NOTICE INVITING TENDER (NIT)

SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD.
(A wholly owned subsidiary of SBI)
DEHRADUN ADMINISTRATIVE OFFICE
1, New Cantt. Road, Dehradun-248001.
Tel No. 0135-2716038

PREMISES REQUIRED ON LEASE

TENDER ID NO. : DEL201912005

SBI Infra Management Solutions Pvt. Ltd. invite offers, on behalf of the SBI, from owners / Power of Attorney holders for premises on lease rental basis for Commercial / Office use having built up area of about **279 sq. mt. [3000 sq. ft.]** (as per IS Code 3861:2002) for alternate premises of **SBI IIP Dehradun branch** with approx. **93 sq. mt (1000 sq. ft)** open / covered parking space (free of cost) and space for keeping Generator, within approx. 1 KM towards Miawala on Main Road. The entire space should preferably be on Ground floor or first 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 or https://bank.sbi from **05.12.2019 to 20.12.2019** and to be submitted duly filled along with processing fees of **Rs. 5,000/- (Rs. Five Thousand Only)** non-refundable (to be deposited through **SB Collect payment portal** only available in SBI site https://www.onlinesbi.com) **TENDER ID NO. : DEL201912005** to the Circle Head & Vice President, SBI Infra Management Solutions Pvt. Ltd., Administrative Office, 1, New Cantt. Road, Dehradun-248001. Tel No. 0135-2716038. 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 above office on or before **5:00 p.m on 16.12.2019**. The SBIIMS/SBI reserves the right to accept or reject any offer without assigning any reasons therefore. No Brokers please.

CIRCLE HEAD & VICE PRESIDENT

निविदा आमंत्रण सूचना (एनआईटी)

एसबीआइ इन्फ्रा मैनेजमेंट सोल्युशंस प्रा. लि.

(एसबीआइ की सम्पूर्ण स्वामित्व सहायक)

देहरादून प्रशासनिक कार्यालय

1, न्यू केंट रोड, देहरादून-248001

दूरभाष संख्या-0135-2716038

लीज आधार पर परिसर चाहिए

TENDER ID NO. : DEL201912005

एसबीआइ इन्फ्रा मैनेजमेंट सोल्युशंस प्रा. लि. एसबीआइ की तरफ से **SBI IIP Dehradun** शाखा के वैकल्पिक परिसर हेतु लगभग **279** वर्ग मीटर **[3000** वर्ग फीट**]** (आइ. एस. कोड **3861:2002** के अनुसार) के निर्मित क्षेत्र सहित कार्यालय / कमर्शियल रूप में प्रयोग करने हेतु लीज किराया आधार पर परिसर हेतु मालिको / पावर ऑफ एटॉर्नी धारकों से वर्तमान शाखा से लगभग **1** कि॰ मी॰ मियावाला कि तरफ मुख्य मार्ग पर प्रस्ताव आमंत्रित करता हैं । परिसर में **93** वर्ग मीटर **(1000** वर्ग फीट**)** (नि: शुल्क) खुला / कवर्ड पार्किंग स्पेस तथा जनरेटर रखने हेतु स्थान सहित संपूर्ण क्षेत्र अधिमानत भूतल अथवा प्रथम तल पर होगा। परिसर कब्जा / अधिकार या प्लॉट हेतु तैयार होना चाहिए। विस्तृत मानदंड नियम एवं शर्तें एवं मूल्य बोली निर्दिष्ट तकनीकी बोली के जमा करने हेतु प्रारूप एसबीआइ की वैबसाइट **www.sbi.co.in or https://bank.sbi** से **05.12.2019 से 20.12.2019** तक डाउनलोड कर सकते हैं एवं **सर्कल हैड वाईस प्रेसिडेंट (सिविल),** एसबीआइ इन्फ्रा मैनेजमेंट सोल्युशंस प्रा. लि., प्रशासनिक कार्यालय, **1,** न्यू केंट रोड, देहरादून-**248001** के कार्यालय में **'**एसबीआइ इन्फ्रा मैनेजमेंट सोल्युशंस प्रा. लि.' के पक्ष में प्रतिभूत **SB Collect payment portal** के माध्यम से **SBI site https://www.onlinesbi.com** द्वारा रु **5,000/- (**केवल **पाँच** हज़ार रूपये**) से** अप्रतिदेय के प्रसंस्करण शुल्क सहित विधिवत जमा करना होगा । सरकारी विभागो / सार्वजनिक क्षेत्र इकाई / बैंक द्वारा स्वामीत्व परिसर को वरीयता दी जाएगी । सभी तरह से पूर्ण मुहरबंद कवर में प्रस्ताव **16.12.2019** को अप. **5:00** बजे या उससे पहले उपरोक्त कार्यालय में जमा होगा । एसबीआईआईएमएस/ एसबीआई को बगैर कोई कारण बताये किसी भी प्रस्ताव को स्वीकार या रद्द करने का अधिकार सुरक्षित रखता हैं । कृपया ब्रोकर संपर्क ना करे । **TENDER ID NO. : DEL201912005**

