

**ANNEXURE - B**

**STATE BANK OF INDIA,  
REGIONAL BUSINESS OFFICE-II,SION  
B 603 & 604, KOHINOOR CITY,COMMERCIAL - 1  
6TH FLOOR, KIROL ROAD, OFF. L.B.S. MARG,  
KURLA(WEST), MUMBAI -400 070.**

**CALLING OFFERS FOR ACQUISITION OF  
PREMISES ON LEASE FOR REGULAR BRANCHES**

State Bank of India, Regional Business Office-II,Sion, Mumbai invites applications from the Owner(s) of the premises on lease basis in prime locality on ground floor/first floor, ready for possession and having occupancy certificate in Swami Gyanjivan Das Marg areas/nearby areas :

**(Brokers/Agents need not apply)**

**For Regular Branches (Carpet area 2500 sq.ft to 3000 sq. ft.)**

1	Dadar Millenium Branch
---	------------------------

The minimum criteria for prequalification will be as under:

- i) The Applicant(s) should be the bonafide Owner(s) or Power of Attorney Holder(s) of the premises;
- ii) The Applicant(s) should be an Income Tax assessee(s) with PAN No. and its Tax returns must be up-to-date.
- iii) The building should be constructed as per the sanctioned/approved Plan of the Competent Development Authority for commercial purpose. The building should be well maintained.
- iv) The Premises should be situated in good residential/commercial locality on ground floor / first floor with proper accessibility and preferably with Parking facility and sufficient frontage.
- v) The building should be free from special Hazards like fire, water logging, flood, etc.
- vi) Supply of adequate potable water round the clock should be available at the premises and appropriate approvals/sanctions from the local municipal authorities.
- vii) The landlord should clear all the dues and other statutory obligations of Municipality, Corporation as well as revenue authorities.

viii) The occupancy certificate of the premises (in case of Apartments) from the local authorities should be available for leasing the premises.

ix) The landlord should be in a position to give vacant possession of the premises immediately after carrying out necessary changes/alterations as required by the Bank.

## **2. Rentable Area :**

Rentable area of the premises should be clearly mentioned as floor area which could be always measured jointly by the Bank and the landlord. The floor area shall be defined as the area which is covered but excluding the following portions:

- a. Walls and columns
- b. Portico / Canopy
- c. Sanitary shafts
- d. Staircase
- e. Box Louvers
- f. Lift wells
- g. Air conditioning ducts
- h. Balcony
- i. Portion below window sill
- j. Lofts

## **3. Other terms and conditions:**

### **a. Rent :**

The Bank shall start paying the rent from the date of taking of possession from the landlord. Before taking possession, it shall be ensured that necessary occupancy certificate is obtained from the appropriate authorities by the landlord and alterations agreed to be carried out by the landlord have actually been carried out to the bank's satisfaction. Joint measurement of the premises will be taken based on floor area.

### **3. Execution of the lease Documents :**

Once the premises is taken on lease by the Bank, the lease deed as per the Bank's Standard lease format shall be executed and it shall be registered with the appropriate authorities. The stamp duty charges relating to the registration shall be borne by the landlord and Bank on 50:50 basis.

4. Separate tender documents are to be submitted in the prescribed format, duly signed by the competent Authority with seal, which can be downloaded from the Bank's website [www.sbi.co.in](http://www.sbi.co.in) > Procurement News (Annexure C & D). The Technical bid (cover "A") should contain the completed application form along with other details like certified true copies of land documents/credentials like clear title, B.D.A. approved building layout plan, NOC, up-to-date Income Tax Returns submitted, Occupation/completion certificates if available etc. and the Price Bid (Cover

“B”) should contain only the offered rate. Both the covers are to be placed in third cover (cover “C”) super scribed with the legend “Offers of Acquisition of Premises for Branch at ----- and should be submitted, during working hours excluding Sundays & Holidays, latest by **16.08.2017** at 3.00 p.m. at the address mentioned below. Applications received after **16.08.2017** will not be entertained. Offer without prescribed format will be rejected. Separate offer should be submitted for each premises. Offers from brokers will not be entertained. After evaluation of the technical bids, the price bids will be opened in respect of those applicants who are found qualified for the purpose. The date of opening price bids will be intimated shortly.

