TENDER ID	PRERBOIV05
DATE	31.10.2026

STATE BANK OF INDIA

INVITES OFFERS FOR

PREMISES ON LEASE IN KALLIKUDI, MADURAI FOR SBI KALLIKUDI BRANCH

Last date for submission of offers: 4.00 p.m. on 19-11-2026

Offer / Application to be submitted to:-

The Regional Manager
State Bank of India,
Administrative office, RBO-IV
Madhuram complex
No 2, Dr. Ambedkar road, Madurai-625 002

OFFER / APPLICATION SUBMITTED BY:

Name :_____

Address : _____

Email : _____

STATE BANK OF INDIA

PREMISES REQUIRED ON LEASE

State Bank of India (SBI) invites applications from eligible landlords to offer **premises on lease for Kallikudi branch, Madurai** within a radius of 5 Km from Kallikudi on lease/rental basis for the Bank. Please log on to ***https://bank.sbi/web/sbi-in-the-news/procurement-news*** for further details and to download application form. Filled in application has to be submitted to following address.

The Regional Manager
State Bank of India,
Administrative office, RBO-IV
Madhuram complex
No 2, Dr. Ambedkar road, Madurai-625 002

Last date for submission of application: 4.00 p.m. on 19-11-2026

- ***Regional Manager, RBO-IV, Madurai Rural***

Date: 31-10-2026

NOTICE INVITING TENDER (NIT)

PREMISES REQUIRED ON LEASE

State Bank of India, invites offer / tender in Two bid system from the Landlords/Legal owners/PA holders.

1	Name of Work	Tender to acquire office premises on lease rental for commercial Ready built or under Construction or proposed construction on plots for commercial building/premises which will be regularized or converted in to commercial use with a carpet area of approximately 2500-3000 sq. ft. in Kallikudi for opening of SBI Kallikudi branch, Madurai
2	Bid Document Availability including Corrigendum if any	FROM 31-10-2026 to 19-11-2026 Refer Bank's web site www.sbi.bank.in under "SBI in the news / procurement news ".
3	EMD (Earnest Money Deposit)	Nil.
4	Clarification of queries	In the Prebid meeting only / Branch Manager
	Last date and time for submission of tender	**4.00 p.m. on 19-11-2026**
8	Place, Address for submission of tender/contact person /telephone no	The Regional Manager State Bank of India, Administrative office, RBO-IV Madhuram complex No 2, Dr. Ambedkar road, Madurai-625 002
9	Date, Time and Place of opening of Technical Bid (Representatives of Bidder may be present during opening of Bids. However, Bids would be opened even in the absence of any or all the bidder's representatives)	On 20-11-2026 at 4.00 PM The Regional Manager State Bank of India, Administrative office, RBO-IV Madhuram complex No 2, Dr. Ambedkar road, Madurai-625 002
10	Date, Time and Place of opening of Commercial/price Bids	On a subsequent date which will be communicated to such bidders who qualify in the Technical evaluation
11	Bid validity	The offers/tenders should be valid for 6(Six) months from the last date of receipt of the tender

12	Technical Evaluation of Bids	By a committee comprising of officers from State Bank of India
13	MOU	to be signed by bank and successful bidder
14	Timeline for handing over the complete possession of premises as per Bank requirement	Ready Built - 30 Days Under Construction – 2-3 months Proposed Construction - 6 Months from the date of signing MOU, to handover ready to occupy premises as per the plan approved by bank.
15	Contact info (Chief Manager Admin / Desk officer)	9445863585/ 7708221118

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

These formats can be downloaded from Bank's website www.sbi.co.in under 'Procurement News'

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

Cover -1- 'Technical Bid: Lease Premises for SBI Kallikudi Branch'

Cover -2- 'Price Bid: Lease Premises for SBI Kallikudi Branch'

Name of bidder should be clearly written on each cover.

The above two covers should be sealed in a third cover with name, mobile number and active email of the applicant and the name of the branch/office for which the premises is being offered clearly indicated thereon, should be submitted/sent to below mentioned address to reach up to 4.00 PM on 19-11-2026.

The Regional Manager
State Bank of India,
Administrative office, RBO-IV
Madhuram complex
No 2, Dr. Ambedkar road, Madurai-625 002

Only authorized representative on behalf of bidder, carrying authority letter or power of attorney with him/ her along with photo ID and address proof shall be allowed to sign the document/Application/attend any meeting/ bid opening.

Incomplete or late received offers will not be entertained. No brokerage will be paid.
The Bank reserves the rights to cancel/reject any offer without assigning any reason thereof.

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

Bank reserves the right to accept or reject any or all bids without assigning any reasons.

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

SD/-
Regional Manager

(to be submitted in separate envelope superscribing " Technical Bid for premises for SBI Kallikudi Branch")

TENDER FOR PREMISES ON LEASE FOR SBI KALLIKUDI, MADURAI

COVER-1--TECHNICAL BID

The Regional Manager
State Bank of India,
Administrative office, RBO-IV
Madhuram complex
No 2, Dr. Ambedkar road, Madurai-625 002

Dear Sir

With reference to your advertisement in the local dailies_____ dated_____, I / we hereby offer the premises owned by us for housing your branch / office on lease basis:(A Copy of the Plan of the building with clearly earmarked portion of the building being offered to the Bank is enclosed. The desired information are given as under):

A	**General Information:**	
1	Name of the Landlord/Owner Address	
2	Mobile No.	
3	Email Address	
4	Complete address of premises offered	
5	Floor of the premises offered, i.e GF/FF/….	
6	Name of the building	
7	Door No.	
8	Name of the street	
9	Name of the city/mandal/District	

