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DATE	13/8/2019



**SBI INFRA MANAGEMENT SOLUTIONS PVT LTD**  
(WHOLLY OWNED SUBSIDIARY OF SBI)

PREMISES REQUIRED ON LEASE  
FOR **RAMAKRISHNA PURAM BRANCH** 11666 , RBO-2,  
AO SECUNDERABAD

APPLICATION TO BE SUBMITTED BY 02/09/2019 BY 3:00 PM

AT  
REGIONAL MANAGER,  
REGIONAL BUSSINESS OFFICE ,  
REGION-2, DILSHUKNAGAR  
PATNY CIRCLE, ADMIN OFFICE-SECUNDERABAD.

**The Vice President,**  
**SBIIMS, SBI LHO Campus**  
**Adjacent to Commercial Branch**  
**Koti, Hyderabad – 500 095**  
**Phone: 040- 23466346.**



**SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD.**

**(A wholly owned subsidiary of SBI)**

**SBI LHO Campus, Adjacent to Commercial Branch,  
Bank Street, Koti, Hyderabad-500095**

**PREMISES REQUIRED ON LEASE**

SBI Infra Management Solutions Pvt. Ltd. Invites offers on behalf of the SBI from owners/Power of Attorney holders for premises on lease rental basis for Commercial / Office use having Carpet area of about **230 TO 280 Sq.mts. (2500 TO 3000 Sq.ft.)**

for **RAMAKRISHNA PURAM BRANCH** The Premises should have all facilities including adequate power load, water supply, parking space, space for keeping generator, e-lobby and V-SAT, good frontage. The entire space should be on one single floor preferably on Ground floor. Premises should be ready for possession / occupation or a plot. The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from SBI website [www.sbi.co.in](http://www.sbi.co.in) or [www.statebankofindia.com](http://www.statebankofindia.com) "Procurement News" link from **13/8/2019 to 02/09/2019** and to be submitted duly filled along with application. Preference will be given to the premises owned by the Govt. departments / public Sector Units / banks. The offers in a sealed cover complete in all respects should be submitted to **State Bank of India, Regional Business Office, Region-2, AO Secunderabad (Near Patny Circle) on or before 3.00PM on 02/09/2019**. The SBIIMS/SBI reserves the right to accept or reject any or all offers without assigning any reasons, therefore. Brokers will not be entertained.

Sd/  
Sr.Vice President  
SBI Infra Management Solutions Pvt Ltd,  
Hyderabad

**TECHNICAL BID (COVER- A)**

**(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)**

**SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD.**

**(A wholly owned subsidiary of SBI)**

**SBIIMS, Adjacent To Commercial Branch,**

**Bank Street, Koti, Hyderabad-500095**

**OFFER/LEASING OF OFFICE PREMISES.**

This tender consists of two parts viz. the Technical Bid having terms and conditions, details of offer and the Price Bid. The Technical Bid and Price Bid for the proposal should be kept in separate sealed envelopes and these two envelopes be placed in a single cover super scribing **“Tender for leasing of Premises for “RAMAKRISHNA PURAM BRANCH” to State Bank of India, Regional Business Office, Regional-2, AO Secunderabad.**

**Important points of parameters:-**

1	Carpet Area	Approximately <b>230 TO 280</b> Sq.mts. (2500 TO 3000 Sq.ft.) Preferably at Ground Floor
2	Covered Parking Space	Preferably for 2 cars for Staff and 3 Cars for Customers Scooter parking for 8 nos
3	Open parking area	Approx 47 Sq.mts. open parking area for customers to be provided.
4	Amenities	24 hours water facility, Generator power back up, Electricity etc.
5	Possession	Ready possession / occupation premises will be preferred
6	Premises under construction	To be ready within 3 months
7	Desired location	To be located on main road approx 500 mtrs from the existing branch.
8	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority (ii) Single floor (Ground Floor) (iii) Govt. Departments / PSU / Banks.
9	Unfurnished premises	May be considered and Bank will get the interior and furnishing work as per requirement. However Civil works as per para 1.22 to be carried out by the owner.
10	Open Plots	Open plots WILL NOT BE CONSIDERED
11	Initial period of lease	<b>5 + 5</b> years with an option to renew for a further period of <b>5+5 years.</b>
12	Selection procedure	<b><u>Technical evaluation the premises getting less than 70 marks will be summarily rejected.</u></b>

