



**State Bank Of India, Administrative Office-2, 6th Floor, State Bank Building,
Mysore Bank Circle, K G Road, Bangalore-560 009**

NOTIFICATION FOR PREMISES

SBI invites offers for premises for one of its Credit Processing Centres at Koramangala area. The premises should have about 5,000 Sq. ft. floor area with good frontage, adequate parking space for vehicles with all amenities.

Interested parties may download the proforma for Technical & Price bids from SBI website <www.sbi.co.in> under the head, "Procurement News" and submit the same in separate sealed covers superscribed "Technical Bid" and "Price Bid" with the location and address of the premises at the above address before 3.00 p.m. On 27.11.2017.

Bank reserves the right to reject any/all offer(s) without assigning any reasons therefor.

DEPUTY GENERAL MANAGER (B&O)



**State Bank Of India, Administrative Office-2,
6th Floor, State Bank Building,
Mysore Bank Circle, K G Road,
Bangalore-560 009**

PREMISES REQUIRED ON LEASE

Offer of Premises for Credit Processing Centre to State Bank of India at Koramanagla

This tender consists of two parts viz. the Technical Bid including terms and conditions and the Price Bid. Separate Technical and Price Bids are to be submitted for each proposal using photocopies in case of multiple offers. The Technical Bid and Price Bid for the proposal should be enclosed in separate sealed envelopes and these two envelopes be placed in a single cover superscribing “Tender for leasing of premises to Credit Processing Centre at Koramangala, Bengaluru.”

TERMS & CONDITIONS

1)The successful vendor should have clear & absolute title to the premises and furnish legal title report from the Bank’s 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 Bank for the purpose and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessor (s) and the Bank. The initial period of lease will be 10 years with increase in lease rent by a maximum rate of 15 % after a period of 5 years. The lease period can be further renewed for 2 terms of 5 years each with requisite exit clause . The lease rental will be fixed by mutual discussions and negotiations after expiry of first lease period of 10 years. As regards increase in the rent payable, increase in rent if any shall be subject to a maximum ceiling of 15% .Interest free deposit to the extent of 6 months lease shall be paid by the Bank at the time of lease agreement/ occupying the premises, which will be adjusted in the last 6 months rent of the lease period.

2.Tender document received by the Bank after due date and time i.e. 3.00 p.m. on 27/11/2017 shall be rejected.

3. The lessors are requested to submit the tender documents in separate sealed envelope superscribed on top of the envelope as “Technical Bid” or Price Bid” as the case may be duly filled in with relevant documents / information at the following address :

**The Deputy General Manager (B&O),
State Bank of India, Administrative Office-2,
6th Floor, State Bank Building,
Mysore Bank Circle,
K G Road,
Bangalore-560 009.**

4) All columns of the tender documents must be duly filled in and no column should be left blank. All the pages of the tender documents are to be signed by the authorized signatory of the tenderer. Any over-writing or use of white ink is to be duly initialed by the tenderer. The Bank reserves the right to reject the incomplete tenders.

5) In case the space in the tender document is found insufficient, the lessors may attach separate sheets.

6) The offer should remain valid at least for a period of 4 (four) months to be reckoned from the last date of submission of offer i.e-27/11/2017.

7) There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other condition, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the lessor is required to attach a separate sheet marking “list of deviations”.

8) The Technical Bid will be opened on 27/11/2017 at 3.30 pm in the presence of tenderers who choose to be present at the above mentioned office. All tenderers are advised in their own interest to be present on that date at the specified time.

9) The Bank reserves the right to accept or reject any or all the tenders without assigning any reason therefor.

10) Canvassing in any form will disqualify the tenderer. No brokerage will be paid to any broker.

11) The short-listed lessors will be informed by the Bank for arranging site inspection of the offered premises.

12) Income Tax and other Statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments to the successful vendor shall be made by Account Payee cheques only.

13) The preference will be given to the tenderers whose premises are ready with necessary infrastructure as per Bank's requirement.

14) The income tax and education cess as applicable will be deducted at the source while paying the rentals per month. The GST, if levied on rent paid by us, shall be reimbursed by the bank to the landlord on production of such payment of tax to the Govt. The lessors should have valid registration for the GST with out which GST will not be reimbursed by the Bank. Municipal Tax on the property and Service charges if any, payable shall be borne by the lessor.

15) Mode of measurement of Built up area will be in accordance with the Indian Standard mode of measurements. External walls, common staircases, open balconies, sanitary / electrical ducts, A.C and lift shaft, columns, balconies, space below windows, portico/canopy, loft will not be reckoned for built up area measurements.

NOTE

The floor area as per above mode will be physically measured jointly at the site at the time of taking possession for deciding the total rent payable.

16) The floor wise area viz. First, second floor etc. with the corresponding rate for rent / taxes should be mentioned separately in the Price Bid. The number of car parking spaces / Two wheeler Parking offered should be indicated separately.

17) The successful lessor should have a valid occupancy/ Completion certificate and approved plans with all clearances from the Local statutory bodies / BBMP/ Collector/ Town planning etc to occupy the Premises. The premises should have connected Electrical Load of min. 45 KVA and required additional electrical power load will also have to be arranged by the lessor at his / her cost from BESCOM. Landlord/Lessor has to arrange for the space for installation and running of Bank's generator within the compound and no rent shall be paid for the same.

