STATE BANK OF INDIA
PREMISES & ESTATE DEPARTMENT, AMARAVATI-LOCAL HEAD OFFICE,
HYDERABAD

INVITES TENDERS FOR PREMISES AT VIJAYAWADA ON LEASE RENTAL FOR SARB
BRANCH (STRESSED ASSETS RESOLUTION BRANCH)

Last date for submission of Tenders: 3.00 p.m. on 04.01.2022

Tenders to be submitted to:-
THE ASST. GENERAL MANAGER (P&E)
STATE BANK OF INDIA, AMARAVATI LHO
PREMISES & ESTATE DEPARTMENT,
2nd FLOOR, ABIDS, GUNFOUNDRY,
HYDERABAD-500001.
Tel: 040-23387365/23387220

TENDER SUBMITTED BY:
Name: ______________________________________
Address : _____________________________________
Email: 
**NOTICE INVITING TENDER (NIT)**

**PREMISES REQUIRED ON LEASE**

State Bank of India, Invites tender in Two bid system from the Landlords/Legal owners/PA holders for Ready built or likely to be ready in one month commercial building offering a built up area of approximately 418sq.m (i.e. 4500 sq.ft.) in **Vijayawada City**, Krishna District, Andhra Pradesh on lease rental for SARB Branch.

<table>
<thead>
<tr>
<th></th>
<th>Name of Work</th>
<th>Tender to acquire commercial office premises on lease rental for Ready built or likely to be ready in one month commercial building offering a built up area of approximately 418sq.m (i.e. 4500 sq.ft.) in <strong>Vijayawada City</strong>, Krishna District, Andhra Pradesh for SARB Branch.</th>
</tr>
</thead>
</table>
| 2 | Bid Document Availability including changes/amendments, if any to be issued | FROM 22.12.2021 to 04.01.2022 Refer Bank’s web site [www.sbi.co.in](http://www.sbi.co.in) under “procurement news”.

3. Tender fee

|   | Tender fee | Nil. |

4. EMD (Earnest Money Deposit)

|   | EMD (Earnest Money Deposit) | 1) ₹ 27,000.00 , By means of DD payable at Hyderabad in favor of ‘Assistant General Manager, P&E Department, State Bank of India, Amaravati LHO.

2) After award to successful bidder, EMD of unsuccessful bidders shall be returned without interest.

3) The EMD of successful bidder will be returned without interest, while handing over the premises by landlord.

4) The EMD of successful bidder will be forfeited in case owner fails to carry out the modifications as per Bank requirement, adhere to terms and if a Bidder withdraws his Bid during the validity of the bid specified in this RFP. |

5. Clarification of queries

|   | Clarification of queries | In the Prebid meeting only |

6. Pre Bid Meeting

|   | Pre Bid Meeting | FROM 3.00PM on 27.12.2021 |

7. Pre Bid Meeting Venue

|   | Pre Bid Meeting Venue | State Bank of India, 4TH Floor, Conference Hall, Hybank Tower Building, Amaravati LHO, ABIDS, Hyderabad-500 001 |

8. Last date and time for submission of tender

|   | Last date and time for submission of tender | 3.00 p.m. on 04.01.2022 |

9. Place, Time & Address for submission of tender/contact person/telephone no/email address.

|   | Place, Time & Address for submission of tender/contact person/telephone no/email address | Up to 3.00 p.m. on 04.01.2022

The Asst. General Manager (P&E), State Bank of India, Premises & Estates Department, Amaravati LHO, 2nd Floor, ABIDS, Hyderabad-500 001

e-mail id: agmpe.lhoand@sbi.co.in

tel: 040-23387365/4 |

10. Date, Time and Place of opening of Technical Bid

|   | Date, Time and Place of opening of Technical Bid | On 04.01.2022 at 3.30 PM State Bank of India, 4TH Floor, Conference Hall, |
| 11 | Commercial/price Bids | On a subsequent date which will be communicated to such bidders who qualify in the Technical evaluation |
| 12 | Bid validity | The offers/tenders should be valid for 6(Six) months from the last date of receipt of the tender |
| 13 | Technical Evaluation of Bids | By a committee comprising of officers from State Bank of India |
| 14 | Letter of Intent | On a subsequent date which will be communicated to such bidder who is successful. |
| 15 | Timeline for handing over the complete possession of premises as per Bank requirement | Timeline of 30 days to handover ready premises from the date of issue of LOI(Letter of Intent). |
| 16 | Rent Free Occupation | **Two months** from the date of handing over of premises for completion of all interior work by Bank. |

The premises should be located in a less congested locality. The Premises should have all facilities such as,

1. Adequate power load with substation,
2. Sufficient 24x7 water supply,
3. Required parking space,
4. Space for keeping generator,
5. Fire Security system as per guidelines,
6. Facilities as per the non-discrimination clause of the RPWD Act 2016
7. Space at terrace for installation of V-SAT.