13	Validity of offer	4 months from the date of submission of the offer
14	Stamp duty / registration charges	To be shared in the ratio of 50:50.
15	Fitment Period	60 days rent free fitment period from hand over of premises for completion of interior furnishing work by Bank

The successful bidder shall handover the vacant possession of the premises to the Bank 60 days before commencement of lease for carrying out interior furnishing works as per Bank's requirement. It is clarified that Bank shall not be liable for any rent/ premium etc. to the successful bidder during the aforesaid period of 60 days.

**Corrigendum** can be issued upto one (1) day before the date submission. Hence, bidders are advised to visit Bank's website regularly till the date of submission.

### **TERMS AND CONDITIONS**

- 1.1 The successful bidder should have clear and absolute title to the premises. **The Bank shall obtain legal title investigation report from the SBI empanelled advocate at own cost which shall be reimbursed by the successful bidder.** The successful bidder will have to execute the lease deed as per the standard terms and conditions finalized by the SBIIMS/SBI 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 5 years and will be further renewed for 5 years (viz. total lease period 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the Bank only during the **tenure** of the lease **by serving three(3) months prior notice.** As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 25% after initial term of 5 years is completed. After 10 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of **5 +5 years.**
- 1.2 Tender document received by the SBIIMS after due date and time i.e. **02/09/2019 after 3:00 pm** shall be rejected.
- 1.3 The bidders/lessors are requested to submit the tender documents in separate envelope super-scribed on top of the envelope as Technical or commercial as the case may be (TECHNICAL BID AND PRICE BID) duly filled in with relevant documents/information at the following address: **Regional Manager, Regional Business Office, Region=2, AO Secunderabad.**
- 1.4 All columns of the tender documents must duly fill in and no column should be left blank. All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer. Any overwriting or use of white ink is to be duly initialed by the tenderer. The SBIIMS/SBI reserves the right to reject the incomplete tenders.
- 1.5 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. **02/09/2019.**
- 1.6 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 conditions, 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 “list of deviations”, if any.
- 1.7 The Technical Bid will be opened on **02/09/2019 at 3:30 PM** in the presence of tenderers who choose to be present at **Regional Manager, Regional Business Office, Region-2, AO Secunderabad.** All tenderers are advised in their own interest to be present on that date at the specified time.

- 1.8 The SBIIMS/SBI reserves the right to accept or reject any or all the tenders without assigning any reason thereof. In case of exigency and depending upon the suitability, the Bank may as well accept more than one proposal to suit its total requirements.
- 1.9 Canvassing in any form will disqualify the tenderer. No brokerage will be paid to any broker.
- 1.10 The short listed bidder/lessor will be informed by the SBIIMS/SBI for arranging site inspection of the offered premises.
- 1.11 Preference will be given to the exclusive building/floor in the building having ample parking space in the compound / basement of the building. Preference will also be given to the premises owned by the Govt. Departments / Public Sector Units /Banks.
- 1.12 **The selection of premises will be done on the basis of technical evaluation. The premises getting less than 70 marks will be summarily rejected. The score finalized by Committee of the SBIIMS/SBI in respect of technical parameters will be final.**
- 1.13 The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by the landlord. While renewing the lease, the effect of subsequent increase/decrease in taxes shall be taken into account for the purpose of fixing the rent. However, the landlord will be required to bill the concerned Branch Manager, SBI every month for the rent due to them indicating the GST component also in the bill separately. The bill also should contain the GST number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the bank to bear the burden of GST otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the SBI to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord. Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments to the landlord shall be made by Account Payee Cheque or RTGS/NEFT.
- 1.14 Mode of measurement for premises is as follows: Area of the premises should be clearly mentioned as Carpet area as per IS code 3861-2002 which could be always measured jointly by the Bank and the landlord. However carpet area of Toilets will be included.
- 1.15 The floor wise area viz. Ground, First, Basement if any, etc with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car parking spaces offered should be indicated separately.
- 1.16 The successful bidder/lessor should arrange to obtain the municipal license/ NOC/ approval for a) Banking activities in the premises and b) Layouts etc from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the

premises by the Bank. Bidder/Lessor should also obtain the completion certificate from Municipal authorities after the completion of interior furniture work. The required additional electrical power load of approximately 30-45 KW/KVA will also have to be arranged by the bidder/lessor at his/her cost from the State Electricity Board or any other private electricity company in that area etc. and NOC and the space required for installation and running of the generator, provision of installation of AC Outdoors Units, Bank's Signage at front & side fascia, Earth stations, V-SAT, etc will also have to be provided within the compound by the bidders/lessor to the Bank at no extra cost to the Bank.

