



भारतीय स्टेट बैंक

क्षेत्रीय व्यवसायिक कार्यालय-5 चमरावल रोड, बागपत

किराये पर परिसर की आवश्यकता

भारतीय स्टेट बैंक, परिसर मालिक, जिनके पास कांधला में व्यावसायिक गति विधियों के लिए विकास प्राधिकरण से अनुमति प्राप्त परिसर हो, से अपनी निम्नलिखित शाखा का स्थानान्तरण हेतु में प्राथमिकता के आधार पर किराए पर परिसर लेने के लिए प्रस्ताव आमंत्रित करता है।

परिसर का क्षेत्रफल लगभग	शाखा का स्थान
2000 वर्ग फीट से 2500 वर्ग फीट	कांधला (शामली)

परिसर के अग्र-भाग की चौड़ाई लगभग 25 फीट से 30 फीट या अधिक मुख्य मार्ग पर ग्राउंड फ्लोर पर हो। परिसर में पर्याप्त विद्युत लोड, विद्युत बैकअप या जनरेटर रखने के लिए स्थान पानी की आपूर्ति, पार्किंग की जगह का प्रावधान अनिवार्य है। परिसर कब्जा देने के लिए तैयार हो या बैंक की आवश्यकतानुसार नियत समय में तैयार कर कब्जा देने लायक हो जाये। इच्छुक पार्टियां/व्यक्ति तकनीकी बिड और 'मूल्य बिड' दो अलग अलग लिफाफों में जिन पर क्रमशः तकनीकी बिड/मूल्य बिड, स्थान सहित अंकित हो बैंक के निर्धारित प्रारूप में दिनांक 06.04.2024 शाम 5.00 बजे तक क्षेत्रीय प्रबन्धक, भारतीय स्टेट बैंक, क्षेत्रीय व्यवसाय कार्यालय-5 चमरावल रोड, बागपत-250609 के कार्यालय में जमा करे। निर्धारित प्रारूप बैंक की वेबसाइट www.sbi.co.in से procurement के अंतर्गत दिनांक 06.04.2024 तक डाउनलोड किए जा सकते हैं व उपरोक्त कार्यालय से कार्यकारी समय के दौरान व्यक्तिगत रूप से प्राप्त कर सकते हैं।

बैंक को बिना कारण बताए प्रस्ताव रद्द/अस्वीकार करने का अधिकार सुरक्षित है। कोई दलाली नहीं दी जाएगी।

क्षेत्रीय प्रबन्धक, क्षेत्र-5, बागपत



STATE BANK OF INDIA

Regional Business Office-5, Chamrawal Road Baghpat

PREMISES REQUIRED ON RENT

State Bank of India invites offers for taking premises on rent from the owners of premises strictly having permission of commercial activities from development Authority for Shifting of Kandhla Branch.

Approx. Area of Premises	Location of Premises
2000 sq.ft. - 2500 sq.ft.	Kandhla (Shamli)

The front width of proposed premises be approx 25ft. to 30ft. at Ground Floor and on main road. The premises should have adequate Power Load, Power Back up or space for keeping generator, Water Supply, Parking Space etc. The Premises should be ready for possession or become ready as per Bank's requirement in a definite time. The interested parties/persons should submit their offers on the Bank's prescribed formats of "Technical Bid" and "Price Bid" respectively in two separate sealed envelopes super scribing "Technical Bid"/"Price Bid" with "Location" respectively upto 5.00 PM on 06.04.2024 in the office of Regional Manager, State Bank of India. Regional Business Office-5, Chamrawal Road Baghpat- 250609. These formats can also be obtained in person from above office on working days during office hours and also be downloaded from Bank's website www.sbi.co.in under "Procurement" from 06.04.2024.

The Bank reserves the rights to cancel/reject any offer without assigning the reason thereof. No Brokerage will be paid.

Regional Manager, R-5, Baghpat

TECHNICAL BID

ANNEXURE 'A'

(To be submitted in separate sealed envelop super scribing 'Technical Bid' for Premises for (Name of Branch)

With reference to your advertisement in the, I/We hereby offer the premises owned by me/us for housing our branch on lease basis on the following terms and conditions :

1. Location

(a) Name of the Building

(b) Address

(c) Name of City

(d) PIN Code

(e) Name of owner(s)

2. Technical Information

(a) Building

Load Bearing Yes/No

RCC Framed Structure Yes/No

(b) Type of Building

Commercial Yes/No

(c) **No. of floor(s) proposed for Bank** **Basement/Ground Floor/ Other floors**

(d) Whether building is earthquake resistant: Yes/No

(f) Whether water-proofing treatment has been done on the terrace Yes/No
If not, When it will be done

3. Built up area of the Premises (Mention floor wise area) ...

Sq.Ft. (*)

(*) To be worked out as per Point No.2 of the Price Bid]

contd. ...2...