The interested Landlords/owners/PA holders should submit their offers in the bank's prescribed formats in Two cover system i.e 'Technical Bid' and 'Price Bid' separately.

**These formats can be downloaded from Bank’s website www.sbi.co.in under ‘Procurement News’**

The application/tender forms in two separate sealed covers shall be superscribed as under:
Cover -1- 'Technical Bid for Premises for SARB BRANCH at Vijayawada'
Cover -2- 'Price Bid for Premises for SARB BRANCH at Vijayawada'

The above two covers should be sealed in a third cover with name, mobile number and active email of the applicant and the name of the branch/office for which the premises is being offered clearly indicated thereon, should be submitted/sent to below mentioned address to reach up to 3.00 PM on 04.01.2022.

THE ASST. GENERAL MANAGER (P&E)
STATE BANK OF INDIA, AMARAVATI LHO
PREMISES & ESTATE DEPARTMENT,
2nd FLOOR, ABIDS, GUNFOUNDRY,
HYDERABAD-500001.
The tenders can also be dropped in the Tender Box kept near the Main Entrance Gate.

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 sign the document/Application/attend any meeting/ bid opening.

Incomplete or late received offers will not be entertained. No brokerage will be paid. The Bank reserves the rights to cancel/reject any offer without assigning any reason thereof.

Corrigendum if any would be posted on the website only. Hence, applicants are advised to visit website regularly for above purpose.

SD/- ASST. GENERAL MANAGER(P&E)
With reference to your advertisement in the local dailies __________ 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):

<table>
<thead>
<tr>
<th>A</th>
<th>General Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Name of the Landlord/Owner Address</td>
</tr>
<tr>
<td>2</td>
<td>Mobile No.</td>
</tr>
<tr>
<td>3</td>
<td>Email Address</td>
</tr>
<tr>
<td>4</td>
<td>Complete address of premises offered</td>
</tr>
<tr>
<td>5</td>
<td>Floor of the premises offered, i.e GF/FF/….</td>
</tr>
<tr>
<td>6</td>
<td>Name of the building</td>
</tr>
<tr>
<td>7</td>
<td>Door No.</td>
</tr>
<tr>
<td>8</td>
<td>Name of the street</td>
</tr>
<tr>
<td>9</td>
<td>Name of the city/mandal/District</td>
</tr>
<tr>
<td>10</td>
<td>Pin code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B</th>
<th>Technical information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Building – Load bearing or Frame structure</td>
</tr>
<tr>
<td>2</td>
<td>Type of building – Residential/commercial/Institutional/Industrial/</td>
</tr>
<tr>
<td>3</td>
<td>Total No. of floors</td>
</tr>
<tr>
<td>4</td>
<td>Year of construction and age of the building</td>
</tr>
<tr>
<td>5</td>
<td>Building ready for occupation – Yes / No</td>
</tr>
<tr>
<td>6</td>
<td>If No, how much time will be required for occupation</td>
</tr>
<tr>
<td>7</td>
<td>Built up Area of the premises offered (enclose detailed calculation)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C</th>
<th>Amenities available:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Electrical power supply – Yes / No</td>
</tr>
<tr>
<td></td>
<td>Description</td>
</tr>
<tr>
<td>---</td>
<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>2</td>
<td>Total Load available in KW</td>
</tr>
<tr>
<td>3</td>
<td>Running water supply – Yes / No</td>
</tr>
<tr>
<td>4</td>
<td>Whether plans are approved by the local authorities – Yes / No (Enclose copies)</td>
</tr>
<tr>
<td>5</td>
<td>Whether NOC from the department obtained – Yes / No (Enclose copies)</td>
</tr>
<tr>
<td>6</td>
<td>Whether occupation certificate has been received – Yes / No (Enclose copies)</td>
</tr>
<tr>
<td>7</td>
<td>Whether direct access is available from the main road – Yes / No</td>
</tr>
<tr>
<td>8</td>
<td>Whether captive power supply is available – Yes / No</td>
</tr>
<tr>
<td>9</td>
<td>Whether fully air-conditioned or partly air-conditioned or not airconditioned</td>
</tr>
<tr>
<td>10</td>
<td>Whether lift facilities are available – Yes / No</td>
</tr>
<tr>
<td>11</td>
<td>No. of car parking/scooter parking which can be offered Exclusively to the Bank.</td>
</tr>
<tr>
<td></td>
<td>1) Car</td>
</tr>
<tr>
<td></td>
<td>2) Scooter</td>
</tr>
<tr>
<td>12</td>
<td>Mention the list of any other amenities which are provided</td>
</tr>
<tr>
<td>13</td>
<td>Any additional information</td>
</tr>
</tbody>
</table>