- 1.17 Bidder/Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost.
- 1.18 The landlord shall obtain/submit the proposal to Municipal Corporation/Collector/town planning etc. for the approval of plans immediately after receipt of approved plans along with other related documents so the interior renovation work can commence, in case of unfurnished premises.
- 1.19 After the completion of the interior works, etc. the lease agreement will be executed and the rent payable shall be reckoned from the date of occupation of the premises by the Bank which shall not include the fitment period of 60 days. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.
- 1.20 Rent should be inclusive of all present and future taxes whatsoever, municipal charges, society charges, maintenance. However, GST shall be paid extra at applicable rate and manner. However, while renewing the lease, the effect of subsequent increase/ decrease in taxes and service charges shall be taken into account for the purpose of fixing the rent.
- 1.21 Electricity charges will be borne by the Bank but water supply should be maintained by the Landlord/owner within the rent.
- 1.22 All civil works such as ATM Rooms, Toilets, Store room, Pantry with all accessories and doors etc. as per Bank's requirements, cash room with door and ventilation as per Bank's specifications, RCC locker room , Currency chest room ( A category strong room) as per Bank's specifications(locker room door and ventilator shall be provided by the Bank), Rolling shutter, collapsible grill door at entry, ramp with S.S (grade 304) railing for disabled/old people, double charged vitrified tile flooring of Nitco/Kajaria/Johnson of equivalent make having Rs.70/- per sq.ft. as basic price, inside and outside painting with acrylic emulsion paint/synthetic enamel paint etc., windows, safety grill etc as advised by the Bank directly or through Bank's appointed Architect will be carried out by landlords' at their own cost before handing over possession to the Bank, Landlords will submit approved

plan, Competent Authority permission, structural stability and soundness certificate before possession by the Bank.

- 1.23 All openings/windows to have glazed lockable windows preferably of Aluminum or UPVC with security M.S. grills. The M.S. grill should be of 12mm square bars placed at 4”c/c both ways made in angle frame work will be carried out by landlords’ at their own cost.
- 1.24 Interior works like loose furniture, dry wall partition system, cubicles, and cabins false ceiling. AC lighting fixtures, signage’s, compactors for storage, electrical wiring for interior work etc, will be done by the Bank at its own cost as per requirement.
- 1.25 The inner walls should be finished wall care putty of Birla, altek etc. The walls should be painted with atleast two coats of premium interior plastic emulsion paint of reputed brands like Asian / Berger / Nerolac etc. All wood/M.S are to be painted with two coats of Enamel paint. The shade/colour to be approved by Bank. Ceiling to be painted with white color. The front elevation and all external walls of the premises to be painted with APEX-ULTIMA.
- 1.26 Premises should have an independent/direct access from road and not through some other establishment. Premises should have 24x7 free access.

I undertake to construct/modify the building in accordance with the above specifications and as per layout plan provided by the Bank. In case it is found at any stage after the building is taken over by the Bank that any of the above work has not been executed by me, I undertake that the same may be carried out by the Bank at my cost.

Place and Date:

Name & Signature of bidder/lessor

### **DETAILS OF OFFER**

**Signature of the owners**



With reference to your advertisement in the local dailies dated \_\_\_\_\_, I / we hereby offer the premises owned by us for housing your **RAMAKRISHNA PURAM BRANCH** / office on lease basis:

