



प्रादेशिक व्यावसायिक कचेरी-आरबीओ-
Opposite Madhvani College,
Rajkot Porbandar Road, Porbandar 360577
REGIONAL BUSINESS OFFICE-5
Opposite Madhvani College,
National Highway No. 8-B, Porbandar 360577

Phone: 0286-2247407/

Fax : 0286-2245866

Email- agm5.rao@sbi.co.in

**PREMISES REQUIRED AT KHIRASARA, CHITRAVAD, PATANVAV AND
VARJANGJALIA ON LEASE**

State Bank of India invites offers for premises on Lease Rental Basis in Khirasara, Chitradav, Patanvav & Varjangjalia predominantly in the cluster of residential building / commercial establishments with first class construction, good visibility, preferably on the Ground Floor on Main Road in the following areas. The premises should be ready for possession/having Occupation Certificate/to be constructed within six months. (Brokers/Agents need not apply).

No bids will be considered in the format other than that uploaded on our website, www.sbi.co.in under procurement news. The Bank reserves the right to accept or reject any / all offers without assigning any reason thereof.

Sr. No.	Branch Name (Code)	Location	Approximate floor area required (in Sq. ft.)
01.	Khirasara Branch (7614)	Khirasara	2000-2200
02	Chitradav Branch (60247)	Chitradav	2000-2200
03	Patanvav Branch (5526)	Patanvav	2000-2200
04	Varjangjaliya Branch (60226)	Varjangjaliya	2000-2200

For further details/terms and conditions and for downloading the proformas, please refer our Bank's website www.sbi.co.in under procurement news or contact the office of the undersigned during Banking Hours, excluding Sundays and Holidays. Interested landlords/power of attorney holders should submit the offers in two separate sealed covers on above address by super-scribing as "TECHNICAL BID" and "PRICE BID" **within 15 days from the date of this advertisement i.e. from (23.02.2017.)** Please mention the name of the Branch for which offer is being made on each cover.

Date: 23.02.2017

Regional Manager



प्रादेशिक व्यावसायिक कचेरी-आरबीओ-
Opposite Madhvani College,
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INSTRUCTIONS FOR FILLING UP THE FORMS
BIDS FOR OFFERING PREMISES ON LEASE

The following are available on Bank's web-site i.e. "www.sbi.co.in" under procurement news:

1.	Detailed Terms & Conditions which have to be accepted by Offerer & submitted along with the Technical Bid.
2.	Format on which Technical Bid is to be submitted (Annexure "A")
3.	Format on which Financial Bid is to be submitted (Annexure "B")
4.	Site-wise requirements of Floor/Floor area.

- i. All the forms viz. Technical and Financial Bids to be filled-up in a legible hand.
- ii. Technical and Financial Bids to be put in separate sealed envelopes for each premises. The envelopes are to be super scribed as "**Technical Bid for _____ (Branch Name)**" and "**PRICE BID for _____ (Branch Name)**".
- iii. The Name, address mobile and telephone number of the bidder to be mentioned on each envelope.
- iv. The rates should not be mentioned neither in the Technical Bids nor in the Terms & Conditions.
- v. A copy of Terms & Conditions duly signed in token of your acceptance of the same to be enclosed along with the Technical Bid.
- vi. Please note that bids received with changes/amendments in the standard Terms & Conditions are liable to be rejected.
- vii. Bids not accompanied by duly accepted Terms & Conditions as enclosed herewith are liable to be rejected.
- viii. If the Bids are submitted by an authorized agent they should be countersigned by the owner or an authority letter specifying clearly the powers & responsibilities of the agent to be enclosed.
- ix. Site plan of the area offered to be enclosed with the Technical Bid.
- x. We clarify that only the FLOOR area and not the covered area is to be mentioned.
- xi. Please note that conditional tenders are liable to be rejected.

xii. The Bids are to be submitted within 15 days from the date of this advertisement. Please mention the name of the Branch for which the offer is being made on each cover. The offers are to be addressed to:

**The Regional Manager
State Bank of India
Regional Business Office, RBO-5,
Opposite Madhvani College,
National Highway No. 8-B,
Porbandar 360577**

xiii. The envelope with **Technical Bid** should contain the following:-

A	Technical Bid on the specified format.
B	A copy of the detailed Terms & Conditions duly accepted by the owner/Authorized signatory.
C	Site Plan of the area offered along with dimensioned line plan of area offered.
D	A photocopy of the Title Deed of the plot/building offered.

