

STATE BANK OF INDIA
Regional Business Office-1, Chandigarh
SCO 103-108, 2nd Floor Sector 17-B, Chandigarh
Contact No. 0172- 4568804, 4568055

PREMISES REQUIRED

State Bank of India invites offers from the owners or power of attorney holders who can modify/ construct the premises as per Bank's requirements for shifting/ housing its branch at under noted locations/ centre.

PREMISES FOR BRANCH

S. N o	BRANCH/ CENTRE	DISTRICT	RCC ROOM FOR LOCKER	ELEC-TRICAL LOAD REQ.	FLOOR AREA (IN SQ.FT) approx.	MINIMUM FLOOR AREA AT GROUND FLOOR	PRE-FERRED LOCATION
1.	Village Dadumajra, Chandigarh	Chandigarh	YES	30 KW	2000 Sq Ft	1000 Sq Ft	Village Dadumajra, Chandigarh

The Premises shall be required to be constructed/ modified as per Bank's requirement and specifications. The Premises should have good frontage and quality construction and having all facilities including sufficient parking, power and water supply etc., located in Main Market/ Commercial area of the Centre. Intending parties who can legally offer the premises should collect the Technical bid and Price bid format from office of the undersigned during working hours or refer to our Website <https://www.sbi.co.in> and submit the same in two separate sealed covers, superscribed "Technical Bid" and "Price Bid" with name of the Branch/ Office, in the office of the undersigned within 21 days from the date of this advertisement including the date of publish. Priority shall be given to the premises belonging to public sector units/ Govt. departments. Bank reserves the right to reject or accept any offer without assigning any reasons therefore.

REGIONAL MANAGER

Date: 27.07.2017

State Bank of India,
Regional Business Office-1,
Administrative Office (Punjab),
SCO No. 105-108, 2nd Floor
Sector-17B, Chandigarh

INSTRUCTIONS FOR FILLING UP THE FORMS
BIDS FOR OFFERING PREMISES ON LEASE

The following have been put on the web-site: -

- (i) Format on which Technical Bid is to be submitted (**Annexure 'A'**)
- (ii) Format on which Financial Bid is to be submitted (**Annexure 'B'**)
- (iii) Detailed Terms & Conditions (**Annexure 'C'**) which have to be accepted by offerer & submitted along with the Technical Bid.
- (iv) Site-wise requirements of Floor/Floor area. -
 - i. All the forms viz. Technical and Price Bids to be filled-up in a legible hand.
 - ii. Technical and Price Bids to be put in separate sealed envelopes and these are to be super scribed 'Technical Bid for site in _____ and Price Bid for site in _____ respectively. **Both the bids should be put in a separate envelope superscribing BID FOR SITE AT _____.**
 - iii. The Name, address, **mobile and telephone number** of the bidder to be mentioned on each **envelope**.
 - iv. The rates should neither be mentioned 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 taken for calculating total rent.
 - xi. Please note that conditional tenders are liable to be rejected. The Bids are to be submitted to **The Regional Manager at the Regional Business Office-1, State Bank of India, S.C.O. No.105-108, 2ND floor Sector 17B, Chandigarh-160 017 by 5.00 P.M. Up to the 21st day of the advertisement including the day of advertisement, Sundays, Holidays etc.**
 - xii. The **Envelope-I** with Technical Bid should contain the following:-
 - (i) Bid on the specified format
 - (ii) A copy of the detailed Terms & Conditions duly accepted by the agent/owner (Annexure-C (P-1 to P-3)).
 - (iii) Site Plan of the area offered along with dimensioned line plan of area offered.
 - (iv) A photocopy of the Title Deed of the plot/building offered.
 - xii) The **Envelope-II** with Price Bid should contain the following:-
 - (I) Offer of Price Bid duly signed (Annexure-'B')

(Signature of the offerer (s))

The Regional Manager,
Regional Business Office-1,
State Bank of India,
SCO No.105-108,
2nd Floor, Sector 17-B,

CHANDIGARH

Dear Sir,

HIRING OF NEW PREMISES

SECTOR- VILLAGE DADUMAJRA, CHANDIGARH (SHIFTING DADUMAJRA BRANCH)