सर्कल हैड & वाईस प्रेसिडेंट

TECHNICAL BID (COVER-A)

TERMS AND CONDITIONS

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. Duly signed and completed separate Technical and Price Bids are to be submitted for each proposal using Xerox copies in case of multiple offers. A payment receipt generated with a reference no. of SB Collect of Rs. 5,000/- (Non-refundable) should be enclosed with each Technical Bid as tender processing fee. In case the bidder feels any difficulty in depositing tender processing fee through SB Collect, the DD/BC favouring 'SBI Infra Management Solutions Pvt. Ltd' payable at Dehradun shall also be accepted. Bid without accompanying the tender processing fee will not be considered. The Technical Bid and Price Bid for the proposal should be enclosed in separate sealed envelopes and these two envelopes be placed **in a single cover superscribing "Tender for leasing of premises for alternate premises of SBI IIP, Dehradun Branch" to The Circle Head & Vice President, SBI Infra Management Solutions Pvt. Ltd., Dehradun Administrative Office, 1, New Cantt. Road, Dehradun-248001, Tel No. 0135-2716038 on or before 5:00 PM on 20.12.2019.**

Important points of Parameters -

1	Built up Area	Approximately 279 Sq.mt. (3000 sq. ft) Preferably at Ground Floor or first floor. In case of exigencies, Bank may take less or more area.
2	Covered Parking Space	Preferable
3	Open parking area	Approx 93 sq. mt (1000 sq. ft) open / covered parking area for customers
4	Amenities	24 hours water facility, Electricity etc.
5	Possession	Ready for possession / occupation
6	Premises under construction / Plot	May be considered and the owner will have to construct the building within 6 months as per Bank's requirement.
7	Desired location	Within approx. 1 Kms from existing branch

		premises towards Miawala.
8	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority (ii) Ground floor / First floor (iii) Govt. Departments / PSU / Banks
9	Unfurnished premises	May be considered and Bank will get the interior and furnishing work as per requirement.
10	Initial period of lease	10 years (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	Minimum 4 months from the date of submission of the offer
13	Stamp duty / registration charges	To be shared in the ratio of 50:50.
14	Fitment Period	1 months rent free fitment period for completion of interior furnishing work by Bank after handing over of the premises by the landlord to Bank.

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 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 lease period will be for 10 years with increment in rent after 5 years (viz. total lease period will be of 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the Bank only during the pendency of the lease. As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 15% - 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 / 10 years.

1.2 Tender document received by the SBIIMS after due date and time i.e. **20.12.2019 after 5:00 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:

The Circle Head & Vice President
SBI Infra Management Solutions Pvt Ltd
Dehradun Administrative Office,
1, New Cantt. Road, Dehradun-248001.
Tel No. 0135 - 2716038

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 over-writing 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 In case the space in the tender document is found insufficient, the lessors may attach separate sheets.

1.6 The **offer should remain valid** at least for a period of **4 (four) months** to be **reckoned from** the last date of submission of offer i.e. **20.12.2019.**

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 21.12.2019 at 11:00 AM or after as decided by the Premises Selection Committee based on availability of members** in the presence of tenderers who choose to be present at the office of **Regional Manager (Region-1), State Bank of India, 1, New Cantt. Road, Dehradun-248001.** All tenderers are advised in their own interest to be present on that date at the specified time. Financial bids will be opened only of shortlisted offers & date/time will be informed telephonically.

1.9 **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.

1.10 Canvassing in any form will disqualify the tenderer. **No brokerage will be paid to any broker.**

1.11 The short listed lessors will be informed by the SBIIMS/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** to the successful vendor shall be made **by Account Payee Cheque or RTGS/NEFT**.

1.13 **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**.

1.14 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**. **70%** weightage will be given for **technical** parameters and **30%** for **price bid**. The score finalized by Committee of the SBIIMS/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, 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 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 registration number of GST 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.

1.16 Mode of measurement for premises is as follows:

Rentable area of the premises should be clearly mentioned as **built up area** as per IS code 3861-2002 which could be always measured jointly by the Bank and the landlord.

1.17 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.

