

Tender No. **LHO/AMR/P&E/2026-27/07/01**

Date: **11.07.2026**

CORRIGENDUM - I DATED 24.07.2026



The Assistant General Manager(P&E),
State Bank of India,
Premised and Estate Department,
2nd floor, Gunfoundry Building
Amaravati Local Head Office,
Abids Hyderabad – 500001.
Ph: 040-2338 7503/365
Mail: agmpe.lhoand@sbi.co.in

Tender document for

Proposed Construction of RCC buildings,

1 Bungalow for DGM (Ground Floor + 1 Upper Floor)

and

16 flats for AGM / CM (Stilt + Ground Floor + 3 Upper Floors)

(Civil, Elevation, Plumbing & Sanitary, Electrical, Fire Fighting, CCTV and
Landscape works)

at No. 95-20, Block No. 2, S.P. Bungalow Road, Guntur, Andhra Pradesh.

(Last Date & Time for Submission: on or before **04.08.2026** by 15:00 Hrs)

CONSULTANTS:

Architect



KAREKAR & ASSOCIATES

No. 282, 'KAREKARS', Ground Floor,
14th Cross, 5th Main, HIG, Dollars Colony,
RMV 2nd Stage, Bengaluru 560094
Ph: + 91 9611324432, Email: ayub@karekars.in

The format for Integrity Pact as in Page No. 97 of NIT No. LHO/AMR/P&E/2026-27/07/01 to be read as below:

INTEGRITY PACT

To,

Assistant General Manager (P&E)

State Bank of India

Premises & Estate Department

Local Head Office, Amaravati Circle

Sub:

Ref: Tender No. SBI/.....

Dear Sir,

I/We acknowledge that the SBI is committed to follow the principles thereof as enumerated in the Integrity Agreement enclosed with the tender/bid document.

I/We agree that the Notice Inviting Tender (NIT) is an invitation to offer made on the condition that I/We will sign the enclosed Integrity Agreement, which is an integral part of tender documents, failing which I/We will stand disqualified from the tendering process. I/We acknowledge that the making of the bid shall be regarded as an unconditional and absolute acceptance of this condition of the NIT.

I/We confirm acceptance and compliance with the Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when tender/bid is finally accepted by the SBI. I/We acknowledge and accept the duration of the Integrity Agreement, which shall be in the line with Clause 12 of the enclosed Integrity Agreement.

I/We acknowledge that in the event of my/our failure to sign and accept the Integrity Agreement, while submitting the tender/bid, the SBI shall have unqualified, absolute and unfettered right to disqualify the tenderer/bidder and reject the tender/bid in accordance with terms and conditions of the tender/bid.

Yours faithfully

(Duly authorized signatory of the Bidder

7. PRE-CONTRACT INTEGRITY PACT (TO BE STAMPED AS AN AGREEMENT)

General

This pre-Bid pre-contract Agreement (hereinafter called the Integrity Pact) is made on day of the month of 2026, between, on the one hand,

The State Bank of India a body corporate incorporated under the State Bank of India Act, 1955) having its Corporate Centre at State Bank Bhavan, Nariman Point, Mumbai through its.....Department / Office at (Hereinafter called the "SBI", which expression shall mean and include, unless the context otherwise requires, its successors) of the First Part and M/s represented by Shri MD & Chief Executive Officer (hereinafter called the " CONTRACTOR which expression shall mean and include, unless the context otherwise requires, its / his successors and permitted assigns of the Second Part.