(Signature of the Offerer)

NAME :.....

ADDRESS
MOBILE NO. :.....
LANDLINE NO.....
E-mail ID.

The Regional Manager
State Bank of India
Regional Business Office, RBO-5,
Opposite Madhvani College,.
National Highway No. 8-B
Porbandar 360577

Dear Sir,

**PREMISES REQUIREMENT IN KHIRASARA, CHITRAVAD, PATANVAV AND VARJANGJALIA :
ACCEPTANCE OF TERMS & CONDITIONS**

With reference to your advertisement dated 23.02.2017, I/We agree to the following terms:

i) I/We will handover the possession of the building after getting it constructed/renovated as per Bank's requirements. The rent will be released from the date of physical possession of the building complete in all respects to the entire satisfaction of the Bank to be verified by Bank's Engineer/ Bank's competent authority. I/We will obtained Completion Certificate/Building use Certificate from the concerned authority and rent will be start after handing over these certificate to the Bank.

ii) The Bank will be offered _____ Sq. feet of floor area on GF/FF. No rent will be charged for parking area in front of the building and basement parking.

iii) All taxes present and future i.e. House Tax, Property Tax and any other Government, Municipal Taxes will be borne by me/us/Bank. However, service tax, Society Services Charges, and Maintenance Charges to Local Welfare Committee etc. if; applicable shall be borne by the bank.

iv) I/We will construct/renovate the building as per the Bank's requirements i.e. locker Room, Record Room, Cash Room, Server Room, UPS Room including ATM room and as per plan approved by the Bank.

v) I/We will construct a RCC wall of 12" thick with 12 mm tor steel @150mmc/c both ways, Ceiling-8/9" thick reinforced with 12mm tor steel at 15/18 cmc/c for Locker room as per the Bank's/RBI specifications. Cash safe Room will be 6" thick RCC wall or 9" thick brick wall as per plan, Security doors and ventilators to be supplied by Bank but should be fixed by me/us.

vi) The lease deed will be executed for an initial period of 20 years with an option in favor of Bank to renew it for two more terms of 5 years each with an enhancement in rent after every five years from the date of lease @ 15% to 20% and on the same terms and conditions. However the rent after 20 years shall be settled with mutual consent of both the parties. The Bank shall have the right to vacate/de-hire/sub-lease in full or part at any point of time by giving one month's notice. This option will not be available to the owner/s.

vii) Plastic paint, oil bound dis-tempering and painting etc. as per the Bank's instructions shall be done after every Three years failing which the Bank shall be at liberty to get the same done at your risk and as per actual cost.

viii) I/We will at my/our cost, arrange for separate electricity meter/sub meter having three phase electric connection from **30 to 35 KW** of load depending on actual requirement of the Bank and electric points including power/AC points required for the branch as per Bank's requirements. Actual electricity consumption charges and water charges shall be borne by the Bank.

- ix) Necessary arrangements for continuous water supply, and independent underground and overhead water tanks of sufficient capacity will be provided along with electric pump for lifting of water to have continuous water supply.
- x) Proper sewerage connection shall be arranged by me/us for the Bank.
- xi) All external doors and windows shall be provided with steel grills & shutters by me/us.
- xii) All the expenditure of the lease deed will be borne by me/us and Bank in ratio 50:50.
- xiii) Bank can make additions and alterations/dismantling if necessary without involvement of basic design at any stage during currency of lease.
- xiv) I/We will provide vitrified tiles flooring (Johnson & Johnson) (salt & pepper shade in the Bank Hall and marble/ceramic tiles in toilet area and 1st class bathroom fittings including wall tiles.
- xv) I/We will arrange to provide all sanitary fittings as per requirements of the Bank.
- xvi) This offer is subject to the Obtainment of No Objection Certificate by me/us from the appropriate authority regarding commercial use of the proposed building.
- xvii) I/We will have no objection if ATM is installed by the Bank in the building including, a V-sat.
- xviii) I/We will carry out major structural civil, sanitary, and electrical, repair/maintenance works, if required at my cost and I will also ensure the roof remains water-tight. In case the above repairs are required and I/we fail to attend to the same, the Bank will carry out necessary repairs at my/our risk and cost.
- xix) There shall be no objection if a glow sign in front or at top of the building is installed by the Bank as per the Bank's requirements.
- xx) I/We will give approx.100 sq.ft. of pucca open/covered area for placing generator depending on Bank's requirements or more at roof top or any other place approved by the Bank for which no rent will be charged.
- xxi) Main door-Rolling Shutter of heavy and collapsible door and Cash Safe room door will be provided by me/us as per specification provided by Bank and other doors like record room, pantry and toilet block also provided by me/us as per design provided by bank.
- xxii) All windows, ventilators and cut outs will be provided with strong steel grills and all windows will be provided with aluminum section glass door as per Bank's specifications.
- xxiii) Record/stationery room, Safe/Locker Room and ATM Room will be constructed with Brick walls. The kitchen/pantry should be provided with cooking platform of 2'0" wide with a SS kitchen sink.
- xxiv) The Flooring of Banking hall & other rooms should be provided with vitrified tiles. All other rooms Double polish Kota stone .The shade/quality approved by bank.
- xxv) I/We will produce/submit the structural stability certificate from licensed structural consultant regarding safety and withstand load on account of Bank's records if necessary.