1.18 T**he 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 25-35 KW/KVA or as required 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 at no extra cost to the Bank.

1.19 **Bidder / Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost.**

1.20 The bidder/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, in case of unfurnished premises.

1.21 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.

1.22 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.

1.23 Electricity & Water charges will be borne by the Bank provided the requisite connection are arranged by the landlord in the name of Bank.

1.24 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 cash room door and ventilation as per Bank's specifications, if required RCC locker room as per Bank's specifications (locker room door and ventilator shall be provided by the Bank), Rolling shutter, collapsible Gate at entry, doors & windows, ramp with S.S (grade 304) railing for disabled/old people, double charged vitrified tile flooring, 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.

1.25 Interior works like loose furniture, dry wall partition system, cubicles, and cabins false ceiling. AC lighting fixtures, signages, compactors for storage, electrical wiring for interior work etc, will be done by the Bank at its own cost as per requirement.

Place:
Date: Name & Signature of bidder / lessor

ANNEXURE – I

SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD.
(A wholly owned subsidiary of SBI)
Dehradun Administrative Office

1, New Cantt. Road, Dehradun-248001.

PREMISES REQUIRED ON LEASE
Parameters based on which technical score will be assigned
(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)

S. No	Parameters	Actual Situation	Total Marks	Marks Obtained
1	Built up area as per requirement	± 5% : 10 ± 10% : 5 ± 25% : 2	10	
2	Premises location	Main Market and on Main Road : 20 Main Market but on Inner side from Main road : 10	20	
3	Premises on ground floor / 1st floor	On ground floor : 20 GF + Immediate Upper Floor with internal stair :10 GF + Immediate Upper Floor with external stair : 05	20	
4	Frontage	>= 9 m = 10 >= 7.5 m = 07 >= 6 m = 05	10	
5	Covered/Built up/Open exclusive parking for SBI (Allotted Parking)	1. >= 46 square metre = 10 2. >= 37 square metre = 07 3. >= 28 square metre = 05 4. >= 19 square metre = 02 5. No parking = 00	10	
6	Surrounding of building	Adequate natural light and ventilation : 05 In-adequate natural light and ventilation : 00	5	
7	Quality of construction, finishing etc. (in case of plot, average marking will be given)	1. Excellent : 05 2. Good: 04 3. Average : 03 4. Poor : 02	5	
8	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	20	
	Total		100	

Signature and Seal of applicant

Example for evaluation of proposals:

1. Each of the above parameters given marks.
Total Marks 100.
Three premises short-listed – A, B, & C.
They get following marks
A-78, B-70, C-54

2. Convert them to percentiles
A: (78/78)*100=100 =100
B: (70/78)*100=100 =89.74
C: (54/78)*100=100 =69.23
Financial quotes for three premises are as follows:
A: Rs.300 per sqm of built-up area
B: Rs.250 per sqm of built-up area
C: Rs.210 per sqm of built-up area

3. As desired one is lowest, to work out percentile score, we will get
C: (210/210)*100 = 100
B: (210/250)*100 = 84
A: (210/300)*100 = 70

4. If proportion of technical to financial score is specified to be 70:30, then final score will work out as follows:
A: (100*0.70) + (70*0.30) = 91
B: (89.74 * 0.70) + (84*0.30) = 88.02
C: (69.23*0.70) + (100*0.30) = 78.46

Desired premises would be one with highest percentile score i.e. A with score of 91.

DETAILS OF OFFER (COVER-A) TECHNICAL BID

OFFER SUBMITTED FOR LEASING PREMISES
(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

SBI Infra Management Solutions Pvt Ltd

Dehradun Administrative Office

1, New Cantt. Road, Dehradun-248001.

With reference to your advertisement in the _____ dated _____

We hereby offer the premises owned by us for housing your branch / office at _____on lease basis:

General Information:

1.	Name of the owner	
2	Address of Property	
3	Address of owner	
4	Telephone / Mobile No.	
5	Email address	

Technical Information (Please√ at the appropriate option)

a. Building - Load bearing _____Framed Structure_____

b. Building – Residential____Institutional ____Industrial ___ Commercial____

c. No. of floors _____

d. Year of construction and age of the building _____

e. Details of Floor / Plot of the offered premises

Level of Floor	Built up area (as per IS code 3861-2002)
Ground Floor	
First Floor	
Second Floor	
And so on	
Total Built Up Area	

f. Location : Main Market - Yes / No*
Main Road - Yes / No*

g Frontage of Building (not plot) - _____ Metres

h. Cover / Open* Parking space available / proposed* - _____Sq.M. (*Please tick)

Note- The rentable area shall be in accordance with the one mentioned under clause/para 1.16 of Terms & Conditions.