10	Pin code	
B	**Technical information:**	
1	Building – Load bearing or Frame structure	
2	Type of building – Residential/commercial/Institutional/ Industrial/	
3	Total No. of floors	
4	Year of construction and age of the building	
5	Building ready for occupation – Yes / No	
6	If No, how much time will be required for occupation	
7	Carpet area of the premises offered (enclose detailed calculation)	
C	**Amenities available**:	
1	Electrical power supply – Yes / No	
2	Total Load available in KW	
3	Running water supply – Yes / No	
4	Whether plans are approved by the local authorities – Yes / No(Enclose copies)	
5	Whether NOC from the department obtained – Yes / No(Enclose copies)	
6	Whether occupation certificate has been received – Yes / No(Enclose copies)	
7	Whether direct access is available from the main road – Yes / No	
8	Whether captive power supply is available – Yes / No	
9	Whether fully air-conditioned or partly air-conditioned or not air-conditioned	
10	Whether lift facilities are available – Yes / No	

11	No. of car parking/scooter parking which can be offered Exclusively to the Bank. 1) Car 2)Scooter	
12	Mention the list of any other amenities which are provided	
13	Any additional information	

Please Enclose:

1. Copy of Approved Plan
2. Location Map/Site Plan
3. Photos of the premises
4. copy of occupation certificate
5. copy of proof for commercial use/license
6. Documents in support of Eligibility Criteria
7. Premises Carpet area Statement
8. Proof of ownership – Title deed, latest property tax receipt
9. Other documents if any

Declaration

We have studied the above terms and conditions and accordingly submit our offer and will abide by the said terms and conditions in case our offer of premises is accepted.

I/ We also agreed to construct / addition/ alteration as per Specification of Building given here under such as strong rooms, record room, ATM, Lunch room, UPS room, toilets etc. with all fittings and fixtures, vitrified flooring, other works as per Bank's specifications and requirement

Place:Signature of Owner/GPA Holder

Date: Name

GENERAL TERMS & CONDITIONS

1) Preference will be given for Premises owned by Govt. Departments/PSU/Banks
2) The (RCC framed structure) building should have been constructed as per the sanction/ approved plan of the competent development authority / town planning authority. The building should be well maintained. Property tax shall be assessed for the building as commercial category.
3) Permission for commercial use of premises/approved plan/ any other acceptable proof for commercial use should be provided.
4) Premises should have occupation certificate or any acceptable proof issued by the competent authority
5) The entire property shall belong to same set of owners. The bidders should have clear and marketable title to the premises offered. Successful bidder should furnish legal title report from the SBI empaneled advocate at their own cost.
6) Tenderer should ensure that proposed building is free from any dispute in any court of law.
7) Offers from landlords/owners/title holders only would be acceptable
8) Tenderer should ensure that proposed building have no dues of any revenue/tax authority/statutory authority.
9) The adequate power / connected load/ transformer should be arranged by the land lord before occupation
10) Space should be given for placing Bank's name board at entrance/ front side
11) Late received or incomplete offers will not be entertained.
12) No brokerage will be paid.
13) The successful bidder shall have to execute the lease deed as per the standard terms and conditions finalized by the SBI. Stamp duty and registration charges of the lease deed will be shared equally (50:50) by the Owner/GPA Holders and the Bank.
14) The period of lease will be 10 years(Initial period of 5 years + additional 5 years with predetermined increase in rent after expiry of first term of 5 years) with requisite exit clause available to the Bank only to facilitate full / part de-hiring of space by the Bank during the pendency of the lease. However, such exit clause shall not be available to the Owner/Bidder.
15) Quoted rate should be inclusive of all taxes, charges such as Municipal/property tax, water tax/charge, cess, drainage tax/charge etc. However, GST if applicable will be borne by bank(subject to govt. guidelines)
16) Tender document received after due date and time shall not be considered. Delay in Postal services will not be considered.
17) All columns of the tender documents must be duly filled in and no column should be left blank or filled with vague/ambiguous information. All pages of the tender documents (Technical and Price Bid) are to be signed by the bidder/authorized signatory. Any over-writing or use of white ink is to be duly authenticated under full signature of the bidder/authorized signatory.
18) The SBI reserves the right to reject the incomplete tenders or defective tenders. The SBI also reserves right to reject any or all the tenders at any stage or to cancel the entire tender process without assigning any reasons to any bidder. The Bank shall not be liable for any payment/compensation/rent/opportunity loss etc. to the bidder upon such rejection or cancellation of tender process. Bank’s decision in this regard shall be final and binding on all the bidders. In case of any dispute, jurisdiction of Court in all cases shall be in Tamilnadu only till finalization of the successful bidder.
19) In case the space provided in the tender document for filling information is found insufficient, the bidders may attach separate sheets, duly signed by the bidder/authorized representative, after putting remark to this effect in the provided place.
20) The date of opening of Price Bid will be intimated to the shortlisted bidders at least 24 hours prior to the date of opening of the bids. All tenderers are advised in their own interest to be present on the given date at the specified time.
21) Canvassing in any form will disqualify the tenderer. No broker shall be allowed to attend any meeting/ bid opening. Only authorized representative on behalf of bidder, carrying

authority letter/power of attorney with him/ her along with photo ID and address proof shall be allowed to attend any meeting/ bid opening.