(Signature of the Offerer)

ANNEXURE 'A'

TECHNICAL BID

With reference to your advertisement in the local dailies dated 23.02.2017. I/We hereby offer the premises owned by us for housing your branch/office on lease basis:

GENERAL INFORMATION

1. LOCATION:

- a) Name of the building: _____
- b) Landmark: _____
- c) Door No. _____
- d) Name of the street _____
- e) Name of the city _____
- f) Pin Code _____

2. Name of the owner(s): _____

Address _____

Contact No.: Mobile _____ Landline: _____

3. TECHNICAL INFORMATION:

- a) Building : Load bearing.....Frame structure.....
- b) Type of building : Residential.....Institutional.....
Industrial.....Commercial
- c) No. of floors (with year of construction floor wise).....
(of which applied for _____ floor)
4. Floor Area of the premises: GF:sq.ft. FF.....sq.ft.
5. Building ready for occupation: Yes/ No.
If No, how much time will be required for occupation.....

6. Amenities Available :

Remarks

A	Electric Power supply	YES/NO	
B	Running water supply	YES/NO	
C	Whether plans are approved by the local authorities.	YES/NO	
D	Whether NOC from the department obtained.	YES/NO	
E	Whether occupation certificate has been received	YES/NO	
F	Whether direct access is available from the main road	YES/NO	
G	Whether power supply is available	YES/NO	
H	Parking space is available	YES/NO	

Note: Please read the instructions and terms and conditions before filling the forms and submission of bid.

Date: _____

SIGNATURE OF THE OWNER/S
ANNEXURE 'B'

PRICE BID

With reference to your advertisement in the local dailies dated 23.02.2017 I/We offer the premises owned by us for housing your branch on lease basis on the following terms and conditions:

GENERAL INFORMATION

1. LOCATION:

a) Name of the building: _____

b) Landmark: _____

c) Door No. _____

d) Name of the street _____

e) Name of the city _____

f) Pin Code _____

2. Name of the owner(s): _____

Address _____

Contact No.: Mobile _____ Landline: _____

3. RENT

A. AT THE TIME OF INITIAL LEASE: -

	FLOOR AREA OFFERED IN SQ. FT.	RENT PER SQ. FT. OF FLOOR AREA	TOTAL RENT (Rs.)
GROUND FLOOR			
FIRST FLOOR			
GRAND TOTAL			
Service Tax if applicable, shall be borne by the Bank.			

All taxes present and future i.e. House Tax, Property Tax and any other Government, Municipal Taxes, Society Service charges & maintenance charges to local welfare committee, will be borne by me/us.

4. The floor area is the covered excluding the following :

- | | | | |
|-------------------------|--------------------|--------------------|-----------------------------|
| (a) Walls (outer walls) | (b) Columns | (c) Balconies. | (d) Portico/canopy |
| (e) Loft | (f) sanitary shaft | (g) Lift wall | (h) Space below the windows |
| (i) Box louver | (j) AC Duct | (k) open Staircase | |

5. We understand that the rate quoted by as is on the basis of floor area which will be computed as per serial No. 4 above.

Note: Please read the instructions and terms and conditions before filling the forms and submission of bid.

Date: _____

SIGNATURE OF THE OWNER/S



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