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 KVA (Mention_____) Yes/No
Running Municipal Water Supply Yes/No
Whether plans are approved by the local authorities (Enclose copies) Yes/No
Whether NOC from the department has been received Yes/No
Whether occupation certificate has been received (Enclose copy) Yes/No
Whether direct access is available, if yes give details Yes/No
Whether exclusive parking facility has been provided Yes/No

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. locker room, cash safe room, record room, toilets and pantry with all fittings and fixtures, double charged vitrified flooring, other works as per Bank's specifications and requirement

Place:

Date: Name and signature of lessor with seal
List of enclosures:-

PRICE BID (COVER-B)

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

SBI Infra Management Solutions Pvt Ltd

Dehradun Administrative Office

1, New Cantt. Road, Dehradun-248001.

With reference to your advertisement in the _____dated __ /__ /____ 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 _____ on lease basis on the following terms and conditions **(If anybody willing to offer for more than one Premises, separate application to be submitted for each site)**

General Information:

Location:

1.	Name of the owner	
2	Address of Property	
3	Address of owner	
4	Telephone / Mobile No.	
5	Email address	

Rent:

Level of Floor	Built up Area (Sq.Mt) As per BIS code 3861-2002	Rent per Sq.Mt. per month (Rs.)	Total rent per month of built-up area (Rs.)
Ground Floor			
First Floor			
Second Floor			
And so on			
Maintenance charge per month (if any)			
Total Rent			

The service tax/GST if levied on rent paid by us shall be reimbursed by the SBI, to the landlord on production of receipt 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 bidder / lessor

SBI Infra Management Solutions Pvt Ltd

Dehradun Administrative Office

1, New Cantt. Road, Dehradun-248001.

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

A) SPECIFICATIONS:

1. BUILDING WILL CONSIST OF R.C.C. FRAMED STRUCTURE WITH FIRST CLASS CONSTRUCTION. ALL EXTERNAL WALLS AND WALLS OF ALL ROOMS TO BE 230 MM THICK WITH BOTH SIDES PLASTERED .
2. ALL INNER PARTITION WALLS OF KITCHEN, TOILETS CAN BE 11.5 CM. THICK AND WILL HAVE 6MM STEEL @ THIRD COURSE.
3. FLOOR FINISH-

a) BANKING HALL / B.M.'S ROOM / TOILETS / CANTEEN / LOCKER / SYSTEM/UPS-VITRIFIED TILES DOUBLE CHARGE/GRANITE TILES OF APPROVED SHADE, DULY COVERED WITH POP & POLYTHENE TO AVOID DAMAGE FROM INTERIOR WORKS.

b) INSIDE OTHER ROOMS-VITRIFIED TILES.

c) OPEN AREA-KOTA STONE/CEMENT CONCRETE PAVERS.

4. WALL FINISH-

a) INTERNAL-PLASTIC EMULSION, LUSTURE/OIL BOUND DISTEMPER /ENAMEL PAINT OF APPROVED SHADE / MAKE.

b) EXTERNAL--WATER PROOF CEMENT PAINT-APEX .

5. M.S. GRILL FOR WINDOWS-12 MM SQUARE BARS @ 7.62 CM. C/C BOTH WAYS IN FRAME WITH OPENABLE WINDOW FOR AIR-CONDITIONERS/DESRT COOLERS.
6. MAIN ENTRY TO HAVE ROLLING SHUTTER, COLLAPSIBLE GATE & EXIT WILL HAVE COLLAPSIBLE GATE & ROLLING SHUTTER.
7. BUILDING SHOULD HAVE FLOOR TO CEILING HEIGHT APRX-3.66 M.
8. IN TOILETS, PANTRY & DRINKING WATER AREA WALL TILES OF APPROVED MAKE / SHADE UPTO 8' HEIGHT WILL BE FIXED.
9. ALL SANITARY & C.P. FITTINGS WILL BE OF APPROVED MAKE AS PER BANK'S APPROVAL, SENSOR TYPE.
10. CASH AND LOCKER ROOM WILL HAVE IRON COLLAPSIBLE DOOR & DOUBLE FLANGED IRON SHEET DOOR (SIZE-4'6"X7'6").
11. IN CASE OF OTHER DOORS, IT SHALL HAVE WOODEN CHOUKHATS WITH 35 MM BLOCK BOARD SHUTTER DOORS.
12. ALL ROOMS ARE TO BE PROVIDED WITH SUITABLE OPENINGS FOR VENTILATORS/EXHAUST FANS(12"x12").
13. CASH ROOM , LOCKER ROOM AND E-LOBBY, IT WILL BE CONSTRUCTED WITH 9 INCHES THICK BRICK WALLS, DULY PLASTERED.
14. PANTRY WILL HAVE GRANITE PLATFORM 2 FEET WIDE WITH STEEL SINK.
15. ELECTRICAL WIRING AND FIXTURES TO BE PROVIDED AS PER BANK'S ELECTRICAL ENGINEER DIRECTION.
16. CASH SAFE WILL BE EMBEDDED WITH RCC IN CASH ROOM.