22) The bidder will be informed by the SBI on the contact details given by them, for arranging site inspection of the offered premises.
23) Premises should be away from fire hazardous establishments like petrol pump, gas godown, chemical shops & high-tension electrical wires, industrial area, thermal plants, air polluted area etc. Premises should not be located on low lying area, water logging area, flood etc.
24) The bidder who is declared successful shall be required to execute lease deed in the bank's prescribed lease deed format. No request for any deviation in the terms and conditions stipulated in the draft lease deed shall be entertained. Income Tax and other statutory clearances shall be obtained by the Owner/GPA Holders at their own cost as and when required.
25) The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes, cess, service charges shall be borne by the landlord. However, the GST, if applicable, shall be borne by the Bank on submission required documents. The landlord shall submit the Tax Invoice in the prescribed format to the BRANCHOFFICE every month for the rent due to them indicating the GST component separately. The Invoice should also contain the GSTIN number of the landlord and Bank, apart from name, address etc. of the landlord and the serial number of the invoice.
26) The interest free rental deposit equivalent to maximum six month's rent may be granted to the landlord at the time of taking possession of the premises depending upon the need / demand of the landlord for the same and such deposit will have to be adjusted during the last six months of occupation
27) The Owner/GPA Holder should arrange to obtain the municipal license/NOC/approval of layouts etc. from Local Civic Authority/collector/town planning. Owner/GPA Holder should also obtain the occupation certificate from Municipal authorities before starting interior furniture work by bank. The required electrical power load of approximately 40 KW and if required additional electrical power load will also have to be arranged by the bidder/ lessor at his/ her own cost from the State Electricity Board in that area. The space required for installation and running of the generator will also have to be provided within the compound by the Owner/GPA Holders at no extra cost to the Bank and will not be considered in rentable area.
28) Premises having commercial / office license from Local Municipal authorities only will be accepted.
29) Owner/GPA Holder should obtain and furnish the structural stability certificate for the premises.
30) The Owner/GPA Holder shall provide space for installation of V-SAT device(receiver) on the terrace of the selected/finalized premises and direct/suitable access for reaching the place for repair and maintenance. This area will not be considered in rentable area and No separate payment shall be made to the landlord for this purpose.
31) The Owner/GPA Holder shall provide suitable space for installation of AC Out-door units. This area will not be considered in rentable area. Bank will prefer to choose suitable location such as terrace, balcony or any other location.
32) After completion of selection process, successful bidder will have to sign MOU with Bank containing the terms & conditions, works to be carried out by the landlord etc. Landlord should intimate the bank in writing after completion of all works attaching all documents(such as occupation certificate, permission for commercial use, all statutory clearances from govt. authorities e.g. Fire department) for inspection and joint measurement of area. On satisfactory completion of work lease agreement will be executed. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.
33) Rent should be inclusive of all present and future taxes whatsoever, Municipality charges, society charges, Maintenance charges and all other charges except the GST which will be paid by Bank.

34) Electricity Charges will be borne by the Bank and separate metering to be arranged by landlord but water supply should be maintained/ arranged by Landlord/ owner.
35) Bank can make additions and alterations/ dismantling, 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 Bank may require without causing any material damage or affecting the safety of the structure
36) Bank is at liberty to carryout Interior works like various furniture, partition system, cubicles, cabins, false ceiling, panelling, AC, Lighting fixtures, fixing signages in front of premises, compactors for storage, electrical wiring for interior works etc. In the process holes will be drilled in the walls and floors, chasing for fixing the said items and/or the cables/ducts etc. The Owner/GPA Holder should not have objection in this regard.
37) The decision to identify the successful bidder by the Bank shall be final and No correspondence will be entertained from unsuccessful bidders
38) Landlord should be in a position to give vacant possession of the premises within the time mentioned in NIT after carrying out necessary changes/alterations as required by the bank.
39) Bids received with changes/amendments in the standard Terms and conditions are liable to be rejected.
40) In case of a tie between the offers, the offer which has scored higher marks under the technical evaluation shall be awarded the tender
41) If the bids are submitted by an authorized agent/GPA holder, they should be countersigned by the owner or an authority letter specifying clearly the powers and responsibilities of the agents/GPA to be enclosed.
42) The rate quoted in the price bid is inclusive of vehicle parking charges. No separate charges will be paid for vehicle parking as required by Bank.
43) The owner shall hand over the possession of the building after getting it constructed/modified/altered as per Bank's requirements and obtaining all statutory clearances from the local and government authorities for the leasing and use of the building e.g. Fire department's clearance, occupation certificate, etc. as applicable. The rent will be paid from the date of physical possession of the building complete in all respects to the entire satisfaction of the Bank. The advance shall be paid only after physical handing over of completed building.
44) The above conditions are only illustrative not exhaustive. Other works depending upon the site conditions & as directed by the bank are to be complied with
45) Preference by way of mark will be given as per merits based on Location, Exclusive buildings, Main Road approach, Parking, Age/Structural condition of Building etc.
46) Landlord should indemnify SBI from all forms of statutory requirements during currency of the contract.

MODE OF SELECTION OF PREMISES

1) All Technical bids will be first opened and applications will be screened. All the eligible premises will be visited by the committee to verify the suitability on various aspects.

2) BIDDER'S ELIGIBILITY CRITERIA: -

Bidders meeting the following criteria are eligible to submit their Bids along with supporting documents. If the bidder/premises does not satisfy the below mentioned eligibility criteria, the bid will be **rejected**.