Please Enclose:
1. Copy of Approved Plan
2. Location Map/Site Plan
3. Copy of property document
4. Photos of the premises
5. copy of occupation certificate
6. copy of proof for commercial use/license
7. structural stability certificate as per Annexure
8. NOC from Fire Department
9. Documents in support of Eligibility Criteria
10. Premises Built up Area Statement
11. Other documents if any

**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 as per Specification Of Building given here under such as record room, compactor room, toilets and pantry with all fittings and fixtures, vitrified flooring, other works as per Bank’s specifications and requirement

Place: Signature of Owner/GPA Holder

Date: Name
GENERAL TERMS & CONDITIONS

1) Preference will be given for Premises owned by Govt. Departments/PSU/Banks

2) Permission for commercial use of premises/approved plan/ any other acceptable proof for commercial use should be provided.

3) Premises located away from Prime Commercial Area will also be considered.

4) Premises should have occupation certificate issued by the competent authority

5) All statutory clearances from the local and government authorities e.g. Fire department's clearance, income tax department clearance should be produced.

6) 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 their own cost.

7) Tenderer should ensure that proposed building is free from any dispute in any court of law.

8) Offers from landlords/owners/title holders only would be acceptable

9) Tenderer should ensure that proposed building have no dues of any revenue/tax authority.

10) The offered premises at Second Floor and above should have Lift facility.

11) Late received or incomplete offers will not be entertained.

12) No brokerage will be paid.

13) The successful bidder shall have to execute the lease deed as per the standard terms and conditions finalized by the SBI. Stamp duty and registration charges of the lease deed will be shared equally (50:50) by the Owner/GPA Holders and the Bank.

14) The period of lease will be Initial 5 years + option of additional 5 years with predetermined increase in rent after expiry of first term of 5 years (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 Owner/Bidder.

15) Quoted rate should be inclusive of all taxes such as Municipal/property tax, water, drainage etc. However, GST if applicable will be borne by bank(subject to govt. guidelines)

16) Rent Free Occupation- Two months Rent Free Occupation from the date of handing over of premises for completion of interior furnishing work by Bank.

17) Tender document received after due date and time shall not be considered. Delay in Postal services will not be considered.

18) All columns of the tender documents must be 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.

19) The SBI reserves the right to reject the incomplete tenders or defective tenders. The SBI also reserves 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 Hyderabad only till finalization of the successful bidder.
20) 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.

21) The date of opening of Price Bid will be intimated to the shortlisted bidders at least 24 hours prior to the date of opening of the bids. All tenderers are advised in their own interest to be present on the given date at the specified time.

22) Canvassing in any form will disqualify the tenderer. No broker shall be allowed to attend any meeting/ bid opening. 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.

23) The bidder will be informed by the SBI on the contact details given by them, for arranging site inspection of the offered premises.

24) Premises to be away from fire hazardous establishments like petrol pump, gas godown, chemical shops & high-tension electrical wires, industrial area, thermal plants, air polluted area etc. Premises should not be located on low lying area, water logging area, flood etc.

25) The bidder who gets equal to or more than 65 marks in technical evaluation will qualify for opening of price Bids. Bank reserves the right to accept the L1 bid amount or negotiate with L1 bidder for final price. The bidder who is declared successful 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 Owner/GPA Holders at their own cost as and when required.

26) 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 on submission required documents. The landlord shall submit the Tax Invoice in the prescribed format to the SARB BRANCH OFFICE every month for the rent due to them indicating the GST component separately. The Invoice should also contain the GSTIN number of the landlord and Bank, apart from name, address etc. of the landlord and the serial number of the invoice, 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 SARB BRANCH OFFICE to the landlord on production of proof of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord and Bank.