SIGNATURE OF OWNER OF BUILDING
(IN TOKEN OF ACCEPTANCE OF ABOVE)

CONTD....2

B) TERMS & CONDITIONS:

1. OWNER SHALL ENGAGE QUALIFIED ARCHITECT/ENGINEER FOR COMPLETE PLANNING/SUPERVISION OF CONSTRUCTION ETC.
2. ATM ROOM, STATIONARY, RECORD ROOM, PANTRY, TOILETS(GENTS & LADIES), CASH ROOM , LOCKER ROOM, RAMP FOR PHYSICALLY CHALLENGED ETC. TO BE CONSTRUCTED AS PER LAYOUT PLAN GIVEN BY BANK AND EXPENDITURE IN THIS REGARD WILL BE BORN BY OWNER. FLOORS ARE TO BE STRUCTURALLY STRENGHTENED TO SUSTAIN ADDITIONAL LIVE LOAD OF APPROX. 15-20 TON ON ACCOUNT OF LOCKERS /CASH SAFES .
3. LEASE PERIOD WILL BE FOR 10 YEARS WITH INCREASE IN RENT @15% TO 25 % AFTER FIRST 5 YEARS
4. EXIT CLAUSE - 3 MONTHS' NOTICE FROM BANK'S SIDE ONLY.
5. STAMP DUTY EXPENSES TO BE SHARED EQUALLY @ 50:50 BASIS BY BANK & OWNER.
6. RENT WILL BE BASED ON ACTUAL BUILT UP AREA (AS PER IS CODE 3861:2002) TO BE MEASURED JOINTLY AFTER COMPLETION OF CIVIL WORKS.

7. TITLE / OWNER SHIP PROOF SHOULD BE CLEAR & LEASE WILL BE EXECUTED AS PER BANK'S STANDARD FORMAT(SAMPLE ENCLOSED).
8. POSSESSION OF PREMISES WILL BE TAKEN AFTER COMPLETION OF ALL WORKS AS PER LAYOUT PLAN/AS PER SPECIFICATIONS ENUMERATED ABOVE.
9. ALL TAXES & SERVICE CHARGES EXCEPT SERVICE TAX TO BE BORN BY OWNER. SERVICE TAX IF APPLICABLE WILL BE REIMBURSED BY BANK ON PRODUCTION OF CHALLAN.
10. OWNER WILL ARRANGE REQUIRED 30-35 KW(APPROX.) ELECTRICAL LOAD FROM ELECTRICITY AUTHORITY .
11. PERIODICAL MAINTENANCE OF BUILDING TO BE DONE BY OWNER.
12. FOLLOWINGS TO BE FURNISHED BY OWNER THROUGH ARCHITECT ENGAGED BY THEM, BEFORE POOSSSESION OF PREMISES IS TAKEN BY BANK-
13. SUITABLE SPACE TO BE PROVIDED FOR STAFF PARKING & GENERATOR SET (NO RENT WILL BE GIVEN BY BANK FOR THIS AREA). GENERATOR SET WILL NOT BE PLACED ON BRANCH FRONT.
14. SUITABLE PLACE TO BE PROVIDED FOR DISPLAY OF BANK'S SIGN BOARDS, HANGING OF OUTDOOR UNIT OF AIR-CONDITIONERS AND V-SET WITH MONKEYCAGE ON ROOF TOP (NO RENT FOR THIS FACILITY).
15. TWENTY -FOUR HOURS UN-INTURRUPTED WATER SUPPLY ARRANGEMENT TO BE MADE BY WAY OF UNDERGROUND / OVERHEAD TANK & SUBMERSIBLE PUMP EXCLUSIVELY FOR BANK.
16. BANK WILL HAVE SEPARATE & EXCLUSIVE ACCESS TO BRANCH FROM MAIN ROAD.
17. ROOF TOP FOR INSTALLATION OF V-SET BY BANK, NO RENT WILL BE PAID.

SIGNATURE OF OWNER OF BUILDING
(IN TOKEN OF ACCEPTANCE OF ABOVE)