Whereas the SBI proposes to appoint a CONTRACTOR for **Proposed Construction of RCC buildings, 1 Bungalow for DGM (Ground Floor + 1 Upper Floors) and 16 flats for AGM / CM (Stilt + Ground Floor + 3 Upper Floors)** (Civil, Elevation, Plumbing & Sanitary, Electrical and Landscape works), at No. 95-20, Block No. 2, S.P. Bungalow Road, Guntur, Andhra Pradesh.

and the CONTRACTOR is willing to offer/has offered the services and WHEREAS the CONTRACTOR is a private company/public company/Government undertaking/partnership, constituted in accordance with the relevant law in the matter and the SBI is an Office / Department of State Bank of India performing its functions on behalf of State Bank of India. NOW, THEREFORE,

To avoid all forms of corruption by following a system that is fair, transparent and free from any influence/prejudiced dealings prior to, during and subsequent to the currency of the contract to be entered into with a view to:

- Enabling the SBI to obtain the desired service / Equipment/ product at a competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement; and
- Enabling CONTRACTORs to abstain from bribing or indulging in any corrupt practice

in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the SBI will commit to prevent corruption, in any form, by its officials by following transparent procedures.

The parties hereto hereby agree to enter into this Integrity Pact and agree as follows:

1. Commitments of the SBI

1.1. The SBI undertakes that no official of the SBI, connected directly or indirectly with the contract, will demand, take a promise for or accept, directly or through intermediaries, any bribe, consideration, gift, reward, favor or any material or immaterial benefit or any other advantage from the CONTRACTOR, either for themselves or for any person, organization or third party related to the contract in exchange for an advantage in the bidding process, Bid evaluation, contracting or implementation process related to the contract.

1.2. The SBI will, during the pre-contract stage, treat all CONTRACTORs alike, and will provide to all CONTRACTORs the same information and will not provide any such information to any particular CONTRACTOR which could afford an advantage to that particular CONTRACTOR in comparison to other CONTRACTORs.

1.3. All the officials of the SBI will report to the appropriate authority any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach.

1.4. In case any such preceding misconduct on the part of such official(s) is reported by the CONTRACTOR to the SBI with full and verifiable facts and the same is prima facie found to be correct by the SBI, necessary disciplinary proceedings, or any other action as deemed fit, including criminal proceedings may be initiated by the SBI and such a person shall be debarred from further dealings related to the contract process. In such a case while an enquiry is being conducted by the SBI the proceedings under the contract would not be stalled.

2. Commitments of CONTRACTOR

2.1. The CONTRACTOR commits itself to take all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage of its Bid or during any pre contract or post-contract stage in order to secure the contract or in furtherance to secure it and in particular commit itself to the following:

2.2. The CONTRACTOR will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage,

commission, fees, brokerage or inducement to any official of the SBI, connected directly or indirectly with the bidding process, or to any person, organization or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.

2.3. The CONTRACTOR further undertakes that it has not given, offered or promised to give, directly or indirectly any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the SBI or otherwise in procuring the Contract or forbearing to do or having done any act in relation to the obtaining or execution of the contract or any other contract with State Bank of India for showing or forbearing to show favor or disfavor to any person in relation to the contract or any other contract with State Bank of India.

2.4. Wherever applicable, the CONTRACTOR shall disclose the name and address of agents and representatives permitted by the Bid documents and Indian CONTRACTORs shall disclose their foreign principals or associates, if any.

2.5. The CONTRACTOR confirms and declares that they have not made any payments to any agents/brokers or any other intermediary, in connection with the is Bid/contract.

2.6. The CONTRACTOR further confirms and declares to the SBI that the CONTRACTOR is the original SIs in respect of Equipment / product / service covered in the Bid documents and the CONTRACTOR has not engaged any individual or firm or company whether Indian or foreign to intercede, facilitate or in any way to recommend to the SBI or any of its functionaries, whether officially or unofficially to the award of the contract to the CONTRACTOR, nor has any amount been paid, promised or intended to be paid to any such individual, firm or company in respect of any such intercession, facilitation or recommendation.

2.7. The CONTRACTOR, at the earliest available opportunity, i.e. either while presenting the Bid or during pre-contract negotiations and in any case before opening the financial Bid and before signing the contract, shall disclose any payments he has made, is committed to or intends to make to officials of the SBI or their family members, agents, brokers or any other intermediaries in connection with the contract and the details of services agreed upon for such payments.

2.8. The CONTRACTOR will not collude with other parties interested in the contract to impair the transparency, fairness and progress of the bidding process, bid evaluation, contracting and implementation of the contract.