5. The Bank will have the right to relax the minimum pre-qualification criterion in exceptional circumstances.

6. Priority will be accorded to property to be disposed off by the Public Sector Banks/Undertakings or Government Departments

6. The Bank may reject any offer without assigning any reason whatsoever. Canvassing in any form will disqualify the offer received. No brokerage will be payable.

**Regional Manager (RBO-II),**  
State Bank of India,  
Regional Business Office-II, Sion  
B 603 & 604, Kohinoor City,  
Commercial -1, 6<sup>th</sup> Floor, Kirod Road,  
Off. L.B.S. Marg, Kurla (West),  
Mumbai – 400 070.

Tel- 022- 25046222

**APPLICATION FOR OFFER OF PREMISES ON LEASE RENTAL BASIS**

With reference to your advertisement in newspaper/website dated 03.08.2017, I/We hereby offer the premises owned by us for Regular Branch on lease basis.

**TECHNICAL BID****General Information**

1.	Location	
	a) Name of the building	
	b) Shop No.	
	c) Name of the Street	
	d) Name of the city	
	e) Pin Code No.	
2.	a) Name of the owner/s	
	b) Address of the owner/s	
	c) Contact (Phone) No. Land line No. & Mobile No.)	
	d) E-mail address	
	Technical information	
	1.(a) Age/Condition of the Construction/ Building :	
	i) Newly constructed within 2 years (Completion & Occupation Certificate with date to be enclosed).	
	ii) Old Construction - Mention year of Construction (as given in Completion/ Occupation certificate)	

:2:

	b)Area of the Plot/premises	
	Covered Area for	
	i) Parking	
	ii) Generator	
	iii)Uncovered/Open area for future expansion	
	c)Type of Building Residential/ Institutional/Industrial	
	i) Details of Construction of the Building. RCC Construction or Load Bearing Brick Construction (please mention)	
	ii) Whether the building is moisture and pesticide free building	
	i) Moisture Free Yes/No	
	ii) Pesticide free Yes/No	
	d) Type of Flooring	
	Other details of floor	
	e) Available space i.e. Floor Area	
	i) Floor No./Nos.	
	ii) No. of Toilets/(1/2)	
	iii) Floor wise area which will be offered	
	f) Whether proper sanitary/sewage system is available.	

...3

	g) Whether Power/Electric Supply - Yes/No (Adequate power supply) is available – Yes/No.	
	h) Whether anti-lightening devices is provided – Yes/No	
	i) Whether captive power supply (generator) is available – Yes/No.	
	j) Whether adequate water supply is available – Yes/No.	
	k) Whether plans are approved by the local authorities (attach copy of sanctioned Bldg.Plan) – Yes/No.	
	l) Whether NOC from the department obtained – Yes/No.	
	m)Whether occupation certificate has been received (attach copy) – Yes/No.	
	n) Whether direct access is available from the main road – Yes/No	
	o) Whether lift facility is available – Yes/No.	
	p) Title Deed (attach copy of title deed)	
	q) Whether all statutory obligations are cleared (Please enclose IT Return. Municipality Tax Receipt – Current and other supporting documents) – Yes/No.	
	r) Whether the locality of the premises is free from Special Hazards like fire, floor, water logging etc. – Yes/No.	
	s) Any other relative information	

I/We have read the terms and conditions what are stated above in expression of interest and undertake to abide by them.

SIGNATURE OF THE LANDLORD/OWNER :

NAME :

ADDRESS :

CONTACT PERSON:

CONTACT NUMBER :

**ANNEXURE - D**

**PRICE BID**

With reference to your advertisement in local dailies dated 03.08.2017, I / We offer the premises owned by us for housing your branch on lease basis on the following terms & conditions.

**General Information:**

1.     **Location :**
  - (a)    **Name of the Building**
  - (b)    **Shop No.**
  - (c)    **Name of the street**
  - (d)    **Name of the city**
  - (e)    **Pin code**
2.     **Name of the Owner/s :**
3.     **Rent :                      Rent per sq.ft. of floor area /or lump sum**

**Note:**

**The floor area is the covered area excluding the following :**

- (a)    **Walls**
- (b)    **Columns**
- (c)    **Balconies**
- (d)    **Portico/ canopy**
- (e)    **Staircase**
- (f)    **Lofts**
- (g)    **Sanitary shaft**
- (h)    **Lift wells**
- (i)    **Space below the window sill**
- (j)    **Box louver**
- (k)    **A.C. duct**

**Signature of the owner(s)**