 years.<br>(Certified CA copies of documents as<br>evidence |                                  |  | Yes       |
| 9    | Banker's Details, Banker's Name,<br>Full Postal Address, Telephone No,<br>Account No, Type of Account:                                                                                                                    |                                  |  | Yes       |
| 10   | Name & value of other major works (other<br>than building works) in hand.                                                                                                                                                 | Annexure-E<br>(Seal &<br>signed) |  | Yes       |
| 11   | Details of features of IBMS implemented<br>building provided in the buildings and<br>Details of modern amenities provided in                                                                                              |                                  |  |           |

|    |                                                                                                                                                                                                                                                                                                            |                               |                                                                                       |     |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------|-----|
|    | the building                                                                                                                                                                                                                                                                                               |                               |                                                                                       |     |
| 12 | List of Technical Personnel employed & other Personnel employed                                                                                                                                                                                                                                            | Annexure-F<br>(Seal & signed) |    | Yes |
| 13 | List of IBMS consultants engaged along with their Electrical license number by the Firm.<br>(Address, telephone numbers and email ID etc. are to be furnished), if applicable                                                                                                                              |                               |    | Yes |
| 14 | List of office equipment's owned by the company                                                                                                                                                                                                                                                            |                               |    |     |
| 15 | Latest Income Tax Clearance Certificate to be enclosed                                                                                                                                                                                                                                                     |                               |    | Yes |
| 16 | List of registration or empanelment with other Organizations:<br>Weather registered/ empaneled with Central Govt./State Govt./ Financial Institutions/ PSU's/Public Sector Banks/ Public limited (Listed) company, furnish their names category and date of registration.                                  | Annexure-G<br>(Seal & signed) |    | Yes |
| 17 | Particulars of participation in competitions and awards if any received                                                                                                                                                                                                                                    |                               |    |     |
| 18 | If the firm is not having its office in MP/CG, please indicate the time by which it is likely to open an office in ..... months with documentary evidence. (A confirmation from the firm may be obtained stating that within 3 months of award of the project an proper office set up will be opened in... |                               |   | Yes |
| 29 | In formation relating to whether any litigation is pending before any Arbitrator for adjudication of any litigation or else any litigation was disposed during last 7 years by an arbitrator. If so, submit the details.                                                                                   | Annexure-H<br>(Seal & signed) |  | Yes |
| 20 | Furnish the names of -3- responsible persons along with their designation, address, contact no., etc., for whose organization, you have completed the above-mentioned jobs and who will be in a position to certify about the quality as well as performance of your organization.                         | Annexure-I<br>(Seal & signed) |  | Yes |
| 21 | Declaration regarding near relatives working in the Bank                                                                                                                                                                                                                                                   | Annexure-J<br>(Seal & signed) |  | Yes |
| 22 | Declaration                                                                                                                                                                                                                                                                                                | Annexure-K<br>(Seal & signed) |  | Yes |

**PRE-QUALIFICATION OF IBMS CONSULTANT/ FIRM-FORMAT FOR BIODATA OF PARTNERS/ASSOCIATES**

| S.No | Particulars                                                         | Data to be filled by IBMS Consultant |
|------|---------------------------------------------------------------------|--------------------------------------|
| 1    | Name of Firm(company/proprietorship/partnership/LLP)                |                                      |
| 2    | Address                                                             |                                      |
| 3    | Name of Proprietor/Partners/Associates                              |                                      |
| 4    | Name of contact person                                              |                                      |
| 5    | Contact number                                                      |                                      |
| 6    | Mobile number                                                       |                                      |
| 7    | Email id                                                            |                                      |
| 8    | Associates with the firm since:                                     |                                      |
| 9    | Year of Establishment                                               |                                      |
| 10   | Date of Birth/ Age                                                  |                                      |
| 11   | Professional Qualifications:                                        |                                      |
| 12   | Professional Experience                                             |                                      |
| 13   | Professional Affiliation                                            |                                      |
| 14   | Membership in                                                       |                                      |
| 15   | Details of Published papers in Magazine:                            |                                      |
| 16   | Details of cost-effective methods/ designs adopted in the projects: |                                      |
| 17   | Exposure to new materials/ Techniques:                              |                                      |
| 18   | Details of Features of green buildings provided in the buildings:   |                                      |
| 19   | Details of modern amenities provided in the buildings.              |                                      |

