



**TENDER ID: AHMSAO217**

**STATE BANK OF INDIA**

**INVITES OFFERS**

**FOR HIRING OF PREMISES**

**FOR**

**SBI, GHOD DOD ROAD BRANCH, TALUKA - SURAT, DIST.SURAT**

Last date for submission of Tenders: **15:00 hours on 29-02-2024**

Technical bids will be opened on **29-02-2024 @ 15.30 hrs**

Tenders to be submitted to:-

**THE ASSISTANT GENERAL MANAGER,**  
**STATE BANK OF INDIA**  
**Regional Business Office- II,**  
**First Floor, Surat Administrative Office,**  
**Opp:-Panjara Pole,Ghod Dod Road**  
**SURAT - 395001**

**TENDER SUBMITTED BY:**

Name : \_\_\_\_\_

Address : \_\_\_\_\_

\_\_\_\_\_

Mobile No. : \_\_\_\_\_



**NOTICE INVITING TENDER (NIT)**  
**COMMERCIAL/ OFFICE SPACE REQUIRED ON LEASE**

SBI invites offers from **owners/ Power of Attorney holders** for premises on lease rental basis for Commercial / Office use having Carpet area of **1600 Sq. ft. ( $\pm$  10%)**, located within 1 km From the existing branch on main road, Ghod Dod Road, **DIST. Surat with minimum parking for 5 two-wheeler and 2 four-wheelers**. The bidder shall provide space of **80 sq.ft to 100 sq.ft. for installation and running of the generator (NEED BASE)** within the compound at no extra cost to the Bank and No separate payment shall be paid for these facilities.

**The entire space should be on ground floor only with proper water supply and electricity facilities. Premises should be ready for possession / occupation. If no suitable ready premises is found on ground floor, Bank may consider other available options.**

The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from website [www.sbi.co.in](http://www.sbi.co.in) <Sbi in the news > procurement news.

This tender consists of two parts viz. the **Technical Bid having terms and conditions, details of offer and the Price Bid**. Duly signed and completed separate Technical and Price Bids are to be submitted for each proposal/ offer using Xerox copies of required documents in case of multiple offers.

**The Envelope (A)** contains Technical Bid and **Envelope (B)** contains 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 GHOD DOD ROAD BRANCH”** and should be submitted to the

**THE ASSISTANT GENERAL MANAGER,**  
**STATE BANK OF INDIA**  
**Regional Business Office- II,**  
**First Floor, Surat Administrative Office,**  
**Opp:-Panjara Pole, Ghod Dod Road**  
**SURAT - 395001**

The Technical bids will be opened on 29.02.2024 at 03:30 pm in the presence of bidders who choose to remain present. All bidders are advised in their own interest to be present on that day at the specified time. As regards opening of Financial Bids, it will be opened of only short –listed offers and date of opening will be intimated to short listed offerers only.

Preference will be given to the premises owned by the Govt. Departments / Public Sector Units. The SBI reserves the right to accept or reject any offer at any stage without assigning any reasons thereof.



Only authorized representative on behalf of bidder, carrying authority letter or power of attorney with him/ her along with photo ID and address proof shall be allowed to attend any meeting/ bid opening.

No bidder/ representative shall be allowed to attend the meeting/ bid opening with mobile phones.

### **IMPORTANT POINTS OF PARAMETERS**

1	Type Of Building	<b>Commercial</b>
2	CARPET AREA	<b>Carpet area of 1600 Sq. ft. (<math>\pm</math> 10%). located within 1 km From the existing branch on main road, Ghod Dod Road, DIST. Surat with minimum parking for 5 two-wheeler and 2 four-wheelers</b>
3	Covered Parking Space	5 two-wheeler and 2 four-wheelers.
4	Open parking area	Sufficient open parking area for customers/visitors
5	Amenities	24 hours water facility, Electricity, Generator power back up for essential services like lift, pump etc.
6	Possession	Ready possession / occupation
7	Premises under construction/open plots	Will not be considered
8	Desired location	<b>Located within 1 km From the existing branch on main road, Ghod Dod Road, DIST. Surat with minimum parking for 5 two-wheeler and 2 four-wheelers. The entire space should be on Ground floor.</b> Landlord shall provide suitable space for placing generator, AC outdoor units, Sign Board etc., and No separate payment shall be paid for these facilities.
9	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority (ii) Ground floor (iii) Govt. Departments / PSU / Banks
10	Unfurnished premises	Only unfurnished premises will be considered and Bank will do the interior and furnishing work as per requirement.
11	Period of lease	Lease in the bank's prescribed format for initial period of 5 years with an option to Bank to renew for further period of 5 years at predetermined increase in rent @ 10-25% after expiry of initial term of 5 years, at the time of renewal.
12	Selection procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bids.



