



**STATE BANK OF INDIA**

**MAHARSHTRA CIRCLE**

**TENDER ID: RBOKOP52305**

**The Regional Manager, State Bank of India, Regional Business Office Kolhapur,  
Ayodhya Tower Unit no.3, 2<sup>nd</sup> floor E ward Dabholkar corner Kolhapur 416001.**

**INVITES OFFLINE TENDERS  
IN TWO BID SYSTEM**

**TENDER FOR LEASING OF COMMERCIAL/OFFICE PREMISES FOR ACB KOLHAPUR  
BRANCH IN KOLHAPUR DISTRICT**

**NAME OF THE TENDERER:** .....

**ADDRESS:** .....

.....  
.....

**GSTIN:** .....



**REGIONAL BUSINESS OFFICE, KOLHAPUR**

**The Regional Manager, State Bank of India, Regional Business Office Kolhapur,  
Ayodhya Tower Unit no.3, 2<sup>nd</sup> floor E ward Dabholkar corner Kolhapur 416001.**

**NOTICE INVITING TENDER (NIT)**

**REQUIREMENT OF COMMERCIAL/ OFFICE PREMISES FOR BRANCH OF  
SBI IN KOLHAPUR DISTRICT.**

State Bank of India invites offers from owners/power of attorney holders for the commercial/office premises on Lease rental basis for following branch in Kolhapur District

Name of Branch	Status of Branch	Desired Location	Carpet area requirement including strong room (+/- 10%)	Locker Room* (carpet Area) inclusive in the total area	Type of premises
State bank of India ACB KOLHAPUR Branch (01887)	Existing	Near Market Yard Kolhapur	2600 sq. ft.	nil	Commercial ready build premises. <b>(No open Plot)</b>

**Note:**

- A. In case of requirement of Locker room\* (AAA/AA/B/C) class for lockers and storing other valuables, the same needs to be constructed in the premises as per IS (15369:2003) specifications at owner's cost. LOAD CARRYING CAPACITY OF SLAB SHALL BE 10 KN PER METER SQUARE.
- B. In case of Locker room (B/C) class is not required as in 'A' above, strengthening of floor slab is required to bear the additional load of "Locker Safe" to be kept in the premises.

2. The premises should be preferably in prime locality at respective desired locations preferably on a main road with adequate dedicated parking space and predominantly in the cluster of commercial establishments on the **Ground floor** and construction to be done on open plot as per bank's requirement within six months from the finalization of premises.

3. Preference will also be given to Premises owned by the Govt. /Semi-Govt. departments / Public Sector Units / Public Sector banks.

4. The format for submission of the "Technical bid" containing detailed parameters, terms and conditions and "Price bid" can be downloaded from the Bank's website [www.sbi.co.in](http://www.sbi.co.in) under important links "Procurement and others" from **17/02/2024 to 08/03/2024**

The SBI reserves the right to accept or to reject any offer without assigning any reason therefor. No correspondence in this regard will be entertained. **No Brokers please.**

**Regional Manager  
RBO Kolhapur**

## **TECHNICAL BID**

### **D TERMS AND CONDITIONS OFFER/LEASING OF COMMERCIAL/OFFICE PREMISES**

The "Technical Bid" and "Price Bid" for **EACH proposal/offer** should be enclosed in separate cover "**Technical Bid**" or "**Price Bid**" "**Tender for leasing of Commercial/Office premises for Specialized Start up Branch**" and should be submitted on or before **3.00 PM on 08/03/2024**

#### **Important points of Parameters:**

1	Carpet Area	As specified in NIT
2	Parking Space	Dedicated 6 car parking, 20-25 dedicated Two wheelers parking for staff/customer.
3	Open parking area	Sufficient open parking area for customers
4	Amenities	24 hours Potable water supply availability, Generator power back up, Electricity etc.
5	Possession	Ready Premises: Commercial usage licence for premises is Mandatory.
6	Premises under construction	Will not be considered and rejected.
7	Location	Location as specified in NIT (in case of new Branch) and near the existing Branch to be shifted (in case of shifting of Branch)
8	Preference	<p>(i) Premises duly completed in all respect complies with the local norms / laws of Municipal Corporation / Nagar Palika / Town Area Authority / Village Panchayat or any other competent authority. All branches / offices shall be opened only in premises having commercial/office licence from Local municipal authorities.</p> <p>(ii) If case of office establishments is required to be opened in residential premises, then it is mandatory that landlord shall pay property tax at the rate of commercial premises as decided by the Local authorities or conversion from residential to commercial use has been obtained by the landlord.</p>

