STATE BANK OF INDIA
P&E DEPARTMENT, NEW ANNEX BUILDING, 2ND FLOOR,
# 65, ST. MARK’S ROAD,
LOCAL HEAD OFFICE, BENGALURU -560001

RESIDENTIAL PREMISES REQUIRED ON LEASE

State Bank of India invites offers from owner(s) ready to occupy residential premises on lease basis for housing one of its Guest House having 4 - 5 Nos Rooms with attached Toilets, Living cum Dining room, servant room etc. Within a radius of 2 kms from Local Head Office, No.65 St.Mark's Road, Bengaluru.

The format for submission of the technical and price bids and other terms and conditions etc. can be downloaded from the Bank’s website www.sbi.co.in under ‘procurement news’.

The offers in a sealed cover complete in all respects should be submitted on or before 3.00 p.m. of 20/12/17.

The Assistant General Manager – P&E
STATE BANK OF INDIA  
Premises & Estate Dept., Local Head office,  
New Annex Building, 2nd floor, # 65, St. Mark’s Road  
Bangalore – 560001.

TECHNICAL BID

RESIDENTIAL PREMISES REQUIRED ON LEASE

Offer / Leasing of Residential Premises for Guest House near Local  
Head Office, No.65 St. Mark’s Road- Bengaluru.

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 for Guest House at Bengaluru.”

DETAILS OF REQUIREMENT

<table>
<thead>
<tr>
<th>PREMISES REQUIREMENT</th>
<th>LOCATION.</th>
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<tbody>
<tr>
<td>4 - 5 Bedroom with attached toilet, living cum dining room, kitchen, store room, servant room etc. Approximate built up area 5000sft - 5500sft.</td>
<td>Within radius of 2 kms from Local Head Office, No. 65 St. Mark’s Road with space 2 to 3 four wheelers covered parking in the building compound.</td>
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</table>

REQUIREMENT OF ACCOMODATION.

Floor area mentioned above will comprise various amenities required for the Bank such as Bedrooms with attached toilets/ bath, kitchen, dining hall, Living room, store room, servant room, 24x7 security arrangement, water supply, Lift facility, uninterrupted power back up, common area maintenance services etc.
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 lessors and the Bank. The initial period of lease will be 10 years with increase OR decrease in lease rent by max. 10-15% after a period of 5 years. The lease period can be further renewed for 2 terms of 5 years each with requisite exit clause to facilitate full / part de hiring of space by the Bank during the pendency of the lease. The lease rental will be fixed by mutual discussions and negotiation after expiry of first lease period of 10 years. As regards increase or decrease in rents 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 which will be adjusted in last 6 months lease rent of the lease period.

2) Tender document received by the Bank after due date and time i.e. 3.00 p.m. on 20/12/2017 shall be rejected.

3) The lessors are requested to submit the tender documents in separate envelope supercribed on top of the envelope as TECHNICAL BID and PRICE BID and both sealed envelopes are to be submitted in a sealed cover superscribed with “TENDER FOR LEASING OF PREMISES FOR GUEST HOUSE AT BENGALURU” duly filled in with relevant documents / information at the following address:

   The Assistant General Manager – P&E  
   State Bank of India, New Annexe Building, 2nd floor  
   #65, St. Mark’s Road, Local Head Office,  
   Bangalore – 560001

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-20/12/2017.

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 20/12/2017 at 3.30 pm in the presence of tenderer who choose to be present at our above office. All tenderer 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) Priority will be accorded to offers received from Public Sector Bank's/ Undertakings or Govt. Depts. Provided Bank's requirements and rates thereof are in accordance with the Bank's/C.V.C guidelines.

14) The preference will be given to the buildings which are closer to the local Bus/railway stations and located in a decent locality having proper access etc.

15) 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 will have to have valid registration for the GST without which GST will not be reimbursed by the Bank. Municipal Tax on property and Service charges if any, payable to society will have to be borne by the lessor.

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/arrange to have connected **Electrical Load of min. 20 KW** and required additional electrical power load will also have to be arranged by the lessor at his / her cost from BESCOM.

18) The bank may during agreement for construction in force will undertake the furnishing work for the interior renovation including furniture / false ceiling / ducting / electrical wiring / partition etc. The necessary permission / NOC shall be given by lessor to the bank / their representing architects / consultants / contractor to commence the interior work. Terrace area should be made available for providing air conditioners and V-sat installations of the bank for getting internet/intra net connections without any extra rent.
19) All the offers received will be screened and shortlisted by the Screening/Building committee of the Bank based on the requirements and details submitted by the lessors by inspection of the property if necessary. All shortlisted offers will be inspected by the Building Committee and will be evaluated on the qualitative aspects covering various parameters like premises as per Bank's requirements, quality of construction, access to the premises, availability of Public transport, Location, frontage to building, prone ness to water logging, nearby surrounding, availability of infrastructure in surrounding area, availability of water, electricity, Parking space in compound, security gated community, areas of bedrooms/ master bedroom/ living/ dining/ kitchen etc. The ratio of weight age [Marks] to be assigned to various parameters of qualitative aspects as mentioned above will be decided by the Building Committee.

20) 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 weight age of 70% to technical parameters and 30% weight age 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 Guest House for State Bank of India near on lease basis:

**General Information:**
- **Location** as name of the nearest local Bus/railway station and its distance from the site.

<table>
<thead>
<tr>
<th>a.</th>
<th>Name of the Building</th>
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<tr>
<td>a.1</td>
<td>Door No.</td>
<td></td>
</tr>
<tr>
<td>a.2</td>
<td>Name of the street</td>
<td></td>
</tr>
<tr>
<td>a.3</td>
<td>Name of the City</td>
<td></td>
</tr>
<tr>
<td>a.4</td>
<td>Pin Code</td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td>Name of the owner and address and mobile no., name of the contact person and his mobile no.</td>
<td></td>
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**Technical Information** (Please at the appropriate option)

| a.   | Bed Room _____ nos. x ________ sft = ___________ sft |
| b.   | Living/ Dining      = _________ sft                 |
| c.   | Servant Room        = _________ sft                 |
| d.   | Balcony             = _________ sft                 |

**TOTAL BUILT-UP AREA = ___________ sft**
**Amenities available**

Electric power supply and sanctioned load for the floors offered in KVA (Mention)  
Yes / No  
KVA  

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  

Whether 24x7 Security is available  
Yes / No  

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No. of car parking which can be offered  
Exclusively to the Bank:  

No. of car 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 Guest House for State Bank of India near Local Head Office, No.65 St.Mark's Road Benagluru on the following terms and conditions:

**General Information**

**Location**

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<tr>
<th>b</th>
<th>Name of the owner / s</th>
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**Rent for premises**

Rent lump sum per month

Total - Rs. ---------------- p.m

(Please note that municipal taxes / cess, service charges like a society charges, maintenance charges, charges on account of 24x7 security 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.

Place

Date: Name & Signature of lessor with seal.