2.9. The CONTRACTOR will not accept any advantage in exchange for any corrupt practice, unfair means and illegal activities.

2.10. The CONTRACTOR shall not use improperly, for purposes of competition or personal gain, or pass on to others, any information provided by the SBI as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic data device / carrier. The CONTRACTOR also undertakes to exercise due and adequate care lest any such information is divulged.

2.11. The CONTRACTOR commits to refrain from giving any complaint directly or through any other

manner without supporting it with full and verifiable facts.

2.12. The CONTRACTOR shall not instigate or cause to instigate any third person to commit any of the actions mentioned above.

2.13. If the CONTRACTOR or any employee of the CONTRACTOR or any person acting on behalf of the CONTRACTOR, either directly or indirectly, is a relative of any of the officers of the SBI, or alternatively, if any relative of an officer of the SBI has financial Interest/stake in the CONTRACTOR's firm, the same shall be disclosed by the CONTRACTOR at the time of filing of tender.

The term 'relative' for this purpose would be as defined in Section 2 (77) of the Companies Act 2013.

2.14. The CONTRACTOR shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee of the SBI.

3. Previous Transgression

3.1. The CONTRACTOR declares that no previous transgression occurred in the last three years immediately before signing of this Integrity Pact, with any other company in any country in respect of any corrupt practices envisaged hereunder or with any Public Sector Enterprise / Public Sector Banks in India or any Government Department in India or RBI that could justify CONTRACTOR's exclusion from the tender process.

3.2. The CONTRACTOR agrees that if it makes incorrect statement on this subject, CONTRACTOR can be disqualified from the tender process or the contract, if already awarded, can be terminated for such reason.

4. Sanctions for Violations

4.1. Any breach of the aforesaid provisions by the CONTRACTOR or any one employed by it or acting on its behalf (whether with or without the knowledge of the CONTRACTOR) shall entitle the SBI to take all or any one of the following actions, wherever required:

i. To immediately call off the pre contract negotiations without assigning any reason and without giving any compensation to the CONTRACTOR. However, the proceedings with the other CONTRACTOR would continue, unless the SBI desires to drop the entire process.

ii. To immediately cancel the contract, if already signed, without giving any compensation to the CONTRACTOR.

iii. To recover all sums already paid by the SBI, and in case of an Indian CONTRACTOR with interest thereon at 2% higher than the prevailing Base Rate of State Bank of India, while in case of a CONTRACTOR from a country other than India with interest thereon at 2% higher than the LIBOR. If any outstanding payment is due to the CONTRACTOR from the SBI in connection with any other contract for any other stores, such outstanding could also be utilized to recover the aforesaid sum and interest.

iv. To encash the advance bank guarantee and performance bond/warranty bond, if furnished by the CONTRACTOR, in order to recover the payments, already made by the SBI, along with interest.

v. To cancel all or any other Contracts with the CONTRACTOR. The CONTRACTOR shall be liable to pay compensation for any loss or damage to the SBI resulting from such cancellation/rescission and the SBI shall be entitled to deduct the amount so payable from the money(s) due to the CONTRACTOR.

vi. To debar the CONTRACTOR from participating in future bidding processes of the SBI or any of its Subsidiaries for a minimum period of five years, which may be further extended at the discretion of the SBI. To recover all sums paid, in violation of this Pact, by CONTRACTOR to any middleman or agent or broker with a view to securing the contract. Forfeiture of

Performance Bond in case of a decision by the SBI to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.

vii. Intimate to the CVC, IBA, RBI, as the SBI deemed fit the details of such events for appropriate action by such authorities.

4.2. The SBI will be entitled to take all or any of the actions mentioned at para 6.1(i) to (x) of this Pact also on the Commission by the CONTRACTOR or any one employed by it or acting on its behalf (whether with or without the knowledge of the CONTRACTOR), of an offence as defined in Chapter 20 of the Bharatiya Nyaya Sanhita or Prevention of Corruption Act, 1988 or any other statute enacted for prevention of corruption.