27) 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.

28) The Owner/GPA Holder should arrange to obtain the municipal license/NOC/approval of layouts etc. from Local Civic Authority/collector/town planning. Owner/GPA Holder should also obtain the occupation certificate from Municipal authorities before starting interior furniture work by bank. The required electrical power load of approximately 50 kW and if required additional electrical power load will also have to be arranged by the bidder/ lessor at his/ her own cost from the State Electricity Board in that area. The covered space required for installation and running of the generator will also have to be provided within the compound by the Owner/GPA Holders at no extra cost to the Bank and will not be considered in rentable area.

29) Owner/GPA Holder should obtain and furnish the structural stability certificate for the premises as per enclosed format. Bank will erect compactors/files storage system having area of about 900sq.ft. The approximate live load of compactors will be 500 to 750kg/sq.m. No separate payment shall be made to the landlord for submitting structural stability certificate.
30) The Owner/GPA Holder 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 rentable area and No separate payment shall be made to the landlord for this purpose.

31) The Owner/GPA Holder shall provide suitable space for installation of AC Out Door units. This area will not be considered in rentable area.

32) After completion of selection process, successful bidder will be issued an offer letter by bank mentioning the terms & conditions, works to be carried out by the landlord etc. Landlord shall acknowledge and accept the offer by affixing his/her signature on the offer letter. Landlord should intimate the bank in writing after completion of all works attaching all documents(such as occupation certificate, permission for commercial use, all statutory clearances from govt. authorities e.g. Fire department, income tax department) for inspection and joint measurement of area. On satisfactory completion of work lease agreement will be executed incorporating clause of Rent Free Occupation of Two months for interior works. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.

33) Rent should be inclusive of all present and future taxes whatsoever, Municipality charges, society charges, Maintenance charges and all other charges except the GST which will be paid by Bank.

34) Electricity Charges will be borne by the Bank and separate metering to be arranged by landlord but water supply should be maintained/ arranged by Landlord/ owner.

35) Bank is at liberty to carryout Interior works like various furniture, partition system, cubicles, cabins, false ceiling, panelling, AC, Lighting fixtures, fixing signage in front of premises, compactors for storage, electrical wiring for interior works etc. In the process holes will be drilled in the walls and floors for fixing the said items and/or the cables/ducts etc. The Owner/GPA Holder should not have objection in this regard.

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

37) Landlord should be in a position to give vacant possession of the premises within 30days of our approval and after carrying out necessary changes/alterations as required by the bank.

38) Bids received with changes/amendments in the standard Terms and conditions are liable to be rejected.

39) In case of a tie between the offers, the offer which has scored higher marks under the technical evaluation shall be awarded the tender.

40) If the bids are submitted by an authorized agent/GPA holder, they should be countersigned by the owner or an authority letter specifying clearly the powers and responsibilities of the agents/GPA to be enclosed.

41) The rate quoted in the price bid is inclusive of vehicle parking charges. No separate charges will be paid for vehicle parking as required by Bank.

42) Followings are be furnished by owner through architect engaged by them, before possession of premises is taken by bank-
   a) structural stability certificate of premises.
   b) Approved Plan, Occupation certificate
   c) “NOC” from civic authority for commercial use of premises.
   d) all statutory clearances from the local and government authorities e.g. Fire department’s clearance, income tax department clearance.
**MODE OF SELECTION OF PREMISES**

1) All Technical bids will be first opened and applications will be screened. All the premises will be visited by the committee to verify the suitability on various aspects.

2) **BIDDER’S ELIGIBILITY CRITERIA:**

Bidders meeting the following criteria are eligible to submit their Bids along with supporting documents. If the bidder does not satisfy the below mentioned eligibility criteria, the bid will be rejected. If the Bid is not accompanied by all the required documents supporting eligibility criteria, the same would be rejected.