		<p>(iii) Single Floor (Preference shall be given to GF)</p> <p>(iv) Offer from Govt./Semi Govt. Departments / PSU / Banks shall be given preference.</p>
9	Unfurnished premises	Incomplete premises will not be considered and rejected.
10	Initial period of lease	Initial 5 years + option of 5 years with pre demined (on negotiation) increase in rent@ 15-25% after expiry of first term of 5 years at the time of renewal. After 10 years rent can be negotiated and finalized by premises selection committee so that new lease can be executed for further term of 5 + 5 years.
11	Selection procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bids.
12	Validity of offer	6 months from the last date of submission of the offer
13	Stamp duty / registration charges	To be shared in the ratio of 50:50.
14	Fit out period	3 Months after completion of civil work and other mandatory approvals by Land Lord. (Rent will start after 3 months or after completion of interiors by bank whichever is earlier)
15	Rent payable	The Bank shall start paying rent from date of possession (after completion of interior and other works as per point no. 14). The rent payable to the land lord shall be uniform and not subject to revision during tenure of lease.
16	Rental Deposit	The Interest Free rental deposit equivalent to maximum 6 month's rent shall be granted to the land lord and such deposits will have to be adjusted during the last six months of occupation.
17	Fire Safety and Security arrangements	The fire safety and security requirements as per Bank's usage norms are fully met by the Land Lord and a certificate is available from the local fire authority said usage, wherever such certificates are mandatory for occupation of a premise e. g. in Delhi, Mumbai, Kolkata, Chennai
18	Civil Work	Superior quality flooring, rooms with doors as per our requirements, renovated well done up wash rooms/toilets, fixed furniture, and AC / ducting etc., instead of cold shells. Including false ceiling work and electrical works is in Landlord's scope

## **TERMS AND CONDITIONS**

- 1.1 The successful bidder should have clear and absolute title to the premises and furnish legal title report from the SBI empanelled advocate at his own cost. The successful bidder will have to execute the lease deed as per the standard terms and conditions finalized by the 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 SBI. Initial 5 years + option of 5 years with pre demined increase in rent@ 15-25% (on negotiation) after expiry of first term of 5 years at the time of renewal. After 10 years rent can be negotiated and finalized by premises selection committee so that new lease can be executed for further term of 5 + 5 with requisite exit clause to facilitate full / part de-hiring of space by the SBI during the pendency of the lease.
- 1.2 Tender document received after due date and time i.e. **08/03/2024 after 3.00 pm** shall be rejected.
- 1.3 The lessors are requested to submit the **tender documents "Technical Bid" or "Price Bid"** in separate cover.
- 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.** The SBI reserves the right to reject the incomplete tenders.
- 1.5 In case the space in the tender document is found insufficient, the lessors/ tenderers may attach separate sheets.
- 1.6 The offer should remain valid at least for a period of **6 (SIX) months** to be reckoned from the last date of submission of offer (**i.e. 07/03/2024**)
- 1.7 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 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.

1.8 The Technical Bid will be **opened on 11/03/2024 at 3.30 PM** at the office of **The Regional Manager State bank of India RBO Kolhapur, Ayodhya Tower Unit no.3, 2<sup>nd</sup> floor E ward Dabholkar corner Kolhapur 416001.**

1.9 The SBI reserve the right to accept or reject any or all the tenders without assigning any reason therefor.

1.10 Canvassing in any form will disqualify the tenderer. **NO BROKERAGE WILL BE PAID TO ANY BROKER.**

1.11 The shortlisted lessors will be informed by the SBI for arranging site inspection of the offered premises.

1.12 Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments (Rent + GST) to the successful tenderer shall be made by Account Payee Cheque or RTGS/NEFT.