4.3 The decision of the SBI to the effect that a breach of the provisions of this Pact has been committed by the CONTRACTOR shall be final and conclusive on the CONTRACTOR. However, the CONTRACTOR can approach the Independent Monitor(s) appointed for the purposes of this Pact.

5. Fall Clause

The CONTRACTOR undertakes that it has not supplied/is not supplying similar service / product / equipment / systems or subsystems at a price lower than that offered in the present Bid in respect of any other Ministry/Department of the Government of India or PSU or any other Bank and if it is found at any stage that similar Equipment/product/systems or sub systems was supplied by the CONTRACTOR to any other Ministry/Department of the Government of India or a PSU or a Bank at a lower price, then that very price, with due allowance for elapsed time, will be applicable to the present case and the difference in the cost would be refunded by the CONTRACTOR to the SBI, if the contract has already been concluded.

6. Facilitation of Investigation

In case of any allegation of violation of any provisions of this Pact or payment of commission, the SBI or its agencies shall be entitled to examine all the documents including the Books of Accounts of the CONTRACTORS and the CONTRACTORS shall provide necessary information and documents in English and shall extend all possible help for the purpose of such examination.

7. Law and Place of Jurisdiction

This contract is subject to Indian Law. The place of performance and hence this Pact shall be subject to the jurisdiction in the state of Andhra Pradesh.

8. Other Legal Actions

The actions stipulated in this Integrity Pact are without prejudice to any other legal action that may follow in accordance with the provisions of the extant law in force relating to any civil or criminal proceedings.

9 . Independent External Monitor(s):

9.1 SBI has appointed Independent External Monitor(s) (hereinafter referred to as IEM(s)) for this Pact in consultation with the Central Vigilance Commission. The details of IEM are as below:

Name	Shri Satyajit Mohanty	Smt. Rashmi Verma
Cadre	IPS (Retd.)	IAS (Retd.)
Email ID	satyajitmohanty88@gmail.com	rashmi.naveenverma@gmail.com

9.2 The responsibility of the IEM(s) shall be to review independently and objectively whether and to what extent the parties comply with the obligations under this Pact.

9.3 The IEM(s) shall not be subject to instructions by the representatives of the parties and perform their functions neutrally and independently.

9.4 Both the parties accept that the IEM(s) have the right to access all the documents relating to the project / procurement, including minutes of meetings.

9.5 As soon as the IEM(s) notices, or has reason to believe, a violation of this pact, he will so inform the CHAIRMAN/MANAGING DIRECTOR(S).

9.6 The BIDDER(S) accepts that the IEM(s) have the right to access without restriction to all project documentation of SBI including that provided by the BIDDER. The BIDDER will also grant the IEM(s), upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to subcontractors engaged by the BIDDER. The IEM(s) shall be under contractual obligation to treat the information and documents of the BIDDER/Subcontractor(s) with confidentiality.

9.7 SBI will provide to the IEM(s) sufficient information about all meetings among the parties related to the Project provided such meetings could have an impact on the contractual relation between the parties. The parties will offer to the IEM(s) option to participate in such meetings.

9.8 The IEM(s) will submit a written report to the CHAIRMAN/MANAGING DIRECTOR(S) within 8 to 10 weeks from the date of reference or intimation to him by SBI/BIDDER.

10. Validity

10.1. The validity of this Integrity Pact shall be from date of its signing and extend up to 5 years or the complete execution of the agreement to the satisfaction of both the SBI and the CONTRACTOR, including warranty period, whichever is later. In case Contractor is

unsuccessful, this Integrity Pact shall expire after six months from the date of the signing of the contract, with the successful CONTRACTOR by the SBI.

10.2. Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact shall remain valid. In this case, the parties will strive to come to an agreement to their original intentions.