13	Validity of offer	6 (Six) months from the last date of submission of the offer (which may be extended due to exigency)
14	Stamp duty / registration charges of Lease Deed	To be shared in the ratio of 50:50.

The successful bidder shall handover the vacant possession to the Bank for 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.

Please note that any addendum will be published on Bank's website only i.e. [www.sbi.co.in](http://www.sbi.co.in) under SBI in the news under procurement News. Hence, bidders are advised to watch the website regularly.

### **TERMS AND CONDITIONS**

1.1 The entire property shall belong to same set of owners. The bidders should have clear and marketable title to the premises offered and furnish legal title report from the SBI empaneled advocate at his own cost. The successful bidder shall have to execute the lease deed as per the standard terms and conditions finalized by the SBI for the purpose. **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 at the discretion of bank (viz. **total lease period 10 years**) with requisite **exit clause** available to the Bank only to facilitate full / part de-hiring of space by the Bank during the pendency of the lease. However, such exit clause shall not be available to the Lessors. 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.**

1.2 **Tender** document **received** by the SBI **after** due date and time i.e., **29.02..2024 after 03:00 pm shall not be considered in any case.**

1.3 The bidders are required 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 (Envelope -"A") AND PRICE BID (Envelope -"B"))** duly filled in with relevant documents/information at the following address:



**THE ASSISTANT GENERAL MANAGER,**  
**STATE BANK OF INDIA**  
**Regional Business Office- II,**  
**First Floor, Surat Administrative Office,**  
**Opp:-Panjara Pole,Ghod Dod Road**  
**SURAT - 395001**

1.4 All columns of the tender documents must duly filled in and no column should be left blank or filled with vague/ambiguous information. All pages of the tender documents (Technical and Price Bid) are to be signed by the bidder/authorized signatory. Any over-writing or use of white ink is to be duly authenticated under full signature of the bidder/authorized signatory. The SBI reserves the right to reject the incomplete tenders or defective tenders. The SBI also reserves the right to reject any or all the tenders at any stage or to cancel the entire tender process without assigning any reasons to any bidder. The Bank shall not be liable for any payment/compensation/rent/opportunity loss etc., to the bidder upon such rejection or cancellation of tender process. Bank's decision in this regard shall be final and binding on all the bidders. In case of any dispute, jurisdiction of Court in all cases shall be in **Surat** only till finalization of the successful bidder.

1.5 In case the space provided in the tender document for filling information is found insufficient, the bidders may attach separate sheets, duly signed by the bidder/authorized representative, after putting remark to this effect in the provided place.

1.6 The **offer should remain valid** at least for a period of **6 (Six) months** (which may be extended in case of exigency) to be **reckoned from** the last date of submission of offer i.e.**29.02.2024**. The Bank shall not be liable for any payment/compensation/rent/opportunity loss etc to the bidder upon such rejection or cancellation of tender process.

**1.7 The Technical bids will be opened on 29.02.2024 at 3:30 pm in the presence of bidders who choose to be present.** All bidders are advised in their own interest to be present on that day at the specified time. As regards opening of Financial Bids, it will be opened of only short -listed offers and date of opening will be intimated to short listed offerers only.

**1.8 The SBI reserve 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 broker shall be allowed to attend any meeting/ bid opening/ site visit etc. Only authorized representative on behalf of bidder, carrying authority letter/power of attorney with him/ her along with photo ID and address proof shall be allowed to attend any meeting/ bid opening.

1.10 The short-listed bidder will be informed by the SBI on the contact details given by them over the envelop, 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.**

1.12 Preference will be given to the buildings as well as offered premises on the main road.

1.13 Premises to be away from fire hazardous establishments like petrol pump, gas godown, chemical shops & high-tension electrical wires etc. Premises should not be located on low lying area, water logging area.

1.14 The details of parameters and its weightage for technical score has been incorporated in Annexure I. The selection of premises will be done on the basis of **techno commercial evaluation**. Equal weightage i.e., **70%** weightage will be given for **technical** parameters and **30%** for **price bid**. The score finalized by Committee of the SBI in respect of technical parameters will be final and binding on the bidders and no representation in this regard shall be entertained. The SBI may negotiate the rent with L1 bidder to reduce the offered rent. The unreasonable offers where the rates quoted are considered higher than the prevailing market rates will be rejected at the discretion of the SBI.