<b>A</b>	<b>General Information:</b>	
1	Name of the Land lord	
2	Mobile No.	
3	Location of premises offered	
4	Floor of the premises offered, i.e GF/FF/....	
5	Name of the building	
6	Door No.	
7	Name of the street	
8	Name of the city	
9	Pin code	
<b>B</b>	<b>Technical information:</b>	
1	Building – Load bearing or Frame structure	
2	Type of building – Residential/Institutional/Industrial	
3	No. of floors	
<b>C</b>	<b>Status of premises:</b>	
<b>1</b>	Building ready for occupation – Yes / No	
<b>2</b>	If No, how much time will be required for occupation	
<b>3</b>	Carpet area, including Toilets carpet area	<b>Sq.mts.</b>
<b>D</b>	<b>Amenities available:</b>	
1	Electrical power supply – Yes / No	
2	Running water supply – Yes / No	
3	Whether plans are approved by the local authorities – Yes / No	
4	Whether NOC from the department obtained – Yes / No	
5	Whether occupation certificate has been received – Yes / No	
6	Whether direct access is available from the main road – Yes / No	
7	Whether captive power supply is available – Yes / No	
8	Whether fully air-conditioned or partly air-conditioned	

9	Whether lift facilities are available – Yes / No	
10	Mention the list of any other amenities which are provided	
11	Any additional information	

Enclosures:

1. Copy of Approved Plan
2. Location Map
3. Copy of property document
4. Photo of the premises

**Signature of the owners**

Name:

Address

Mobile No

### **MODE OF SELECTION OF PREMISES**

1) All Technical bids will be first opened and applications will be screened. All the premises will be visited by the committee to verify the suitability and the premises will be awarded marks based on following criteria

S.N	Criteria	Marks
1	Location/ Prominence i. On main road junction: 15 ii. On main road: 10 iii. Inner side from Main road: 5	15
2	surroundings of the premises i. Adequate natural light and ventilation: 10 ii. In-adequate natural light and ventilation: 00	10
3	Frontage/elevation i. >= 40 feet = 15 ii. >= 30 feet = 07 iii. >= 20 feet = 05	15
4	Age of the Building (max. marks-10) i. New :10 ii. 1- 5 years old : 8 iii. 5-10 years old : 6 iv. 10-15 years old : 4	10
5	Availability of entire area in one floor i. On ground floor: 10 ii. GF + immediate Upper floor with internal lift + stair: 07 iii. GF + Immediate Upper Floor with internal stair: 05	20
6	Parking (max. marks-10) i. Covered parking:10 ii. Open parking:5	10
7	Government Authorities approval for the premises	10
8	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee	10
	<b>Total Marks ---100</b>	

1. The premises getting less than 70 marks will be summarily rejected. Committee's decision in this regard is final.
2. Price bids of the only shortlisted premises will be opened and negotiation will be held with L1 (lowest) bidder.

**PRICE BID (COVER –B)**

**(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)**

**SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD.  
SBI LHO Campus, Adjacent To Commercial Branch,  
Bank Street, Koti, Hyderabad-500095**

With reference to your advertisement in the \_\_\_\_\_ dated \_\_/\_\_/2019 and having studied and understood all terms and conditions stipulated in the newspapers advertisement and in the technical bid, I/We offer the premises owned by us for housing your branch/office at

**RAMAKRISHNA PURAM BRANCH**

**General Information:**

**Location:**

1	Name of the Building	
2	Door No.	
3	Name of the street	
4	Name of the city	
5	Pin code	
6	i. Name of the Land lord ii. Address iii. Name of the contact Person iv. Mobile Number v. Email address	

**Rent:**

Level of Floor	*Carpet Area (Sq.fts.) As per IS code 3861-2002	Rent per Sq. ft. per month (Rs.)	Total rent per month of floor area (Rs.)
Ground Floor			
First Floor			
Total Rent			

\*Carpet Area shall be the area worked out as per IS code excluding the area of the following portion: Verandah, Corridors/passages, entrance hall/Porch, Staircase and Stair cover (mumty), Bathroom/lavatory, Kitchen & pantry, store, canteen AC duct & Plant room and Shaft for sanitary/water supply/garbage chute/electrical & fire fighting/AC/telecommunication/lift etc.

**Signature of the owners**

Carpet Area method of measurement shall be as per IS 3861: 2002. However carpet area of Toilets will be included.

The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by us. However the GST if levied on rent paid by us shall be reimbursed by the SBI, to the landlord on production of such payment of Service tax/GST to the Govt.

**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 & Signature of bidder/lesser with seal if any