S. N	Eligibility Criteria	Documents to be submitted
1	Should have/should undertake to submit Local Authority approval for Building	Plan Approval/Permit Order from Govt. Authorities
2	Should have/should undertake to submit Occupancy certificate of the building	Occupancy Certificate issued by competent authority or any acceptable documents to the satisfaction of premises selection committee
3	Should have/should undertake to submit permission for commercial use of premises	approved plan/ any other acceptable proof for commercial use
4	Should not have Hindrance from other occupants/ structures	As assessed by Premises Selection Committee
5	Suitability of Location and surrounding	Assessed by Premises Selection committee
6	Suitability of Building for setting up the Branch/Office	Assessed by Premises Selection committee
7	Should have sufficient space for vehicle parking	Assessed by Premises Selection committee
8	Premises offered should be in Ground Floor(or) Ground Floor + First Floor (with internal stair) (or) First Floor with LIFT	As per the offer submitted by bidder
9	Should have Access to Divyangjan by Ramp/LIFT	Assessed by Premises Selection committee
10	Landlord should be willing to carryout modification; civil works as per bank requirement at his/her own cost (refer Specification of building).	Undertaking as per Annexure

Documentary evidence must be furnished against each of the above criteria. All documents must be signed by the authorized signatory of the bidder.

3) Premises meeting the above eligibility criteria will be awarded marks based on following parameters:-

S.N	Parameters	Marks	Max. Marks
1	Readiness of Building	Ready for occupation -15 Under construction - 3 proposed construction-0	15
2	Carpet area offered	2500 sq.ft & above ---5 2100sq.ft up to 2500 sq.ft.---3 Beyond range---0	5
3	Age of Building	Up to 5 years --- 5 > 5 to 10 years --- 2 > 10 years --- 0	5
4	Main Road facing/location	Main Road-5 Sub road from main Road-0	5
5	Location Location shall include factors such as general characteristics/nature of the locality, neighborhood/proximity, Business potential and its suitability for Branch/Office as assessed by Premises selection committee	15 to 0	15
6	Accessibility Accessibility shall include ease of approaching the premises with adequate customer parking etc. as assessed by Premises selection committee.	10 to 0	10
7	Suitability of building suitability of premises for Branch/office on various factors such as building type, Frontage, Prominence, suitability for setting up various sections of branch(interior), broad entrance, ATM location etc. as assessed by Premises selection committee(in case of	15 to 0	15

	proposed construction, it will be judged on layout plan)		
8	Width of Building (least measurement in the size of building)	More than 40’ --- 5 Between 30’ to 40’ ---3 Others-0	5
9	Natural Ventilation and lighting	Adequate --- 5 Inadequate --- 0	5
10	Type of Accommodation	Exclusive building - 5 Common building - 0	5
11	Offered Floor*	Ground Floor-15 Ground floor+ First floor- 10 First Floor-5	15
	Max. Total Marks		100

*Above stilt (parking) will be considered as First floor

The three highest scoring premises in the above Technical evaluation will be shortlisted and their price bid will be opened. Committee’s decision in this regard is final.

4) **TECHNO-COMMERCIAL EVALUATION**

The selection of premises will be done on the basis of techno commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price quoted. Average rate quoted for 10 year period will be considered for evaluation

5) **EXAMPLE FOR TECHNO-COMMERCIAL EVALUATION:**

a. Each of the above Technical parameters given marks. Total Marks=100.
Assume Three premises are short listed (say) –A, B, &C.
Assume they get marks as = A-78, B-70, C-81.

b. Convert them to percentiles = As **'C'** secured highest marks in technical evaluation, to work out percentile score following will be the calculation:
A: (78/81)*100 = 96.29
B: (70/81)*100 = 86.42
C: (81/81)*100 = 100

c. Assume Financial/Price(Average of 10year)quotes of three premises are as follows
A: Rs.25 per sq.ft. Of carpet area
B: Rs.20 per sq.ft. Of carpet area
C: Rs.30 per sq.ft. Of carpet area

d. Convert them to percentiles = As **'B'** has quoted lowest price, to work out percentile score, following will be the calculation:
A: (20/25)*100 = 80
B: (20/20)*100 = 100
C: (20/30)*100 = 66.67

e. Final Score on the basis of techno commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price quoted

A: (96.29*0.70) + (80*0.30) = 91.40
B: (86.42*0.70) + (100*0.30) = 90.49
C: (100*0.70) + (66.67*0.30) = 90.00

f. Successful bidder/premises would be one with highest percentile score viz. A with score of 91.40

MEMORANDUM OF UNDERSTANDING

(To be signed by the successful bidder)

BRANCH NAME	**…….. BRANCH (Br.code -)** **(Alternate Branch Premises)**

Ref : Application for Bank's Newspaper advertisement dated……

This Memorandum of Understanding (MOU) is signed on ----------, by the Owner/s of Premises and the Bank representatives. The owner is confirming to let out the building as detailed below after undertaking the agreed construction / alteration / addition and modification as per the drawings attached along with the MOU on the following terms and conditions.

1 Name of the Landlord / Lessor :

Address of the Landlord / Lessor :

2 Address of the proposed premises :

3 Carpet Area Details (offered / planned area) :

(i) Ground Floor : ……. Sq ft **(may vary / to be constructed as per site condition**)

(ii) Total carpet area :

(**Actual/payable area to be measured jointly by the Bank's representative & landlord and to be confirmed by the Bank at the time of occupation**)

4	Rent per month	:	Rent to be paid per month is as below:
	For Branch / E Corner / ATM at Ground / First Floor	:	Rs……../- (Rupees …… …….. Only) @ Rs. …../- Per Sq.ft of carpet area per month. The rent shall be payable **from the date of completion** of agreed construction / alteration / addition and modification as per the drawings (**Actual/payable area to be measured jointly by the Bank's representative & landlord and to be confirmed by the Bank at the time of occupation**)
5	Rental Deposit	:	Interest free Rental Deposit equivalent to six month rent shall be paid at the time of taking possession of the premises and entering lease deed.
6	GST	:	To be paid as Extra by Bank on submission of proper Tax Invoice by the Landlord / Lessor
7	Lease Period	:	Lease period for 10 years. (Initial period of 5 years + option of 5 years with an increase of 15% to 25% after expiry of first term of 5 years at the time of renewal.)
8	Duration	:	Construction / alteration / addition and modification to be completed and building shall be handed over to the Bank for lease on or before …….
9	Amenities	:	Water, Over Head tank, enhanced EB Power supply, ramp as per Bank's requirement. The toilet facilities (Separately for Gents and Ladies) shall be done. The details of work to be done along with the drawings are attached with this MOU as annexed and the same shall form the part of MOU.