The parties hereby sign this Integrity Pact at _____ on _____

For SBI

FOR Contractor

Name of the Officer

Chief Executive Officer

Designation

Office/Department/Branch

Scanned copy of the duly signed Integrity Pact must be uploaded in the e-tender portal and the original needs to be submitted at given address within due date of tender

PRE-BID MEETING

MINUTES OF THE PRE-BID MEETING HELD ON 20.07.2026

Sl. No.	Clause No. of the Bid Document	Page No	Query / Clarification sought	Bank's reply / clarification
1	BOQ Item No. 6.3	11	Granite/SSM procurement for foundation works in Guntur is very costly, is there any alternate item that can be used for the same	No Change in the BOQ items. Tender conditions prevail.
2	NIT: Clause No. 2 MINIMUM ELIGIBILITY CRITERIA FOR PRE- QUALIFICATION (I)	8	Are joint ventures allowed for the project	Consortium / joint venture will not be accepted. Tender conditions prevail.
3	BOQ Item No.4.1	8	There is ambiguity in the P.C.C mix ratio, in the drawing it is 1:3:6 and in the BOQ it is 1:4:8, can this be cleared	PCC shall be 1:4:8 using 40 mm and downgrade metal (Coarse Aggregate) as per BOQ.
4	BOQ Item No. 5	8	There is ambiguity in the R.C.C mix ratio, in the drawing it is M35 and in the BOQ it is M25, can this be cleared	No Change in the BOQ items and tender conditions. M25 grade concrete for various RCC structural elements in foundation and superstructure. M35 grade concrete for Columns in foundation and superstructure.
5	BOQ Item No. 5	8	Cement content of M25 and M35 grade Ready mixed Reinforced Cement Concrete	For M25 grade concrete the minimum quantity of 53grade OPC cement is 330 kg with proportions of fly ash as per mix design. For M35 grade concrete the minimum quantity of 53grade OPC cement is 350 kg with proportions of fly ash as per mix design.

6	NIT	128	Point no. C6.1 of the technical bid, the specified Minimum characteristic compressive strength for 28 days of M25 concrete is 340 Kg/Sq.cm, can it be clarified	Please refer to CPWD Specifications for works-2019 Vol I & II, with up-to-date correction slips issued up to previous day of submission of tender for items of building works, and Particular Specifications included in this tender document.
7	NIT	18	Can a proper break-up for the 5% Retention money and EMD be provided with clarifications	1) EMD = 1% of the Estimated Cost = Rs.22,98,248.00 2) ISD = 2% of Tendered Value (Including EMD) 3) Retention Money = 10 % of the running bills until total deduction reaches 5% of value of work including EMD & ISD.
8	SPECIAL CONDITIONS OF CONTRACT Clause 11	80	Who would provide the power source and water source at the site for the contractor	Contractor shall make his own and adequate arrangements for water required for drinking and construction purposes and also for required electric supply at site for satisfactory execution and completion of the work, at his own cost.
9	BOQ Item No. 15.1	33	Are kitchen cabinets considered for staff quarters and DGM Bungalow	Yes. Quantity considered for both staff quarters as well as the bungalow.
10	BOQ Item No. 8.3, 8.4	14, 15	Laying vitrified tiles, should it be laid with screed or adhesive	No Change in the BOQ and tender conditions prevail.
11	BOQ Item No. 9.9, 9.10	20	VEKA company provides only UPVC profiles, the fabrication and installation has to be done by a different vendor, please clarify the same	Fabrication and installation to be done by the authorised fabricator of Approved MAKE

12	BOQ Item No. 6.1, 6.2	11	Can hollow core concrete blocks be used instead of AAC blocks for walls since AAC blocks absorb a lot of water and hollow core concrete blocks have good IGBC compliance	The BOQ and tender conditions will prevail.
13	BOQ Item No. 7.4	12	Is P.O.P punning considered for internal plastering	Yes P.O.P punning considered for internal plastering. No Change in the BOQ and tender conditions prevail.
14	BOQ Item No. 8.6	16	Are Granite architrave considered for the whole soffit of a window or is it only for the sill	The entire perimeter of window opening consisting of the window soffit, vertical jambs and sill has been considered in the quantity.
15	BOQ Item No. 8.9	17	Can Ceramic tiles material of company equivalent to Weiner Berger be used for tile cladding	No Change in the BOQ and tender conditions prevail.
16	BOQ Item No. 11.1	23	Quantity of wet mix macadam, can it be clarified	No change in the BOQ and tender conditions prevail.
17	BOQ Item No. 12.2	26	The Mexican grass for landscaping, should it be brought out and laid on site as mats or should it be grown directly at site	Specification and conditions as per the BOQ and tender.
18	General		The unit rates (Sft/Sqm) are comparatively low, can the unit rate (Sft/Sqm) rates be increased	No Change in the BOQ rates and tender conditions prevail.