Name & signed of Authorized Signatory

**ANNEXURE – C**

**PRE-QUALIFICATION OF IBMS CONSULTANT/ FIRM FORMAT FOR LIST OF WORK COMPLETED**

**LIST OF MAJOR IBMS WORKS COMPLETED IN CENTRAL GOVT./STATE GOVT./FINANCIAL INSTITUTIONS/PSUs/PUBLIC SECTOR BANKS/PUBLIC LIMITED(LISTED) COMPANY DURING LAST 7 YEARS (ENDING AS ON 30.09.2026 )**

(Enclose supporting documents i.e. Work order, Proof of payment, Satisfactory Completion Certificate Obtained from the Clients)

| S. No. | Name of the client & address & contact details | Nature of work | Features of IBMS implemented building and modern amenities provided | Location of the building/municipal limits | Estimated Value | Built up area in Sq.ft | Height of the building/other specification | Present Position | Date of Completion | Remarks |
|--------|------------------------------------------------|----------------|---------------------------------------------------------------------|-------------------------------------------|-----------------|------------------------|--------------------------------------------|------------------|--------------------|---------|
|        |                                                |                |                                                                     |                                           |                 |                        |                                            |                  |                    |         |
|        |                                                |                |                                                                     |                                           |                 |                        |                                            |                  |                    |         |
|        |                                                |                |                                                                     |                                           |                 |                        |                                            |                  |                    |         |

*(Add separate sheet if required)*

Note:

1. Information has to be filled up specifically in this format.
2. Name & signed of Authorized Signatory

**ANNEXURE-D**

**PRE-QUALIFICATION OF IBMS CONSULTANT/ FIRM FORMAT FOR LIST OF WORKS IN HAND**

**LIST OF MAJOR WORKS ON HAND IN CENTRAL GOVT./STATE GOVT./FINANCIAL INSTITUTIONS/PSUs/PUBLIC SECTOR BANKS/PUBLIC LIMITED(LISTED) COMPANY DURING LAST 7 YEARS (ENDING AS ON 30.09.2026)**

(Enclose Copies of Work Orders Issued by Clients)

| S. No. | Name of the client & address & contact details | Nature of work | Features of green building and modern amenities provided | Location of the building/ municipal limits | Estimated Value | Built up area Sq.ft | Height of the building/other specification | Date of start | Period of completion | Actual date of completion | Final value of the project | Reasons for the variation/delay if any. |
|--------|------------------------------------------------|----------------|----------------------------------------------------------|--------------------------------------------|-----------------|---------------------|--------------------------------------------|---------------|----------------------|---------------------------|----------------------------|-----------------------------------------|
|        |                                                |                |                                                          |                                            |                 |                     |                                            |               |                      |                           |                            |                                         |
|        |                                                |                |                                                          |                                            |                 |                     |                                            |               |                      |                           |                            |                                         |

*(Add separate sheet if required)*

Note:

1. Information has to be filled up specifically in this format.

Name & signed of Authorized Signatory

**PRE-QUALIFICATION OF IBMS CONSULTANT/ FIRM FORMAT FOR LIST OF OTHER WORKS IN HAND****LIST OF OTHER WORKS (OTHER THAN BUILDING WORKS) ON HAND AS ON 30.09.2026**

(Enclose Copies of Work Orders Issued by Clients)

| Sr. No | Name of the client & address & contact details | Nature of work | Estimated Value | Present Position | Scheduled date of completion | Remarks |
|--------|------------------------------------------------|----------------|-----------------|------------------|------------------------------|---------|
|        |                                                |                |                 |                  |                              |         |
|        |                                                |                |                 |                  |                              |         |
|        |                                                |                |                 |                  |                              |         |

*(Add separate sheet if required)*

Note:

1. Information has to be filled up specifically in this format.

Name & signed of Authorized Signatory

**ANNEXURE-F****DETAILS OF KEY PERSONNEL (PERMANENT EMPLOYEE) AND OTHER PERSONNEL EMPLOYED, GIVING DETAILS ABOUT THEIR TECHNICAL QUALIFICATION & EXPERIENCE INCLUDING THEIR IN-HOUSE ESTABLISHMENT**

| S. No. | Name | Qualification | Experience | Particulars<br>of Work<br>Done | Employed in<br>Your Firm<br>Since | Any Other<br>Information |
|--------|------|---------------|------------|--------------------------------|-----------------------------------|--------------------------|
|        |      |               |            |                                |                                   |                          |
|        |      |               |            |                                |                                   |                          |
|        |      |               |            |                                |                                   |                          |

*(Add separate sheet if required)*

**Notes:**

1. Information has to be filled up specifically in this format.
2. Indicate other points, if any, to show your technical competence to indicate any important point in your favour.
3. The details of the consultants (In-house / External) shall be furnished in separate sheets.