- The rent shall be only payable from the date after the completion of agreed construction / alteration / addition and modification as per the drawings & Scope of works to be carried out by the landlord (Annexure 'A' & 'B')
- To permit the Bank to provide the Name Board / Glow Sign Board / Advertisement Board at the front facade of the building.
- To provide adequate reinforced bedding for generator installation at the ground floor. No additional / separate rent is payable for Generator space / parking space. The area of Generator / Parking will not be measured for making / paying rent calculation.
- Construction of Cash Safe room and Locker room has to be carried out as defined by the Bank in the Annexure 'B'.
- Permitting the Bank to carry out any alteration / addition works in connection with improving the ambience.
- Provision of MS Rolling Shutters, Collapsible MS gate in the entrance doors.
- The lease deed should be registered and **the registration charges shall be shared between the landlord and the Bank equally**.
- To accept the Carpet area to be measured by Bank's representative for agreement purpose and the rent will be payable as detailed above.
- E Corner / ATM at ground floor to be provided and the rent is paid as per the Branch rent after including the area
- GST on lease rent to be paid by the Bank as a reimbursement on production of Tax Invoice by the land lord. All local statuatory taxes are to be borne by the land lord.
- The premises shall be taken over from the date after the landlords completing the works in all respect as per the drawing enclosed, conditions agreed and Instructions of Bank, list of works to be carried out by the land lord as mentioned in Annexure A & B, which shall also form the part of MOU.

Signature of the Landlords / authorized GPAs

Chief Manager ( )
SBI, RBO-.., ……

Dated:

Regional Manager
SBI, RBO-…….

Witness By:
Name :
Address:

Branch Manager
SBI, …… Branch

Annexure A

SCOPE OF WORKS TO BE CARRIED OUT BY LANDLORD

The proposed building has to be constructed /altered with additional work as given in the drawing and the Specifications of Branch Building.

i. The landlord should obtain the necessary statutory approval for the building plan from the Municipality/Panchayat/Town planning authority as applicable and completion/occupancy certificate upon completion of the building.

ii. The rent will be calculated only for the **Carpet area** at the time of occupation of the building by the Bank (excluding the area occupied by walls, toilets, porches, external staircase, shafts for lifts, air conditioning & electrical ducts, plant rooms, sub-stations and covered parking area) after obtaining building number and production of tax paid receipt. Permit to use the Lift has to be obtained by the landlord, where lift maintenance is to be carried out by the landlord.

iii. The following works shall be carried out as per the Layout plan issued by the Bank to the Landlord, SPECIFICATION OF BRANCH BUILDING (As per Annexure 'B') and has to be completed in stipulated time frame.

   a. Pre-construction and Post-construction Anti-termite treatment shall be done by the landlord.
   b. Damp proof course to be provided at the plinth level.
   c. Plinth level of the building should be raised sufficiently to prevent entry of rainwater / flood.
   d. Building should have necessary setback area / terrace for security surveillance and for installation of service equipments viz., AC outdoor units, Networking / communication device installation / provisions etc.
   e. Landlord should intimate the Bank before casting RCC for the strong rooms.
   f. Wherever it is not required the windows shall be closed with brick work and to provide the ventilators / exhaust fan opening as per drawing.
   g. Permanent Ramp (4 feet width) with handrails commonly for Branch & ATM having antiskid surface and gradient of 1:12 for physically handicapped (DIVYANGJAN) customers to be provided at the main entrance of the building.
   h. Head room, if proposed, should have RCC slab and fitted with MS Rolling shutter along with regular door.
   i. Building should have proper water supply arrangements and drainage system for storm water and sewarage.

j. Earthing space to be provided for Earthing the Panel, UPS & Generator for Bank Requirement.
k. Space for Bed foundation shall be earmarked at the front / rear side of the building to place the Generator.
l. Compound wall in Brick wall must be constructed all around the Branch Building for a minimum height of 7 feet. MS Gate with necessary provisions as per the instructions of Bank / Engineer must be provided.
m. Space shall be provided to fix the AC outdoor units in the terrace area. If required, the outdoor units shall be placed on wall brackets and shall be fixed over the sun shade.
n. Access to install Tenant's Communication devices above the terrace / head room Slab.
o. Structural Stability Certificate for the building has to be obtained by the landlord as per the timelines / duration stipulated by the local statuatory norms & regulations.
p. Landlord to obtain commercial / office license from Local Municipal authorities at his own cost.

The above document together with the Layout plan of the site & Building specifications (Annexure 'B') shall form the part of MOU signed with landlord.

Signature of Landlord/s

MEASUREMENT OF RENTABLE CARPET AREA

1) Rent will be paid for the Carpet area of the premises occupied by the bank which will be jointly measured by SBI and landlord. Carpet area will be measured as per IS: 3861:2002 and latest modification if any.

2) **Exclusion**: The Carpet area excludes the following: External walls, inner/external columns, common area, duct, lift, lift well, lift machine room, service shafts, common staircase, porch/canopy, open verandah, open and covered balcony, projection, substation, sanitary shaft, space below the window, box louver, terrace, open and covered parking space, space for DG set.

3) **Inclusion**: The Carpet area includes internal walls, toilets, exclusive internal staircases at one floor (There will be deduction at one floor).