1.13 **Preference will also be given to the properties owned by the Govt. Departments/ Semi-Govt. Departments / Public Sector Units /Public Sector Banks as stated earlier.**

1.14 If mentioned in NIT, preference will be given to the plots on the main road. Preference will be given to ready build premises over Open Plot and construction to be done on open plot as per bank's requirement within six months from the finalization of premises.

1.14a The details of parameters and the technical score has been incorporated in Annexure-I. The selection of premises will be done on the basis of techno commercial evaluation. 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 to the applicant.

1.15 The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes and service charges shall be borne by the landlord. While renewing the lease after expiry of initial lease period of (5 +5 ) years, the effect of subsequent increase/decrease in taxes and service charges shall be taken into account for the purpose of fixing the rent.

However, the landlord will be required to bill the SBI every month for the rent due to them indicating the GST component also (if applicable) in the bill separately. The bill also should contain the GST registration 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 tax registration number of the landlord.

**1.16 The interest free rental deposit equivalent to maximum six 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 six months of occupation.

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

**a ) Rental will be paid on the basis of "Carpet area" it shall be on carpet area which could be always measured jointly by the Bank and the landlord. The measurement of carpet area shall be as per definition of IS code / RERA carpet area, norms prevailing at the centre.**

**As per extend provision of IS CODE which inter-alia provide for:**

## **1.SCOPE**

This standard covers method of measurement of plinth, carpet and rentable areas of old and new buildings.

## **2 TERMINOLOGY**

2.0 For the purpose of this standard, the following definitions shall apply.

2.1 Plinth Area Plinth area shall mean the built-up covered measured at the floor level of the basement or of any storey ( see 4 ).

2.2 Carpet Area Carpet area shall mean the floor area of the usable rooms at any floor level (see 5).

2.3 Rentable Area Rentable area shall mean the carpet area at any floor level including areas as detained in 6.

2.4 Balcony A horizontal projection with a hand-rail, balustrade or a parapet, to serve as passage or sitting out place.

2.5 Mezzanine Floor An intermediate floor in between two main floors having minimum height of 2.2 m from the floor and having a proper and permanent access to it.



*NOTE — Where rules of the local bodies permit intermediate floor of minimum 1.8 m clear height, these be also considered as mezzanine floor for the purpose of measurement.*

**2.6 Stair Cover ( Mumty )** It is a structure with a roof over a staircase and its landing, built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.

**2.7 Loft** A structure providing intermediate storage space in between two main floors without having a permanent access and at a height not less than 2.0 m from the floor below. OF PLINTH, OF BUILDINGS Revision )

**2.8 Porch** It is a covered structure supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.

### **3 GENERAL**

**3.1** Linear measurement shall be measured to nearest 0.01 m, and areas shall be worked out to the nearest 0.01 m<sup>2</sup>.

**3.2** The areas of each of the following categories shall be measured separately and shall not be clubbed together:

- a) Basement;
- b) Floor without cladding ( stilted floor);
- c) Floors including top floor which may be partly covered;
- d) Mezzanine floor including additional floor for seating in assembly building/theatre, auditorium, etc;
- e) Garage; Accommodation for service staff
- g) Stair cover ( mumty );
- h) Machine room;
- j) Porch; and
- k) Towers, turrets, domes projecting above the terrace level at terrace.

### **4 MEASUREMENT OF PLINTH AREA**

**4.1** Plinth area shall be the built up covered areas measured for the categories mentioned in 3.2 and shall include such areas as given in 4.1.1 and exclude the areas given in 4.1.2.