The bidder who is declared successful in the combined result of technical and financial bids shall be required to execute lease deed in the bank's prescribed lease deed format. No request for any deviation in the terms and conditions stipulated in the draft lease deed shall be entertained.

**Income Tax and other statutory clearances shall be obtained by the lessors** at their own cost as and when required. **All payments** to the lessor shall be made **by Account Payee Cheque or RTGS/NEFT**.

1.15 The **income tax and other taxes** as applicable will be **deducted at source** while paying the rentals per month. **All taxes, cess, service charges** shall be **borne by the landlord**. However, the **GST, if applicable, shall be borne by the Bank**. 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.



**The landlord shall submit the bill to the BRANCH every month for the rent due to them indicating the GST component also in the bill separately.** The bill also should contain the GSTIN 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 **Branch** to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord.

**1.16 The interest free rental deposit equivalent to maximum two month's rent may be granted to the landlord at the time of taking possession of the premises** depending upon the need /demand of the landlord for the same and such deposit will have to be adjusted during the last three months of occupation. Lift is must, if offered premises is above than ground floor.

**1.17 Mode of measurement for premises is as follows:**

**Rental will be paid on Carpet Area basis considering the final Carpet area after completion of all civil work as per Bank's layout (strictly as per IS code).**

**Please note: Components/ Areas like, Lift, Lift wall, Ducts, Service shafts, staircase, Balcony, Projection, Terrace, parking space, space for DG set, AC outdoor unit, Columns, internal walls of record room, locker room, pantry, washrooms, ATM room etc. will not be counted in Carpet Area. Landlord is advised to quote the rates as per Carpet area while filling the price bid.**

**The bidder shall submit Carpet area measurement sheet on completion of Civil work as per Bank's layout.** In case, the area measured at site during joint measurement differs with the area approved by the Municipal Corporation, the smaller area will be considered for rent purpose.

**1.18 The floor wise area viz. Ground, First, if any, etc with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car parking spaces and two wheelers offered should be indicated separately. Rent shall be quoted by bidder based on carpet area and the final rent shall be paid on Carpet Area basis considering the final Carpet area after completion of all civil work as per Bank's layout (strictly as per IS code) only, taking into account the parking space, area for installation of generator and VSAT etc., and no separate rent shall be paid for these facilities.**

**1.19 The lessor should arrange to obtain the municipal license/NOC/approval of layouts etc from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank. 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 25 to 30 KW (or more if required) will also have to be arranged by the 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 will also have to be provided within the compound by the lessors at no extra cost to the Bank and will not be considered in rent area.

**1.20 Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his own cost. No separate payment shall be made to the landlord for this purpose. The Lessor shall provide space for installation of V-SAT device on the terrace of the selected/ finalized premises, and direct/suitable access for reaching the place for repair and maintenance. This area will not be considered in rent area and No separate payment shall be made to the landlord for this purpose.**

1.21 The lessor 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.

1.22 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. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.

1.23 Rent should be inclusive of all present and future taxes what so ever, Municipality charges, society charges, Maintenance charges and all other charges except the GST which will be paid extra.

1.24 Electricity Charges will be borne by the Bank but water supply should be maintained/ arranged by Landlord/ owner.

1.25 All kind of civil work (additional / alteration) will be carried out by the owner as per advise of the Bank such as ATM Room, Toilets & sanitary works, Store room / record room, Stationary Room, Pantry with all accessories and doors etc. (additional / alteration) as per Bank's requirements, cash room with cash room door and ventilation as per Bank's specifications, server room & UPS room made up of brick work, locker room (RCC locker room as per Bank's guidelines) as per Bank's design and specifications however the door and ventilator shall be provided by the Bank, Rolling shutter with central lock & with toughened fixed glass and glass door at outside opening which are not to be closed with brick walls, collapsible grill door at entry, front façade including glass glazing, external ACP paneling as per Bank's design, ramp with S.S (grade 304) railing for disabled/old people, double charged vitrified tile flooring,





brickwork, plaster, inside and outside painting with acrylic emulsion paint / synthetic enamel paint / exterior apex etc., windows, safety grill, anti-termite treatment 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, firefighting work before possession by the Bank. Rent should be inclusive of all civil works. All basic light /fan/general circuit wiring should be done as per the requirements of bank with suitable MCBs wherever required as per the layout provided by Bank.