Note: The bidder shall submit carpet area measurement sheet along with the application/bid.

The actual carpet area measurement shall be measured jointly by the Bank representatives and the landlord after completion of building construction / alteration.

Signature of Landlord/s

Annexure B

SPECIFICATION FOR BRANCH BUILDING

GENERAL SPECIFICATIONS FOR CONSTRUCTION / ADDITION, ALTERATION OF A BUILDING TO BE CARRIED OUT BY LANDLORD ON HIS/HER OWN EXPENSES

1) The structure should be RCC construction of framed structure with all external walls of 230mm (9") thick Brick wall.
2) Two RCC Strong Rooms with a carpet area of about 100-150 sq.ft. Each for locker room & safe room should be constructed as per enclosed specification. Landlord should consult Building's Structural Engineer for structural capacity and obtain necessary advice.
3) Minimum Span between the Columns should be 6000mm (20 feet) and the structural layout of the Building has to be vetted by the Bank.
4) High strength floor to withstand min. load of 167 kgs per sq.ft (Certificate is to be obtained from a qualified Structural Engineer)
5) The flooring should be of first/premium quality Vitrified Tiles (min. 2'x2') of Johnson, Kajaria, Nitco, Marbito, RAK of approved colour / shade as required by Bank. Landlord should coordinate with UPS and data cable vendors of Bank for laying pipes below flooring if necessary.
6) Record Room having carpet area of min. 100 sq. ft. or as required by the bank with 9" (230mm) brick wall to be constructed with 600mm (2 feet) width (4 nos) Kadappa/cement shelves along all sides of wall. The shelves shall have vertical support at every 900mm (3 feet) interval. The room shall have flush door finished with bison panel and paint. There should not be any direct power supply to the room.
7) UPS room having carpet area of min. 50 sq. ft. to be constructed with 4 1/2" (115mm) brick wall with door opening of size 1.0 m x 2.10m with neatly finished edges for fixing fire rated door. The room shall have one window and two 9" dia. Opening or ventilator of size 600 x 300mm (2' x 1') for fixing exhaust fan with MS grills.
8) Lunch room having carpet area of min. 80 sq. ft. to be constructed with 4 1/2" (115mm) brick wall and should be provided with granite platform with SS sink and Swan neck fixture.
9) Separate Toilets for Ladies & Gents cladded with premium tiles on wall and floor. Ladies toilet shall have wash basin and IWC. Gents Toilet shall have Urinal, wash basin and EWC. Premium class sanitary fixtures, CP bathroom fittings as approved by the Bank shall be provided. Exhaust Fans are to be provided in each toilet for proper Air circulation. Sanitary fitting (Parryware, hindware, Toto, cera etc.,) of first quality and latest models should be provided in the toilets. Walls should have vitrified tile cladding up to 7' height. Floors should have anti skid tile. Toilets are to be provided with ventilators of size 600 x 300mm (2' x 1') for fixing exhaust fan with MS grills.
10) ATM room shall be constructed with 9" Brick wall and shall be provided with rolling shutter and vitrified tile flooring.
11) Concrete bed to be provided for an area of say 100 sq.ft. to 150 sq.ft. for installing/running a Generator within the compound at no extra cost to the bank (No separate payment shall be paid for this space). This area should have good accessibility.
12) All four sides of the building shall have plinth protection and shall have easy access.

13) All openings/windows to have glazed lockable windows preferably of UPVC or Aluminium with security M.S. grills. Security M.S. grills (12mm square bars spaced at 3”c/c both ways made in angle framework. The angle framework shall be embedded in the wall all-round and should not be screwed).
14) Round the clock adequate water supply, underground/overhead water tank storage to be provided by the landlord.
15) Plinth level of the building to be at least 2' (Two Feet) above the centre of present road level.
16) The Entrance steps of Ground Floor Lobby and ATM/E Corner Room at Ground Floor shall have the Jet Black Granite steps / Suitable pavement tiles.
17) As per RPWD Act 2016, any public premises should comply with requirements of providing accessible ramps in buildings, adaptation of toilets for wheel chair users and Braille symbols and auditory signals in elevators or lifts to facilitate the disabled persons.
18) RAMP for size of 1200mm width (4 feet) should be provided in slope of 1:12 for both the Branch and ATM Entrance with SS handrail and Antiskid flooring / Tactile flooring. The ramp may be provided such that the ramp lands at the 4 feet width landing in front of the Branch and access is provided upto the LIFT Level for multi-storied buildings.
19) Collapsible MS grill door(clear height 7’6”) and rolling shutter with double faced central lock is to be provided at the entrance and emergency exit (if any).
20) The inner walls should be prepared and finished with full wall putty by WallCare putty (full putty) of Birla, altek etc. The walls should be painted with at least two coats of premium interior plastic emulsion paint of reputed brands like Asian/Berger/Nerolac etc (Two coats of emulsion paint to be applied by the Landlord after completion of interior works by the Bank in coordination with Bank’s vendor). All wood/M.S are to be painted with two coats of Enamel paint. The shade/colour to be approved by Bank. Ceiling to be painted with white colour tractor emulsion.
21) All the external walls / outer face of the Building has to be painted with premium emulsion paint of exterior grade by the landlord.
22) Repainting to be done by the owner/s after every 3 years failing which the Bank shall be at liberty to get the same done at the risk and cost of the owner/s and deduct all such relative expenses from the rent payable to the owner/s.
23) Landlord to arrange for Separate 3 phase EB power connection with a minimum sanctioned load of 40 KW power at their cost. This is to be arranged at the Branch/Office premises by making necessary deposits by the landlord to the Electricity Department. The required power connection to be terminated at proposed Electrical/UPS room with suitable MCCB and earthing (make approved by Banks Engineer).EB output shall be bifurcated into two outputs for UPS and RAW supply. In case of bigger premises, the additional power requirement (over and above 40KW) shall be provided by the Landlord.
24) Provision of AC Machines, Lighting fixtures, Signage’s, Communication devices / tower / Antenna / UPS and wiring related to furniture/ cabins etc. will be done by the Bank at its own cost as per requirement and suitable space requirement on wall / floor / terrace to be provided by the landlord at no extra rent / cost.
25) Doors should have teak wood frames and Flush doors with brass/SS hardware / UPVC material of approved specification.
26) Proper building plan showing various dimensions side elevations proposed designs etc should be submitted by the landlord to Bank
27) Steps are to be provided with granite / pavement tiles with SS railing.
28) Premises should have an independent access/direct access from road and not through some other establishment. Premises should have 24x7 free access.