<table>
<thead>
<tr>
<th>S. N</th>
<th>Eligibility Criteria</th>
<th>Documents to be submitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Building shall be ready (or) likely to be ready in one month as assessed by Premises Selection Committee</td>
<td>Occupancy Certificate (Notarized) or any documents to the satisfaction of premises selection committee</td>
</tr>
<tr>
<td>2</td>
<td>Local Authority approval for Building</td>
<td>Plan Approval and Permit Order from Govt. Authorities (Notarized)</td>
</tr>
<tr>
<td>3</td>
<td>Occupancy certificate of the building</td>
<td>Occupancy Certificate issued by competent authority (Notarized)</td>
</tr>
<tr>
<td>4</td>
<td>permission for commercial use of premises</td>
<td>Approved plan/ any other acceptable proof for commercial use (Notarized)</td>
</tr>
<tr>
<td>5</td>
<td>Fire safety clearance and adequate firefighting equipment.</td>
<td>NOC obtained from Fire Department (Notarized)</td>
</tr>
<tr>
<td>6</td>
<td>Clearance in respect of income tax dues</td>
<td>Preferably Letter issued by concerned Chartered Accountant</td>
</tr>
<tr>
<td>7</td>
<td>Electrical power with adequate load (50kw approx.) for exclusive use by Bank</td>
<td>Document from Electricity Department for sanctioned load. (Notarized)</td>
</tr>
<tr>
<td>8</td>
<td>24x7 running water supply</td>
<td>Relevant Document</td>
</tr>
<tr>
<td>9</td>
<td>Structural Stability Certificate.</td>
<td>Relevant certificate from Govt. approved Structural Consultant as per Annexure to be enclosed.</td>
</tr>
<tr>
<td>10</td>
<td>Building shall be Framed Structure</td>
<td>Structural Engineer certificate or as assessed by Premises Selection Committee</td>
</tr>
<tr>
<td>11</td>
<td>Hinderance from other occupants/structures</td>
<td>As assessed by Premises Selection Committee</td>
</tr>
<tr>
<td>12</td>
<td>building should not be older than 10 years</td>
<td>Occupancy Certificate/property tax assessment (Notarized)</td>
</tr>
<tr>
<td>13</td>
<td>Suitability of Location and surrounding</td>
<td>Assessed by Premises Selection Committee</td>
</tr>
<tr>
<td>14</td>
<td>Premises offered has Clear titles, free from any legal encumbrances.</td>
<td>Legal title report from the SBI empaneled advocate</td>
</tr>
<tr>
<td>15</td>
<td>Space required parking slots Car – 2 Two wheelers-25nos.</td>
<td>Layout sketch showing parking slots (or) Assessed by Premises Selection committee</td>
</tr>
<tr>
<td>16</td>
<td>Width of Building not less than 25feet (least measurement in the size of building)</td>
<td>As measured at the site or approved plan</td>
</tr>
</tbody>
</table>
17. Premises offered at Second Floor and above should have Lift facility Assessed by Premises Selection committee

18. Premises offered Area should not be more than two floors (In case of two floors exclusive staircase between two floors should be provided) Assessed by Premises Selection committee

19. Willingness to carry out modification as per bank requirement. Undertaking as per Annexure

20. EMD as mentioned in NIT To submit original as detailed in NIT

Documentary evidence must be furnished against each of the above criteria. All documents must be signed by the authorized signatory of the bidder.

3) Premises meeting the eligibility criteria will be awarded marks based on following parameters:

<table>
<thead>
<tr>
<th>S.N</th>
<th>Parameters</th>
<th>Marks</th>
<th>Max. Marks</th>
</tr>
</thead>
</table>
| 1   | Built up Area offered                               | 4275sq.ft to 4725sq.ft.---15  
4050sq.ft to 4950sq.ft.---10  
Beyond range---0                   | 15                                    |
| 2   | Premises on Ground Floor                           | Ground Floor(or) above stilt---10  
Other floors --- 5  
(average mark will be awarded in case of offering two floors) | 10                                    |
| 3   | Age of Building                                     | Up to 3 years --- 10  
> 3 to 6 years --- 5  
> 6 to 10 years --- 2               | 10                                    |
| 4   | Width of Building (least measurement in the size of building) | More than 40’ --- 10  
Between 30’ to 40’ --- 5  
Between 25’ to 30’ --- 2           | 10                                    |
| 5   | Ambience, elevation, convenience, suitability of premises as assessed by Premises selection committee  | 15 to 0                               | 15                                    |
| 6   | Floor/s of the Premises offered                     | Entire Area in single floor ---20  
Area split in two floors---10       | 20                                    |
| 7   | Ceiling height of Building                          | More than 10’ --- 5  
9’ to 10’ --- 2                      | 5                                     |
| 8   | Quality of construction (visual) as assessed by Premises selection committee | 10 to 0                               | 10                                    |
| 9   | Natural Ventilation and lighting                    | Adequate --- 5  
Inadequate --- 0                    | 5                                     |

Max. Total Marks 100

The premises getting less than 65 marks will be summarily rejected. Committee’s decision in this regard is final.