4. Whether building plan is enclosed ... : Yes/No
If 'NO' reasons for the same and when it will be Submitted
.....
.....
5. Whether building plans are approved by the Local Authorities. ... : Yes/No
If 'No' reasons for the same and when these will be approved and submitted.
.....
.....
6. Whether building is ready for occupation. : Yes/No
If 'No' how much time will be required for occupation
.....
.....
7. **Amenities available:**
- (i) **Electric Power Supply** ... : Yes/No
- (a) Electric load of 30 KW will be provided by the landlord for the exclusive use of the Bank at his cost. Bank will pay actual electricity consumption charges.
- (b) Electrical wiring, Electrical panel, earthing etc. will be done by the landlord as per Bank's requirement. Bank will provide electrical fixtures such as fans/tube lights etc.
- (ii) **Water Supply** ... : Yes/No
- (a) Municipal Water Connection and underground water supply will be provided by the landlord at his cost.
- (iii) Whether N.O.C. from the local authorities : Yes/No
Obtained.
If 'No' in how much time it will be obtained
- (iv) Whether landlord is ready to carry out : Yes/No
Additions/alterations, new constructions as
Per Bank's requirement (as per enclosed
Specification in Annexure – I)

Dated:

SIGNATURE OF OWNER(S)
CONTACT NO. (S)

(Note If signing on behalf of landlord attach authority letter or reasons for the same)

**GENERAL SPECIFICATIONS FOR THE BRANCH BUILDING OF
STATE BANK OF INDIA**

1. Floor slab to be strengthened to take the load of locker safes and cash safe.
2. All external walls should be at least of 9" thickness in brick masonry, duly plastered, on both sides.
3. All openings/windows to have glazed shutters and M.S. Grill made with 12mm Sq. bars placed at 3" c/c both ways.
4. Flooring to be of vitrified tiles of a reputed manufacturer (KAJARIA/NITCO/MARBITO/NAVEEN/JOHNSON) and approved shade (in combination of two shades) of size 600x600 mm.
5. Provision of Gents Toilet (two urinals, one European W.C., oval shaped washbasins over granite stone slab counter and other modern accessories), Ladies toilet (one European W.C., one washbasin and other modern accessories) and toilet attached with B.M.' cabin (one European W.C., one washbasin & other modern accessories).
6. Provision of Ceramic tiles of size 12"x18" with highlighter on walls upto a height of 7' and 12"x12" on floor in toilets.
7. Structural adequacy of the building to be ensured by the landlord. Structural safety certificate is to be submitted by the landlord through his/her architect before handing over possession to the bank.
8. Round the clock adequate water supply. Underground/Overhead water tank storage with water boosting arrangements to be provided by the landlord.
9. Sewer connection/septic tank to be provided in the building.
10. Plinth level of the building to be at least 2' above Centre of present road level.
11. TW doors and windows to be provided in the building with openable glazed panels and wire mesh for windows.
12. Walls/ceiling to be painted with plastic paint of approved shade after applying POP.

13. Collapsible grille door to be provided at the entrance and safe room, emergency exit and locker room (for other than R C C strong room for lockers).
14. Rolling shutter to be provided at the entrance and emergency door.
15. The front elevation and all external walls of the Bank to be paired with APEX-ULTIMA.
16. Sanitary fitting of first quality such as PARKO/ZIM/JAQUAR or equivalent should be provided in the toilets.
17. A ramp for disabled at the entrance of around 3' width to be provided along with SS Railing in addition to steps.
18. Parking space and inner pathways to be provided with Paver Tiles in required design and shades.
19. Proper building plan showing various dimensions, side elevations, proposed designing, parapet wall, sunshades, porch etc. to be submitted by the landlord. Landlord will engage the services on a qualified architect for the entire work.
20. Boundary wall with brick wall, iron railing and Iron Gate.
21. Granite/Marble stone in main entrance area.
22. Construction of pucca strong room for locker room is to be done with 12" R.C.C. walls, floor and roof with cement concrete 1 : 1.5 :3 and 12 dia mm MS bars placed at 150 mm centre to centre on both directions and on both faces. In case of existing building the roof of strong room is to be fortified with 20 mm square bars placed at 75 mm centre to centre in both directions welded together and in MS angle frame of size 75 x 75x 6 mm.
OR
Locker room will be constructed with 9" thick brick walls.
(To Strike off as per requirement)
23. Construction of toilets, stationery room, record room, pantry with 4 1/2" thick brick walls and cash safe room with 9" thick brick walls.
24. Brick coba waterproofing on the roof.

I undertake to provide the building to the bank in accordance with the above specifications/ and as per requirement of Bank.

SIGNATURE OF LANDLORD

PRICE BID

(To be submitted in separate sealed envelope super scribing' Price Bid' for Premises for _____ (Name of Branch)

With reference to your advertisement in the _____, I/We hereby offer the premises owned by me/us for housing your _____ branch on lease basis on the following terms and conditions:

General Information:**1. Location**

Name of the Building
Address
Name of City
PIN Code
Name of owner(s)

2. Built up area of the building offered for Bank Sq.ft.....(X)

3. Rent:

Rent per Sq.ft. Rs.....(A)
(In figures and words)

Total Rent of the building : Rs.....
(In figures and words)

4. Period of Lease and Enhancement in rent:

Total period of lease will be 10 years with enhancement in rent after every 05 years as under:

Enhancement in rent after every 05 years: -----%

5. **Execution of Lease Deed:** The lease deed will be registered for the total period of lease and stamp duty charges will be shared on 50:50 basis by the landlord and Bank. Other charges in this connection, will be borne by the landlord.

6. Taxes:

Municipal Taxes/Cess, Service Charges and all other Taxes will be borne by the landlord. The Bank shall reimburse Service Tax as applicable, to the landlord on production of bills.

Dated:

SIGNATURE OF OWNER(S)
CONTACT NO. (S)