

TERMS AND CONDITIONS

OFFER/LEASING OF COMMERCIAL/OFFICE PREMISES

This tender consists of two parts viz. the "Technical Bid" (having terms and conditions, details of offer and Annexure-I) and the "Price Bid". Duly signed and completed "Technical" and "Price Bid" are required to be submitted separately for each proposal (Photocopies may be used in case of multiple offers). **The "Technical Bid" and "Price Bid" for each proposal/offer should be enclosed in separate sealed envelopes duly super-scribed on top of the envelope as "Technical Bid" or "Price Bid" as the case may be and these envelopes are to be placed in a single cover superscribing "Tender for leasing of Commercial/Office premises for proposed new SBI branch at GARHI Centre– Distt. Banswara (Raj.)" and should be submitted at the following address:**

STATE BANK OF INDIA
Regional Business Office-Banswara
1st Floor Khadi Flex Building ,Housing Board
Udaipur Road
(Distt. BANSWARA)
RAJASTHAN

On or before 3.30 PM on 31.10.2025

Important points of Parameters -

1.	Carpet Area	As specified in NIT
2.	Parking Space	Two dedicated car parking area & 6 to 8 dedicated Two wheelers parking for staff.
3.	Open parking area	Sufficient open parking area for customers
4.	Amenities	24 hours Potable water supply availability, Generator power back up, Electricity etc.
5.	Possession	Ready possession / occupation/expected to be ready within 1 (One) month from the last date of submission of proposal.
6.	Premises under construction	may not be considered
7.	Location	Premises to be on Main Road, and at a prime location
8.	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority. (ii) Premises should be on Ground Floor

		(iii) Offer from Govt./Semi Govt. Departments / PSU /Banks (iv) Ready to occupy premises/ expected to be ready within 1 (One) month from the last date of submission of proposal.
9.	Unfurnished premises	May be considered and Bank will get the interior and furnishing work done as per requirement. However, all mandatory Municipal license/NOC/approval of layouts, Internal additions/alterations etc. as necessary from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing/ internal additions/alterations etc. in the premises by the Bank will be arranged by the owner.
10.	Initial period of lease	5 years with an option to renew for a further period of 5 + 5 years on mutually negotiated rates after a period of 10 years.
11.	Selection procedure	Techno-commercial evaluation by assigning 50% weightage for technical parameters and 50% weightage for price bids
12.	Validity of offer	6 months from the last date of submission of the offer
13.	Stamp duty /registration charges	To be shared in the ratio of 50:50
14.	Rental Advance	No advance payable.
15.	Fit out period	3 Months after completion of civil work and other mandatory approvals by Landlord.

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- 1.1 The successful vendor should have clear and absolute title to the premises and furnish legal title report from the SBI empanelled advocate at his own cost. The successful vendor will have to execute the lease deed as per the standard terms and conditions finalized by the SBI for the purpose, and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessors and the SBI. The initial period of lease will be 5 years and will be further renewed for 5 years (viz. total lease period 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the SBI during the pendency of the lease. As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 25% after initial term of 5 years is completed. After 10 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5 + 5 years.
- 1.2 Tender document received after due date and time i. e. **31.10.2025 after 3.30 pm shall be rejected.**