The owner shall carry out civil, sanitary and electrical, repair/ maintenance works and ensure the roof remains water-tight during the lease period. In case the above repairs are required and the owner/s fails to attend to the same, the Bank will carry out necessary repairs at the risk and cost of the owner(s) and deduct all such relative expenses from the rent payable to the owner(s).

In case the offered Premises is divided in split floors of the required area and speeded in ground floor and first floor, then Landlord should construct internal staircase as per the drawing provided by the Architect under the Instructions/supervision by the Structural Engineer & the entire cost for construction of staircase with Structural Engineer charges etc. shall be borne by the landlord.

**Note-** Owner of the Building is sole responsible for the construction and stability of entire Premises/Building. Premises should be capable enough to take load of FRFC, Compactor & other loading factor etc. Structural Stability Certificate by Competent Structural Engineer should be given to the Bank at no extra cost. If any Structural Strengthening required as per loading factor which has to carry out by Landlord in consultation with Structural Engineer with no extra cost.

1.26 Interior works like loose furniture, dry-wall partition system, cubicles, cabins, false ceiling, AC, Lighting fixtures, signages, compactors for storage, electrical wiring for interior works etc. will be done by the Bank as per requirement.

Plastic paint of walls, ceilings, enamel painting of doors and windows etc. as per the Bank's instructions shall be done by the owner/s after every two/ three year failing which the Bank shall be at liberty to get the same done at the risk and cost of the owner/s and deduct all such relative expenses from the rent payable to the owner/s.

1.27 Obtaining NOC from local authority and providing water sprinkler system regarding fire safety shall be the responsibility of the landlord. Bank shall not be responsible for this in any manner, nor any amount/ Bill shall be paid by the Bank for this purpose.

1.28 The decision to identify the successful bidder by the Bank shall be final and No correspondence will be entertained from unsuccessful bidders.



1.29 Bank shall take possession of the demised premises only after completion of all the civil construction works as per Bank's requirement & submission of necessary certificates from the licensed Structural consultant and Architect, as required by the SBI and fulfillment of all other terms and conditions of technical bids as mentioned above.

Place:

Date:

Name & Signature of lessor with seal if any

**DETAILS OF OFFER SUBMITTED FOR LEASING PREMISES**

With reference to your advertisement in the \_\_\_\_\_ dated \_\_\_\_\_ I / We hereby offer the premises owned by us for housing your branch / office on lease basis: (A Copy of the Plan of the building with clearly earmarked portion of the building being offered to the Bank is enclosed. The desired information are given as under):

**General Information:**

Location as name of the nearest local railway station and its distance from the site:

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.	(i) Name of the owner (ii) Address (iii) Name of the contact person (iv) Mobile no. (v) Email address	

**Technical Information (Please ☐ at the appropriate option)**

- a. Building - Load bearing ----- Frame Structure  
b. Building - Residential ----- Institutional -----Industrial -----Commercial  
c. No. of floors



d. Year of construction and age of the building

e. Floor of the offered premises

Level of Floor	Carpet Area Offered
Ground Floor	
.....Floor	

**Note-** The rentable area shall be in accordance with the one mentioned under **clause/para1.17** of Technical Bid. i.e., Carpet area after Civil work is completed at premises as per Bank's layout.

Building ready for occupation Yes/No

If no, how much time will be required for occupation ----- with end date.

Amenities available

Electric power supply and sanctioned load for the floors

Offered in KW (Mentioned) Yes/No

Running Municipal Water Supply Yes/No

Whether plans are approved by the local authorities Yes/No

Enclose copies

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, if yes give 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 Yes/No

Exclusively to the Bank.

**\* Please enclose plans/ layouts of the building, copy of property document.**



### **Declaration**

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

I/ We also agreed to construct/ addition/ alteration of Civil works as per Tender, Bank's specifications and requirements etc. complete.

I will hand over the possession of the building after getting it constructed / renovated as per Bank's requirements. The rent will be released from the date of physical possession of the building complete in all respects to the entire satisfaction of the Bank.

Place:

Date:

Name and signature of lessor with seal



**ANNEXURE – I**

**THE ASSISTANT GENERAL MANAGER,**  
**STATE BANK OF INDIA**  
**Regional Business Office- II,**  
**First Floor, Surat Administrative Office,**  
**Opp:-Panjara Pole,Ghod Dod Road**  
**SURAT - 395001**

**PREMISES REQUIRED ON LEASE**

Parameters based on which technical score will be assigned by SBI.