**4.1.1** For the purpose of plinth area, following shall be included:

- a) Area of the wall at the floor level excluding plinth offsets, if any; when the building consists of columns projecting beyond cladding, the plinth area shall be taken up to the external face of cladding ( in case of 1 IS 3861:2002 corrugated sheet cladding outer edge of corrugation shall be considered ); :

**NOTE —** In case. a common wall is owned jointly by two owners, only half the area of such walls shall be included in the plinth area of one owner. Shafts for sanitary, water supply installations, garbage chute, telecommunication, electrical, fire fighting, air-conditioning and lifts;

- b) . Shafts for sanitary, water supply installations, garbage chute, telecommunication, electrical, fire fighting, air-conditioning and lifts;
- c) Stair case;

d) In case of open veranda with parapets:

- 1) 100 percent areas for the portion protected by the projections above, and
- 2) 50 percent area for the portion unprotected from above.

e) 100 percent area of the balcony protected by projection above and 50 percent area of the unprotected balcony; and

f) In case of alcove made by cantilevering a slab beyond external wall:

- 1) 25 percent of the area for the alcove of height up to 1 m,
- 2) 50 percent of the area for the alcove of height more than 1m and up to 2 m, and
- 3) 100 percent of the area for the alcove of height more than 2 m.

4.1.2 The following shall not be included in the plinth area (see 2.1 ):

- a) Area of loft;
- b) Area of architectural band, cornice, etc;
- c) Area of vertical sun breaker or box louver projecting out and other architectural features, for example slab projection for flower pot, etc;
- d) Open platform;
- e) Terrace;
- f) Open spiral/service stair cases; and
- g) Area of mummy, machine room, towers, turrets, domes projecting above terrace level.

## **5 MEASUREMENT OF CARPET AREA**

5.1 From the plinth area as worked out in 4, the area of the wall shall be deducted ( see also 5.1.1, 5.1.2 and 5.2 ). Thickness of wall shall be inclusive of finishes.

NOTE — The various dimensions could be measured internally or externally

5.1.1 The following shall be included in the wall area:

- a) Door and other openings in the wall;
- b) Pillars, intermediate pillars, supports or any other such obstruction within the plinth area irrespective of their location;
- c) Pilaster along wall exceeding 300 cm<sup>2</sup> in area;
- d) Flues which are within the wall; Built-in cupboard, almirah and shelf appearing within a height of 2.2 m from floor;
- e) and Fire place projecting beyond the face of the wall in living or bed room.

5.1.2 The following shall be excluded from the wall area:

- a) Pilaster along wall not exceeding 300 cm<sup>2</sup> in area, and

b) Chullah platform projecting beyond the face of the wall.

5.2 The carpet area shall be the area worked out as in 5.1 excluding the area of the following portion:

- a) Veranda;
- b) Corridor and passage
- c) Entrance hall and porch
- d) Staircase and stair-cover (mumty) ( see Note);
- e) Shaft and machine room for lift;
- f) Bathroom and lavatory;
- g) Kitchen and pantry;
- h) Store;
- j) Canteen;
- k) Air-conditioning duct and plant room; and
- m) Shaft for sanitary/water supply installations and garbage chute, electrical and fire fighting, air-conditioning, telecommunication, lift.

*NOTE — In a hall or basement, areas of portion I m beyond last step shall be part of the staircase.*

5.2.1 The carpet areas of category mentioned in 3.2 b), e), g), h), k) and m) are not required to be calculated.

## **6 MEASUREMENT OF RENTABLE AREA**

6.1 Residential Buildings:

6.1.1 The rentable area shall be carpet area as worked out in 5 but shall further include the following:

- a) The carpet area of kitchen, pantry, store, lavatory, bath room; and 2 IS 3861:2002
- b) Fifty percent of carpet area of unglazed and 100 percent of glazed verandah.

6.1.1.1 It shall, however, exclude the carpet area of the covered portion of the building specified in 5.1 such as storage space on top landings of staircase, under first landing and waist slab on floor one.

6.1.2 While accounting the rentable area for category mentioned in 3.2 b), one-fourth carpet area shall be accounted for.

### **6.2 Non-Residential Buildings**

The rentable area shall be carpet area as worked out in 5 increased by the carpet area of the canteen including store, kitchen and pantry attached to it.

6.2.1 It shall, however, not include carpet areas of bathroom and lavatory.

6.2.2 While accounting the rentable area for the category mentioned in 3.2 b), one-fourth carpet area shall be accounted for.