Name & signed of Authorized Signatory

**ANNEXURE-G**

**DETAILS OF REGISTRATION OR EMPANELMENT WITH OTHER ORGANIZATIONS**

| S. No. | Name of firm | Name of company or organization where empanelled or registered | Contact Numbers of that company/organization | E-mail ID of that company/organization |
|--------|--------------|----------------------------------------------------------------|----------------------------------------------|----------------------------------------|
|        |              |                                                                |                                              |                                        |
|        |              |                                                                |                                              |                                        |
|        |              |                                                                |                                              |                                        |

*(Add separate sheet if required)*

Notes:

1. Information has to be filled up specifically in this format.

Name & signed of Authorized Signato

**ANNEXURE-H**

**DETAILS OF LITIGATION / ARBITRATION CASES RESULTING FROM THE CONTRACTS EXECUTED IN  
THE LAST SEVEN YEARS OR CURRENTLY UNDER EXECUTION**

| Year | Awarded for or<br>against Applicant | Name of Client | Cause of Litiga-<br>tion and Matter<br>of Dispute | Disputed Amount | Actual<br>Awarded<br>Amount |
|------|-------------------------------------|----------------|---------------------------------------------------|-----------------|-----------------------------|
|      |                                     |                |                                                   |                 |                             |
|      |                                     |                |                                                   |                 |                             |
|      |                                     |                |                                                   |                 |                             |

*(Add separate sheet if required)*

Notes:

1. Information has to be filled up specifically in this format.
2. Indicate other points, if any, to show your technical competence to indicate any important point in your favour.

Name & signed of Authorized Signatory

## ANNEXURE-I

### DETAILS OF THREE RESPONSIBLE CLIENTS/PERSONS TO WHOM THE MAJOR WORKS CARRIED OUT BY THE APPLICANT

| S. No. | Name of the Official | Organization & Address | Contact Numbers | E-mail ID |
|--------|----------------------|------------------------|-----------------|-----------|
|        |                      |                        |                 |           |
|        |                      |                        |                 |           |
|        |                      |                        |                 |           |

*(Add separate sheet if required)*

Notes:

- Information has to be filled up specifically in this format.
- Indicate other points, if any, to show your technical competence to indicate any important point in your favour.

Name & signed of Authorized Signatory

**ANNEXURE-J**

**DECLARATION REGARDING NEAR RELATIVES WORKING IN THE STATE BANK OF INDIA**

| Name of Bank Staff Related to Applicant | Designation | Office/Branch & Place of Posting | Relation with the Applicant |
|-----------------------------------------|-------------|----------------------------------|-----------------------------|
|                                         |             |                                  |                             |
|                                         |             |                                  |                             |

*(Add separate sheet if required)*

Notes:

1. Information has to be filled up specifically in this format.
2. Indicate other points, if any, to show your technical competence to indicate any important point in your favour.

Name & signed of Authorized Signatory

**DECLARATION**

1. All the information furnished by me/us here above is correct to the best of my knowledge and belief.
2. I/We have no objection if enquiries are made about the work listed by me/ us in the accompanying sheets/ annexures.
3. I/We agree that the decision of Bank in selection of Architect will be final and binding to me/ us
4. I/We hereby confirm that our firm/agency/company has not been disqualified / debarred / blacklisted by any Governments, Semi-governments, PSUs, Banks including any of the Offices/Branch of State Bank of India Pan India during last 7 year from the date of application.
5. I hereby confirm that all information, particulars, copies of certificates & testimonials in connection with my empanelment are correct and genuine. I am, therefore, liable to face appropriate actions as deemed fit by the Bank in the event of any of the information, particulars, copies of certificates and testimonials are not found correct and genuine.
6. The SBI reserves the right to accept or reject any or all the applications without assigning any reason thereof and no correspondence will be entertained in this regard.

Place:

Name & signed of Authorized Signatory

Date:

### CHECK LIST

| <b>SR. NO.</b> | <b>PARTICULARS</b>                                         | <b>SUBMITTED (Y or N)</b> |
|----------------|------------------------------------------------------------|---------------------------|
| 1              | Application Form (All pages filled in, signed and stamped) |                           |
| 2              | Annexure- A                                                |                           |
| 3              | Annexure- B                                                |                           |
| 4              | Annexure- C                                                |                           |
| 5              | Annexure- D                                                |                           |
| 6              | Annexure- E                                                |                           |
| 7              | Annexure- F                                                |                           |
| 8              | Annexure- G                                                |                           |
| 9              | Annexure- H                                                |                           |
| 10             | Annexure- I                                                |                           |
| 11             | Annexure- J                                                |                           |
| 12             | Annexure- K                                                |                           |