18) Lessor should obtain the structural stability certificate from the licensed structural consultant and carry out the structural strengthening of the floor to withstand additional load on account of Bank's records, if necessary.

19) The necessary permission/ NOC shall be given by lessor to the bank / their representing architects / consultants / contractor to commence the interior work. If warranted, terrace area should be made available for providing air conditioners and V-sat installations of the bank for getting internet/intra net connections with out any extra rent.

20) The lessor will have to undertake construction for internal modification for the various amenities /rooms/ toilets/vitrified flooring required by the bank and also for doing the internal wiring with distribution boards/ main board for electrical and air-conditioning work etc. as per Bank's requirements and enter with an Agreement with the bank for internal modification/construction/installations. Lease agreement will be executed and the rent payable shall be reckoned from date of completion of the civil work/ obtaining electrical/ water connection by landlord. The lease agreement, will include inter alia, a suitable exit clause and provision of de- hiring of part / full premises.

21) All the offers received will be screened and short listed by the Screening /Premises Selection Committee of the Bank based on the requirements and details submitted by the lessors by inspection of the property if necessary. All short listed offers will be inspected by the members of the Committee/ authorized officials of the Bank and will be evaluated on the qualitative aspects covering various parameters like quality of construction, access to the plot, availability of Public transport, Location, frontage to building, proneness to water logging, nearby surrounding, availability of infrastructure in surrounding area, availability of water, electricity, Parking space in compound etc., as per Bank's requirements.

22) On the above mentioned parameters assessment of technical parameters will be done and price bids will be opened in the presence of bidders. Evaluation of the offers will be made by assigning weightage of 70% to technical parameters and 30% weightage to price quoted by the bidders in the price bids. The offers will be arranged in the order of merit based on the marks scored. The unreasonable offers where the rates quoted are considered higher than the prevailing market rates will be rejected at the discretion of the Bank.

Place :

Date :

Name & Signature of lessor with seal if any.

TECHNICAL BID

OFFER SUBMITTED FOR LEASING PREMISES

With reference to your advertisement in the local dailies dated we hereby offer the premises owned by us for housing your Credit Processing Centre at Koramangala on lease basis :

General Information:

a.	Name of the Building	
a.1	Door No.	
a.2	Name of the street	
a.3	Name of the City	
a.4	Pin Code	
b.	Name of the owner and address and mobile no., name of the contact person and his mobile no.	

Technical Information: (Please tick the appropriate option)

- a. Building: Load bearingFrame Structure
- b. Type of Building: Residential Institutional Industrial.....Commercial.....
- c. No. of floors.....

Floor wise Built up area of the premises

Ground floor.....sq.ft

First floor.....sq.ft.

Total.....sq.ft.

Total four wheeler parking offered.....nos. [covered or open]

Total two wheeler parking offered.....nos. [covered or open]

Building ready for occupation -Yes / No

Amenities available:

Electric power supply and sanctioned load for the floors offered in KVA (Mention) KVA	Yes / No
Running Municipal water supply	Yes / No
Whether plans are approved by the local authorities, enclose copies	Yes / No
Whether NOC from the department has been received	Yes / No
Whether occupation certificate has been received, enclose copy	Yes / No
Whether direct access is available from the main road	Yes / No
Whether captive power supply is available, if yes give the details	Yes / No
Whether fully air conditioned or partly air conditioned	Yes / No
Whether lift facilities are available	Yes / No
No. of car parking / scooter parking which can be offered exclusively to the Bank :	
I) No. of car parks [covered/open]nos.
ii) No. of scooter parks [covered/open]nos.

Declaration

We have studied the above terms and conditions and accordingly submit an offer and will abide by the said terms and conditions in case our offer of premises is accepted.

Place :

Date :

Name and Signature of lessor with seal

PRICE BID

With reference to your advertisement in the local dailies, I / We offer the premises owned by us for housing your Credit Processing Centre for State Bank of India at Koramangala on the following terms and conditions :

General Information

Location

a.	Name of the Building	
a.1	Door No.	
a.2	Name of the City	
a.3	Pin Code	
b.	Name of the owner(s)	

Rent for premises:

Rent per sq.ft. per month of Built up area or lump sum per month

i. Ground Floor area.....Sqft., Rs..... /Sqft.

ii First floor area.....Sqft., Rs...../Sqft. etc

Total -Rs.....

Rent for parking if separately charged:

Rate for car park (covered/open) total nos.....@ Rs.....per month

Two wheeler park (covered/open) total nos.....@ Rs.....per month

[Please note that municipal taxes / cess, service charges like a society charges, maintenance charges etc. are to be borne by the landlord) and will not be paid separately by the Bank. The GST if levied on rent paid by us, shall be reimbursed by the bank to the landlord on production of such payment of tax to the Govt. Please note that stamp duty and registration charges in respect of the lease deed will be shared equally by the Bank and lessor,viz. (50:50)]

1. Mode of measurement of Built up area will be in accordance with the Indian Standard mode of measurements. External walls, common staircases, open balconies, sanitary / electrical ducts, A.C

and lift shafts, columns, balconies, space below windows, portico/canopy, box louver, loft will not be reckoned in the built up area measurements.

(iv) The floor wise area viz. Ground, First and number of car parking spaces etc. with the corresponding respective rate for lease rental should be mentioned separately in the Price Bid.

Place:

Date :

Name & Signature of lessor with seal