**b) In case of Rural or Semi Urban centres rent is on Lump sum basis.**

1.18 The floor wise area (viz. Ground, First, etc.) with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car parking spaces/Slot offered should be indicated separately.

1.19 The successful lessor should arrange to obtain the municipal NOC/approval of layouts, internal addition/alteration works 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 the above works. The required additional electrical power load and Civil work of as 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 (in case Generator is not provided) will also have to be provided within the compound by the lessors at no extra cost to the Bank.

1.20 Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost and arrange for requisite permission/approval for installation of Roof top antenna/outdoor units of air-conditioners/ display of signboards etc.

1.21 The lessor shall also obtain/submit the proposal to Gram panchayat /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.

1.22 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 (i.e. from the date of handing over of the premises, completed in all respect as per the Bank's plan with all mandatory approvals in place). The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.

1.23 All the civil work as per plan & specifications provided by SBI pertaining to construction of Cash Room/Strong room/Locker Room, ATM / e lobby, Record & Stationary room, System and UPS room, Ladies and Gents Toilets (including doors, plumbing/sanitary fittings), Pantry, Staircases, Main and Exit Door, Grills to all Windows. Rolling shutters and collapsible door to Main and Exit doors will be carried out by the lessor at his cost. Flooring of the banking hall of the premises shall be of Doubled charged vitrified tiles and flooring of Record/Stationary Room shall be of Polished Kota stone and Entrance Glass façade (if applicable) with main glass door. Lessor(s) will be required to engage the Architect, as approved by the SBI for

supervision of the entire activities of construction, at their own cost. **Room means room having four walls with doors and windows with Grill.**

1.24 Bank shall take possession of the offered premises only after completion of all the civil construction works & submission of necessary certificates from the licensed Structural consultant and Architect, as required by the SBI and fulfilment of all other terms and conditions of technical bids as mentioned above.

1.25 **Lessor should be ready and willing to accept terms and conditions of draft lease agreement as attached herewith.**

1.26 **The bank shall reject an application without being liable in any manner whatsoever to the bidder has, directly or indirectly or through an agent engaged in corrupt/fraudulent practices during the bidding Process.**

**"Fraudulent Practice" means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, to influence the Bidding Process.**

Place:

Name & Signature of bidder/lessor(s)

Date:

with seal if any

# **1<sup>ST</sup> PACKET**

## **TECHNICAL BID**

### **OFFER SUBMITTED FOR LEASING PREMISES**

**(If anybody willing to offer for more than one premises, separate application to be submitted for each premises)**

With reference to your advertisement in the \_\_\_\_\_ dated \_\_\_\_\_

We hereby offer the premises owned by us for Commercial / Office use on lease basis:

#### **A General Information:**

<b>A</b>	<b>Location:</b>	
A.1	Distance in Km from the Existing Branch	
A.2	Distance in Km from the nearest City Bus Stop.	
<b>B.</b>	<b>Address:</b>	
B.1	Name of the Building	
B.2	Plot No & Door No.	
B.3	Name of the Street	
B.4	Name of the City	
B.5	Pin Code	
<b>C</b>	<b>Name of the owner</b>	
C. 1	Address	

C. 2	Name of the contact person	
C. 3	Mobile no.	
C. 4	Email address	

**B. TECHNICAL INFORMATION (PLEASE TICK AT THE APPROPRIATE OPTION)**

- a) Building : Load bearing (-----) RCC Framed Structure(-----)
- b) Building: Residential (-----), Institutional (--) Industrial (----), Commercial (-----).
- c) No. of floors (-----)

**C. BUILT UP AREA OF THE PREMISES:**

- a) Year of construction and age of the building (-----).
- b) Building ready for occupation – Yes / No

If No, how much time will be required for occupation.....