TERMS & CONDITIONS

With reference to your advertisement dated-----, 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.
- ii) The Bank will be offered _____ feet of frontage on the road and ____ ft. x _____ ft. plot in which a) _____ sq. ft. on G.F. (b) _____ sq. ft. on F.F. of floor area has been offered. No rent will be charged for parking area in front of the building or within the plot. Sufficient parking area will be offered within the plot. However, in case of SCO/SCF of Sectors, where only common parking is allowed, Estate office's or other, parking in front of SCO will be considered if sufficient.
- iii) All taxes present and future i.e. House Tax, Property Tax and any other Government, Municipal Taxes, Society Services Charges and Maintenance Charges to Local Welfare Committee etc. will be borne by me/us. However, service tax/ GST if applicable shall be borne by the bank.
- iv) I/We will construct/renovate the building as per the Bank's requirements & specifications including construction of safe room, locker room, record room, stationery room, toilets, pantry, tiffin room etc. and as per plans & specifications approved by the Bank.
- v) I/we shall provide exclusive lift (if required by the Bank) of reputed make e.g. OTIS/KONE for the Bank connecting total offered area at all the floors within the branch area. I/We also undertake that the maintenance charges of lift shall be borne by me/us.
- vi) I/We shall construct a Safe Room for Lockers with 12" RCC (1:1½:3) walls, roof and floor area upto 200 sq.ft. As per Bank's specifications & instructions. Locker room door/ventilators shall be supplied by the Bank free of cost & shall be installed by us.
- vii) The lease deed will be executed for an initial period of 10 years with an option in favour of Bank to renew it for one more terms of 5 years each with an enhancement in rent @ 20% and on the same terms and conditions. The total lease period will be 15 years. However, the Bank shall have the right to vacate/de-hire/sub-lease in full or part at any point of time by giving three months notice. However the rent after 15 years shall be settled with mutual consent of both the parties.
- viii) Plastic paint, oil bound distempering and painting etc. as per the Bank's instructions shall be done after every two years failing which the Bank shall be at liberty to get the same done at your risk and as per actual cost.
- ix) I/We will at my/our cost, arrange for separate electricity meter/sub meter having three phase electric connection up to 30 KW of load depending on actual requirement of the Bank and shall provide complete electrification having electric points including power/AC points required for the branch as per Bank's requirements. Actual electricity charges and water charges or as per mutual agreement shall be borne by the Bank. However I/We will authorize the Bank to apply & have the additional load at Bank's cost beyond 30 KW as and when required by the Bank.
- x) Necessary arrangements for continuous water supply, and independent underground and overhead water tanks of sufficient capacity minimum 1000 liters or as required 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.
- xii) All external doors shall be provided with collapsible grills & shutters by me/us.
- 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 white) or (Naveen Super White Granite) or as approved by Bank in the Bank Hall and marble/ceramic tiles in toilet area and 1st class bathroom fittings including wall tiles up to door height as per Bank's choice of Corporate standard. I/We shall provide granite on the stair steps connecting all floors. The stairs area to be provided with S.S. railing of approved design and pattern.
- xv) I/We will arrange to provide all sanitary fittings as per requirements of the Bank.
- xvi) I/We understand that this offer is subject to the Obtaining of No Objection Certificate by me/us from the appropriate authority regarding commercial use of the proposed building & the same shall be arranged by me/us.
- xvii) I/We will have no objection if ATM is installed by the Bank in the building including, a V-sat or any other electronic gadget required is placed at the top of the building for smooth functioning of the Bank. Also free access as per Bank's satisfaction shall be provided to the gadgets/water tanks/AC's outdoor units etc. up to roof of the premises.
- xviii) I/We will carry out major structural civil, sanitary, electrical, repair/maintenance works, if required at my/our cost during the currency of lease and I/we will also ensure the roof remains water-tight. In case the above repairs are required and I 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. 100-150 sq.ft. of pucca open/covered area for placing generator of 25 to 62 KVA 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 and Safe room door will be provided with Collapsible grill gate.
- xxii) All windows, ventilators and cut outs will be provided with strong steel grills as per Bank's specifications.
- xxiii) All external walls should not be less than 9" Brick work. Also it should be strong enough for safety of the premises. Record/stationery room, Safe/Locker Room and ATM Room will be constructed with Brick walls unless specific otherwise.

(Signature of the offerer (s))

NAME: _____

ADDRESS: _____

CONTACT NO.: **MOBILE:** _____

LANDLINE: _____

The Regional Manager,
State Bank of India,
Regional Business Office-1
SCO No.105-108, 2nd floor,
Sector 17-B, Chandigarh-160017

ANNEXURE 'A'

DATE:

OFFER SUBMITTED FOR LEASING PREMISES
TECHNICAL BID

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:

GENERAL INFORMATION:

1. LOCATION:

- a) Name of the building _____
- b) Landmark _____
- c) Door/SCO/SCFNo. _____
- d) Location _____
- e) Name of the city Chandigarh
- f) Pin Code _____

2. Name of the owner(s): _____

Address _____

Contact Nos. 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 floorwise).....

4. Offered Floor Area of the premises: GF:sq.ft. FF:..... sq.ft.
Basement.....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 for commercial 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 lift available	YES/NO	
h)	Parking space is available	YES/NO	

Note: Criteria for selection will be 50 (Technical): 50 (Financial)

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

SIGNATURE OF THE OWNER(S)

The Regional Manager,
State Bank of India,
Regional Business Office-1, Chandigarh,
SCO No.105-108, 2nd floor,
Sector 17-B, Chandigarh-160017

ANNEXURE 'B'

DATE:

OFFER SUBMITTED FOR LEASING PREMISES

PRICE BID

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

General Information :

LOCATION:

- a) Name of the building _____
- b) Landmark _____
- c) Door /SCO/SCF No. _____
- d) Location _____
- e) Name of the city Chandigarh Pin Code _____

2. Name of the owner(s): _____

Address _____

Contact Nos. Mobile _____ Landline : _____

3. **RENT**

A. AT THE TIME OF INITIAL LEASE: -

	COVERED/FLOOR AREA OFFERED IN SQ. FT.	RENT PER SQ. FT. OF FLOOR AREA	TOTAL RENT (Rs.)
BASEMENT			
GROUND FLOOR			
FIRST FLOOR			
LIFT CHARGES (Lumpsum)			
GRAND TOTAL			

service tax/ GST if applicable, shall be borne by the Bank.

B) Rent shall be increased by 20% after every 5 years.

C) 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.

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

- | | |
|-------------------|----------------------------|
| a) Walls | g) Sanitary shaft |
| b) Columns | h) Lift wall |
| c) Balconies. | i) Space below the windows |
| d) Portico/canopy | j) Box louver |
| e) Staircase | k) Ac duct |
| f) Loft | |

5. We understand that the rate quoted by me/us 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 .

SIGNATURE OF THE OWNER(S)