**(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)**

Hiring of Commercial Building with Carpet area of **1600 Sq. ft. ( $\pm 5\%$ )**. **located within 1 km From the existing branch on main road, Ghod Dod Road, DIST. Surat with minimum parking for 5 two-wheeler and 2 four-wheelers, The entire space should be on Ground floor.**

Name of firm:

	Parameters	Actual situation	Total Marks	Marks obtained
1	Carpet area as per requirement	Carpet area in the range of <b>2000 sq.ft. (<math>\pm 10\%</math>)</b> : 10 Beyond range: 0	10	
2	Premises location	On Main Road junction: 10 On Main Road: 7 Inner side from Main Road: 5 Others :0	10	
3	Frontage	$\geq 50$ feet = 15 $\geq 40$ feet = 10 $\geq 30$ feet = 07 $\geq 20$ feet = 03	15	
	Age of building	1. Newly constructed within 01 year: 10 2. Constructed within 01-05 years: 05 3. Building older than 05 years: 00	10	
5	Parking space (Allotted Parking)	1. As per NIT: 10 2. 50% of NIT: 5 3. Otherwise: 0	10	
8	Surrounding of building	Adequate natural light and ventilation: 05	5	

		In-adequate natural light and ventilation: 02		
9	Quality of construction, finishing etc.	1. Excellent: 10 2. Good: 07 3. Average: 05 4. Poor: 00 (in case of plot, average marking will be given)	10	
10	Ceiling Height	>=10 feet from bottom of beam: 10 >=8.5-10 feet from bottom of beam: 06 <8.5 feet from bottom of beam: 02	10	
11	Ambience, convenience and suitability of premises from Business point of view, as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	20	
	<b>Total</b>		100	

**Example for evaluation of proposals:**

The example to calculate most successful bidder based on marks given on each of the above parameters is as follows:

Total marks 100.

Three premises short listed- A, B, & C.

They get following marks

A-78; B-70; C-54

Convert them to percentiles

A :  $(78/78)*100 = 100$

B :  $(70/78)*100 = 89.74$

C :  $(54/78)*100 = 69.23$

Now that technical bids are evaluated, financial bids can be opened.

Financial quotes for three premises are as follows:

A : Rs 70 per sqm for Carpet area

B : Rs 60 per sqm for Carpet area

C: Rs 50 per sqm for Carpet area

As C is lowest, to work out percentile score, following will be the calculation:

C :  $(50/50)*100 = 100$

B:  $(50/60)*100 = 83.33$

A:  $(50/70)*100 = 71.43$

Since proportion of technical to financial score is specified to be 70:30, then final scores will work out as follows:

A:  $(100 \times 0.70) + (71.43 \times 0.30) = 91.43$

B:  $(89.74 \times 0.70) + (83.33 \times 0.30) = 87.817$

C:  $(69.23 \times 0.70) + (100 \times 0.30) = 78.46$

Therefore, Most successful bidder shall be 'A' and Bank may invite 'A' for further negotiation.





**ANNEXURE – II**

**THE ASSISTANT GENERAL MANAGER,**  
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**Regional Business Office- II,**  
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**SURAT - 395001**

**GENERAL SPECIFICATIONS FOR CONSTRUCTION, ADDITIONS, ALTERATIONS OF A  
BRANCH BUILDING TO BE CARRIED BY OWNER ON HIS OWN EXPENSES AND  
OTHER TERMS & CONDITIONS**

**SPECIFICATIONS:**

- ❖ Building will consist of R.C.C. framed structure with first class construction & all peripheral walls will be 23 cm. thick.
- ❖ All partition walls will be 11.5 cm. thick and will have 6mm steel @ third course.

**Floor finish**

- ❖ Banking hall / B.M.'s room / toilets / canteen / locker / system/conference – double charged vitrified tiles/granite of approved shade, duly covered with POP & polythene to avoid damage from interior works.
- ❖ Inside other rooms-double charged vitrified tiles.
- ❖ Open area-kota stone/cement concrete pavers.

**Wall finish**

- ❖ Internal-plastic emulsion/oil bound distemper /enamel paint of approved shade / Make.
- ❖ External-waterproof cement paint-apexo stone cladding or front structural glazing as per case.
- ❖ M.S. grill for windows-16mmsquarebars@7.62cm.c/c both ways in frame, with openable window for air-conditioners/desert coolers.
- ❖ Main entry & exit to have rolling shutter & collapsible gate.
- ❖ Building should have floor to ceiling height approx 3.10m.
- ❖ In toilets, pantry & drinking water area wall tiles of approved make/shade up to full height will be fixed.
- ❖ All sanitary & C.P. fittings will be of approved make as per Bank's approval.