29) A space to keep generator in building setback to be given and no rent shall be payable for this space. If it is a compounded property it should have the pucca steel gate with wicket gate. The wicket gate shall be open able and kept open round the clock for access to ATM / e corner by Bank customers
30) Proper sewerage connection shall be arranged by the owner
31) The building should be constructed with modern fittings and fixtures. Natural light and ventilation should be available as much as possible.
32) 24hours Generator back up for essential services such as lift, pump etc should be provided at the landlord's cost in case of common premises / upper floors as necessary.
33) Building should be treated with anti-termite treatment at regular intervals.
34) Owner shall engage qualified Architect/Engineer for complete planning/supervision of construction/ alteration etc. at their own cost. Landlords shall submit approved plan, Competent Authority permission, structural stability and soundness certificate, firefighting work before possession by the Bank. Rent should be inclusive of all civil works. Obtaining NOC from local authority regarding fire safety shall be the responsibility of the landlord. Bank shall not be responsible for this in any manner, nor any amount/ Bill shall be paid by the Bank for this purpose
35) The owner shall carry out civil, sanitary and electrical, repair/ maintenance works and ensure the roof remains water-tight during the lease period. In case the above repairs are required, and the owner/s fails to attend to the same, the Bank will carry out necessary repairs at the risk and cost of the owner(s) and deduct all such relative expenses from the rent payable to the owner(s).
36) Owner of the Building is solely responsible for the construction and ensuring Structural stability of Premises.
37) Any other addition/alterations in the premises are as per Bank requirement have to be constructed by landlord within a period of one month

SPECIFICATION FOR CONSTRUCTION OF STRONG ROOM

1.The Strong Room shall be of Class B as per IS 15369: 2003 and with updated modifications.

2.Construction shall be done as per the design of concerned building's structural consultant subject to minimum requirement given here.

3.In the offered existing premises necessary strengthening to be done as per the advice of structural consultant for construction and to bear the weight of lockers/SAFE etc.

4. WALLS

A	Wall	RCC of 12 inches thick (30 cm)
B	Grade of concrete	Minimum M40 / M 50
C	Reinforcement	12mm dia TMT bars spaced @ 6 inches C/C in both ways and **on both faces of wall** to form mesh and two meshes shall be staggered apart in such a way so that the reinforcement bars shall be at every 3 inches C/C in cross section with clear cover of 25mm.

5. FLOOR

A	Slab	RCC of 12 inches thick (30 cm)
B	Grade of concrete	Minimum M40 / M50
C	Reinforcement	12mm dia TMT bars spaced @ 6 inches C/C in both ways and **on both faces of slab** to form mesh and two meshes shall be staggered apart in such a way so that the reinforcement bars shall be at every 3 inches C/C in cross section with clear cover of 25mm.

6. ROOF (CEILING)

A	slab	RCC of 12 inches thick (30 cm)
B	Grade of concrete	Minimum M40 / M50
C	Reinforcement	12mm dia TMT bars spaced @ 6 inches C/C in both ways and **on both faces of slab** to form mesh and two meshes shall be staggered apart in such a way so that the reinforcement bars shall be at every 3 inches C/C in cross section with clear cover of 25mm.

Note: In case of existing slab, fortification with 20mm MS bars at 3 inches C/C both ways in appropriate Angle Iron frame firmly fixed to the walls just below the ceiling level to be installed.

The number and diameter of rods shall vary if the span and thickness of floor is increased. This is in addition to the normal structural reinforcement required for the roof and floor as the

design and the users of these specifications are encouraged to consult a qualified structural consultant for designing the structure namely roof, walls, floors, etc.

7. Compaction of cement concrete during casting shall be done mechanically by use of vibrators. The Data sheets of Concrete used in construction of Strong room has to be submitted to the Bank for verification and inspection of Bank's Engineer / Authorized representatives. In case of any discrepancy, landlord must arrange to submit the copy of Test certificate of Concrete cubes as necessary / as per instructions of the Bank.

8. Opening in the wall for strong room door and ventilator shall be left unconcreted at the position shown in the plan as per the direction of door/ventilator supplier.

9. Strong room Door/ventilator will be supplied by Bank. Its erection shall be arranged by the Landlord/premises owner under the supervision of technicians from suppliers of Door/ventilator. A concrete bed as required by supplier to be provided at the entrance for erecting the door. All civil works necessary for packing / installation of strong room doors / ventilators will be carried out by the landlord in coordination with the equipment supplier.

10. Necessary light/fan points shall be provided with switch board, Electrical Circuit of the Strong room shall not be in continuity with main supply. Power will be taken by means of loop with providing one socket inside and one socket outside the strong room nearer to door.

11. Reinforcement & cement concrete being used for construction of Strong room should be of superior quality of reputed brand.