**D. AMENITIES AVAILABLE:**

- a) Electrical power supply – Yes / No
- b) Running water supply – Yes / No
- c) Whether plans are approved by the local authorities – Yes / No
- d) Whether NOC from the department obtained – Yes / No
- e) Whether occupation certificate has been received – Yes / No
- f) Whether direct access is available from the main road – Yes / No
- g) Whether Captive power supply (Generator) is available – Yes / No
- h) Floor is able to sustain weight of as specified (Yes / No)
- i) Whether fully air-conditioned or partly air-conditioned – Yes / No
- j) Whether lift facilities are available – Yes / No

**E. PARKING:**

No. of car parking/scooter parking which can be offered exclusively to the Bank

- I) Car - ..... Nos
- II) Scooter-.....Nos

Floor of the offered premises:

Level of Floor	Carpet area
Total Floor Area	

Note- The rentable area shall be in accordance with the one mentioned under clause/para 1.17 Of “**Technical Bid**”.

### **Declaration**

I/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 i.e. Cash safe Room, Record/Stationary room, System/ups Room, Ladies and Gents Toilet and Pantry with all fittings and fixtures,

Verified Tile Flooring and other works as per Banks specifications and requirement.

### **NOTE:**

**In absence of following points, premises shall not be selected.**

- 1. Provision of Ramp shall be available. Construction of ramp is in owner’s scope of work.**
- 2. Provision of two toilets for staff is compulsory**

Place:

Date:

Name and signature of lessor(s) with seal



## **ANNEXURE – I (PART OF TECHNICAL BID)**

### **PREMISES REQUIRED ON LEASE**

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

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

### **TECHNICAL PARAMETERS AND SCORING BASED ON THEIR MARKS**

The detailed list and marks assigned to each parameter is as under:

Sr No	Parameter	Maximum Marks
1	Distance from desired (existing branch) location. i) up to 0.5 Km 10 marks) ii) More than 0.5 Km and upto 01 kms (7marks) iii) More than 01 and up to 02 Kms (5 marks) iv) More than 2 Kms (0 marks)	10
2	Available Frontage of the Premises i) More than 15 metres (10) ii) More than 10m and upto15 m (7) iii) More than 6m and upto 10 m (5) iv) up to 6 m (0)	10
3	Nearby surroundings, approach road and location i)Commercial Market Place with wide approach (10 marks) ii) Partly Commercial/ Residential locality with wide approach (7marks) iii) Commercial Market Place with narrow approach (5 marks) iv) Partly Commercial/ Residential locality with narrow approach (0 marks)	10
4	Quality of construction, Load Bearing/ RCC framed structure & adequately ventilated, Ambience & Suitability of premises. / Location and Size of the Plot and age of the Building. In case of open land Marking shall be based on location of the land, i)Excellent (30) ii) Good (15) iii) Satisfactory (7) iv) Unsatisfactory (0)	20

5	Availability of Premises on: i) Ground Floor (20) II) Ground Floor + First Floor (10) iii) First Floor (5) iv) Second Floor (0)	20
6	i) Availability of Parking as specified (10) ii) Availability of parking less than as specified (0)	10
7	<b>Amenities available</b>	10
8.	Age of the building i) 0-10 yrs (10) ii) 10-20 yrs (7) iii) 20-35 yrs (5) iv) more than 30 yrs (0)	10
	<b>TOTAL</b>	<b>100</b>

Place:

Date:

Name & Signature of lessor with seal if any

## **2ND PACKET**

## **PRICE BID**

**(TO BE SUBMITTED IN SEPARATE COVER)**

With reference to your advertisement in the local dailies 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 Commercial/office use on lease basis on the following terms and conditions:

### **General Information:**

#### **Location:**

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	

Name & Signature of lessor with seal if any

**Rent:** Rent per sqft of carpet area or lumpsum.

Level of Floor/Floor No.	Carpet Area (sqft)	Rent per sqft per month ( in Rs.) #Please refer note below	Total rent per month in Rs.
Total			

**# Rentable area will be based on "Carpet area" of the floor in accordance with the one mentioned under para / clause / item 1.17 of technical bid. Please note that the rent should be inclusive of municipal taxes/cess, service charges like society charges, maintenance charges etc. and will not be paid separately by the Bank.**

**The GST if levied on rent paid, shall be reimbursed by the SBI to the landlord on production of such payment of tax 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 lessor(s) with seal if any