- ❖ In case of non-currency chest branch, cash and locker room will have iron collapsible door & double flanged iron sheet door (size-4'x7').
- ❖ In case of other doors, its hall has wooden choughats with 38mm block board shutter doors with approved laminated both sides.
- ❖ Only in case of RCC strong room & RCC locker room, door & ventilator will be supplied by Bank; otherwise, all other doors will be provided by owner.
- ❖ All rooms are to be provided with suitable openings for ventilators/exhaust fans (12"x12").
- ❖ For currency chest branch, the chest strong room specifications will be "AA" category of RBI specification.
- ❖ For cash room (non-currency chest branch) it will be constructed with 9 inches thick brick walls, duly plastered and encasing of safes/lockers.
- ❖ Pantry will have granite top platform 2 feet wide with steel sink.
- ❖ Electrical wiring and fixtures to be provided as per bank's electrical engineer direction.
- ❖ In case of non-currency chest branch, safe will be embedded with RCC in cash room.

**Strong Room / Locker room specifications are as follow-**

- ❖ Walls & Roof : 304.8 mm thick R.C.C. (1:2:4).
- ❖ Reinforcement- 12 mm dia. tor steel @ 152.4 mm c/c placed both ways in two layers (staggered way), side covers-40 mm, duly finished with cement plaster, painted.
- ❖ Openings to be left for security type ventilators/doors.
- ❖ Floor: 203.2 mm thick R.C.C.(1:2:4) with proper bedding and suitable floor finish.  
Reinforcement- same as of wall.  
Note: Patrolling Corridor to be left on sides of strong room.
- ❖ A void to be left on top of roof or bottom floor, if upper or lower floor is not with Bank where it is not feasible to provide RCC slab as specified, the ceiling may be fortified with MS grills consisting of 20 mm iron rods spaced 75 mm centre to centre in angle iron frame work.

Above specifications are subject to vary as per actual site condition & as per recommendation of SBI.

**Other Terms & Conditions:**

- ❖ Owner shall engage qualified Architect/Engineer for complete planning/supervision of construction etc.
- ❖ ATM room, stationary, record room, pantry, toilets (Gents & Ladies), strong room or cash room, locker room, ramp for physically challenged etc. to be constructed as per layout plan approved by Bank and expenditure in this regard will be borne by owner. Floors are to be structurally strengthened to sustain additional live load of approx. 15-20 ton on account of lockers /cash safes.
- ❖ Stamp Duty & registration expenses to be shared equally @ 50:50 basis by Bank & Owner.
- ❖ Rent will be based on actual CARPET-Area to be measured jointly after completion of civil works



- ❖ Title / Owner ship proof should be clear& lease will be executed as per Bank's standard format.
- ❖ Possession of premises will be taken after completion of all works as per layout plan/as per specifications enumerated, after production of "NOC" from Competent Authority, all certificates from architects etc. as mentioned below.
- ❖ All taxes & service charges except GST to be borne by owner. GST if applicable will be reimbursed by Bank.
- ❖ Owner will arrange required electrical load from electricity authority.
- ❖ Periodical maintenance of building to be done by owner.
- ❖ Followings to be furnished by owner through architect engaged by them, before possession of premises is taken by Bank-
- ❖ Structural Suitability Certificate of premises.
- ❖ CARPET Area Statement / Certificate.
- ❖ Completion Certificate as per plans/specifications provided by Bank.
- ❖ "NOC" from Civic Authority for commercial use of premises.
- ❖ Suitable space to be provided for staff parking, public parking& generator set (no rent will be given by Bank for this area). Generator set will not be placed on branch front.
- ❖ Suitable place to be provided for display of Bank's sign boards, hanging of outdoor unit of air conditioners and V-Sat with monkey cage on roof top (no rent for this facility).
- ❖ Twenty-four hours un-interrupted water supply arrangement to be made by way of underground / overhead tank & submersible pump exclusively for Bank.
- ❖ Building plans to be got cleared from Local Civic Authority For Bank's commercial use, in case of new construction.
- ❖ Bank will have separate & exclusive access to Branch from main road.

**Signature of owner of Building (In Token of Acceptance of Above)**