19	General		Is the Municipal sanction/Building License for the project already obtained	Yes, building license is already obtained.
20	General		Can the Building be constructed in pre-cast concrete methods	Tender conditions prevail.
21	General		Can the labour sheds be erected within the premises	Labour camp / sheds can be erected within the designated area, if required. Prior approval of site infrastructure plan to be obtained in writing from Bank. Area to be handed over in original condition.
22	General		Is the Lift considered within the same tender or is it tendered separately	Lift is not part of this tender.
23	General		Will all the working drawings be issued at once or will it be issued stage by stage to the contractor	On the day of start of the work.
24	General		Is there any Material advance provided for procurement of material at site	Material advance will not be provided for procurement of materials at site.
25	General		Will there be any Supervision engineers appointed by SBI/Architects on site	Yes. Engineers shall be appointed by the Architect as well as periodical monitoring will be undertaken by SBI Engineers.
26	General		Can the make of the Fire doors be mentioned in the BOQ	Sakti Horman, Indigatech, Ozone Overseas Pvt. Ltd.
27	General		Can the total Retention money be held under Bank Guarantees (BG)	No Change in the tender conditions.

28	General		Company has successfully executed Government works through a back-to-back contract agreement with a reputed principal contractor. We kindly request you to clarify whether the above experience satisfies the eligibility criteria specified in the tender and will be considered for qualification under this bid.	As per the explicit terms and conditions specified in the Tender Document, the qualifying project must be executed directly by the bidder. Consequently, experience gained through a back-to-back contract agreement or subcontracting arrangement with a principal contractor does not satisfy the eligibility criteria and will not be considered for qualification under this bid. To successfully qualify, bidders must submit the following valid supporting documents issued directly by the end client: Work Order or Letter of Award, Completion Certificate confirming successful project conclusion and Performance Certificate validating satisfactory execution.
29	BOQ Item No. 6.1, 6.2	11	AAC blocks are highly porous and tend to absorb moisture, which may result in higher water absorption and shrinkage if not properly treated. Kindly confirm whether AAC blocks shall be used as specified or whether an alternative masonry material (Fly Ash Bricks/Solid Concrete Blocks or equivalent) may be considered, subject to approval.	Same as Sl. No.12 No Change in the BOQ and tender conditions prevail.
30	BOQ Item No. 9.1	18	The Architectural Drawings specify SAL Wood for door frames, whereas the BOQ specifies Second Class Teak Wood. Kindly confirm the material to be	Second Class Teak Wood for Door frames as per BOQ.

			considered for pricing, procurement and execution.	
31	BOQ Item No. 10.5	22	The tender documents do not include detailed drawings or specifications for the SS railing with toughened glass.	Refer BOQ Item no. 10.5
32	General		Kindly clarify whether advance payment or secured payment will be released against materials upon receipt at site and verification by the Engineer-in-Charge/ Client, as there is no Price Escalation Clause provided in the NIT.	Same as Sl. No. 25 No Change in tender conditions.
33	General		Concrete - M25 Grade - The NIT specifies the cement content as 340 kg/m³, whereas the BOQ specifies 330kg/m³. Concrete - M35 Grade - The NIT specifies the cement content as 380 kg/m³, whereas the BOQ specifies 350kg/m³.	Same as Sr.nos. 4,5,6 above

ALL BIDDERS ARE REQUIRED TO ACCEPT THE ABOVE CLARIFICATIONS WHILE SUBMITTING THEIR ONLINE BIDS.