12. Clear ceiling minimum height of minimum 3.20 m shall be provided inside the strong room. For all other areas, clear ceiling height should be minimum 3.50m and beam bottom not less than 2.90m. Bottom of lintel height should be minimum 2.40 m at Main Entrance and 2.10 m at all other windows / doors etc.

13. The construction of strong room should be carried out in consultation with the Building Structural Engineer. A strong room construction certificate is to be obtained from a qualified Structural Engineer under whose supervision the strong room is constructed.

ELECTRICAL WORKS

1. Three phase EB power Supply with Energy meter, fuse units, cabling, earthing, Separate Feeder Suitable for 40 KW Dedicated to SBI shall be arranged by landlord.

2. All Light Point wiring including Light & Fan (as per the drawing) of 3 x 1.5 sqmm copper FRLS Wire inside 20 MM MS conduit & controlled from modular switch and socket shall be arranged by Landlord (As per the Drawings & Make of materials)

3. Circuit Mains from LDB (Light Distribution board) of 3x 2.5 sqmm copper FRLS Wire inside 25MM MS Conduit to be arranged by Landlord (As per the drawings & make of materials).

4. LDB Shall be of 7 segment 3 Phase DB With Incomer as 63 Amps FP, outgoing each phase 32 Amps with DP RCBO 100mA (3 Nos) , & 10 Amps SP MCB 18 Nos (6 nos per phase) With Incoming Power Supply to LDB (4 x 6 sqmm & 2 run of 8 swg copper wire) copper FRLS Wire (Approved make of material)

Declaration:

We understood the Bank's requirements and construction / alterations/constructions to be carried out in the building and undertake to modify the building in accordance with the above specifications (annexure A & B) and as per layout plan provided by the Bank. We have consulted with building structural engineer for construction of strong rooms and we confirm to construct as per above specification. In case it is found at any stage after the building is taken over by the Bank that any of the above work has not been executed by me, I undertake that the same may be carried out by the Bank at my cost.

Place: Signature of Owner/Landlord /GPA Holder

Date: Name

LEASE AGREEMENT FORMAT

The Lease Agreement is made on this _____day of_____20__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 both 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 both 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 both 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 Lessor (s) 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 at least 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 money 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 money.

(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 3 (three) 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 5+5 years 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 parties i.e lessors and the Bank in equal sharers.

(viii) Notwithstanding anything contained here in above 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 unutilised 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)
Address :

SIGNED SEALED AND DELIVERED
By the above named
In the presence of For and on behalf of
State Bank of India,
_____ Br.
Lessee

Witness :-
Signature _____
Name_____
Address_____
Signature _____
Name_____
Address_____
Signature _____
Name_____
Address_____

ANNEXURE

TENDER FOR PREMISES ON LEASE

UNDERTAKING FOR WILLINGNESS TO CARRYOUT CIVIL WORK, MODIFICATIONS IN THE BUILDING

I/We _____ (Name) or M/s._____ (Name of the Company/Body/Firm etc.) hereby confirm that I/we are the owner(s) of the Premises as described/situated at

_____
_____(Address)
I/We hereby agree to carryout Civil works, modifications of the building as per bank requirement(specification of building) mentioned in the tender.

Signature of Owner (with seal if applicable)

Name of the signatory:
Place:
Date:

(to be submitted in separate envelope superscribing "Price Bid for premises for SBI Kallikudi Branch")

TENDER FOR PREMISES ON LEASE FOR SBI KALLIKUDI BRANCH

COVER-2--PRICE BID

The Regional Manager
State Bank of India,
Administrative office, RBO-IV
Madhuram complex
No 2, Dr. Ambedkar road, Madurai-625 002

Dear Sir

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

A	**General Information**	
1	Name of the Land lord/Owner Address	
	Mobile No.	
	Email Address	
2	Location: Name of the Building with Complete address of premises offered	
3	Door No.	
4	Name of the street	
5	Name of the city	
6	Pin code	

B. Rent

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

NOTE:

1) Maintenance Charges shall be applicable only to the multi complex building with lift (if first Floor), common electricity and security / cleaning staff arrangements engaged by landlords where more number of tenants is occupied. Others such as offering for independent buildings need not quote.
2) If Maintenance Charges are not applicable show as 0, **Tenders will be evaluated clubbing rent and maintenance charges.**
3) In case of a tie between the offers, the offer which has scored higher marks under the technical evaluation shall be awarded the tender**.**
4) Interest free rental deposit equivalent to six month's rent will be paid by the Bank while taking possession of premises i.e after completion of all works in all respects.
5) The rate quoted above is inclusive of vehicle parking charges. No separate charges will be paid for vehicle parking.
6) I/We agree to pay municipal taxes & charges, cess, water/drainage tax & charges and service charges.
7) The Maintenance Charges quoted above is inclusive of:
    1. Common electricity charges viz. common areas lighting, driveway, Lift, Pump, etc.
    2. AMC for LIFT
    3. Regular Building Maintenance
    4. Generator maintenance for common area/amenities
    5. 24x7 water supply, liaison with Municipality for continuous water supply and free flow of drainage
    6. Maintenance of electrical substation, transformer etc. and liaison with electricity department.
    7. salary for security guards if any in case of common premises
    8. Maintenance of sanitary, water supply, Plumbing and firefighting equipment etc.

Declaration

We have studied all terms and conditions and accordingly submit this offer and will abide by the said terms and conditions in case our offer of premises is accepted. I/we agree to execute

lease deed as per Bank's standard format. I/We agree to make alteration/modification/construct as per the specification of building given by bank.

Place: Signature of Owner/GPA Holder
Date: Name