4) Price bids of only the shortlisted premises (getting 65 or more than 65 marks) will be opened and negotiation will be held with L1 (lowest) bidder (Successful bidder).
MEASUREMENT OF RENTABLE AREA

1) Rent will be paid for the Built up area of the premises occupied by the bank which will be jointly measured by SBI and landlord. Built up area will be measured as per IS: 3861:2002 and latest modification if any.

2) **Exclusion:** The Built up area excludes the following: common area, duct, lift, lift wall, lift machine room, service shafts, common staircase, porch/canopy, open verandah, open and covered balcony, projection, substation, sanitary shaft, space below the window, box louver, terrace, open and covered parking space, space for DG set.

3) **Inclusion:** The Built up area includes exclusive staircases.

Note: The bidder shall submit Built up area measurement sheet along with the application/bid.
SPECIFICATION OF BUILDING

GENERAL SPECIFICATIONS FOR CONSTRUCTION / ADDITIONS, ALTERATIONS OF A BUILDING TO BE CARRIED BY OWNER ON HIS OWN EXPENSES

1) The structure should be RCC construction with all external walls 9" thick/glazing with security grill as per requirement.

2) Building should be preferably square or rectangular shape.

3) Clear height from finished floor level to roof bottom is preferably in excess of 9' ht.

4) The flooring should be of First quality double charged Vitrified Tiles (min. 2'x2') of Johnson, Kajaria, Nitco, Marbito, RAK and shade approved by Bank

5) Compactor room of about 900sq.ft. should be constructed with 9" Brick wall all-round with Fire Rated Door(Fire Proof) as per IS specification. The door shall be of 1200x2100 size, Shakti Hormann make, PU finish with 2 Hours Fire Rating. The room shall be fitted with exhaust fan with safety grill.

6) Record Room, UPS room, Lunch room, Toilets for Ladies & Gents and any other addition/alterations in the premises are as per Bank requirement have to be constructed by landlord within a period of one month

7) The building should have adequate say 100 sq.ft. to 150 sq.ft. covered area for installing/running a Generator within the compound at no extra cost to the bank(No separate payment shall be paid for this space) and the premises should have good accessibility.

8) All openings/windows to have glazed lockable windows preferably of Aluminium or UPVC with security M.S. grills. The M.S. grill should be of 12mm square bars placed at 4"c/c both ways made in angle frame work.

9) Round the clock adequate water supply, underground/overhead water tank storage to be provided by the landlord.

10) Plinth level of the building to be at least 2' (Two Feet) above the centre of present road level. The Ground floor entrance should be provided with 4' width ramp having slope of 1:12 with SS handrails on both sides.

11) As per the non-discrimination clause of RPWD Act 2016, premises should comply with requirements of providing ramps(as above) in buildings, adaptation of toilets for wheel chair users and Braille symbols and auditory signals in elevators or lifts to facilitate the disabled persons.

12) Collapsible grill door and rolling shutter with central lock is to be provided by the Land Lord at the entrance and emergency exit

13) The inner walls should be finished with wall care putty of Birla, altek etc. The walls should be painted with at least two coats of premium interior plastic emulsion paint of reputed brands like Asian/Berger/Nerolac etc(final coat of paint to be applied after completion of interior works). All wood/M.S are to be painted with two coats of Enamel paint. The shade/colour to be approved by Bank. Ceiling to be painted with white colour.

14) Repainting to be done by the owner/s after every 3 years 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.

15) Provision of Toilet for AGM cabin(one EWC, one wash basin), Gents Toilet (Two urinals, one EWC, oval shape wash basin fixed over granite counter), Ladies Toilet (one EWC, oval shape wash basin fixed over granite counter) are to be provided. Sanitary fitting (Parryware, hindware, Toto, cera etc) of first quality and modern should be provided in the toilets. Walls should have ceramic tile of size 12"x24"(or higher size) cladding with highlighter up to 7' height. Floors should have anti skid tile.
16) Separate power connection with 50 KW power as decided by the Bank with a separate transformer is to be arranged at the Branch/Office premises by making necessary deposits to the Electricity Department. The required power connection to be terminated at proposed Electrical/UPS room with suitable MCCB (make approved by Banks Engineer).

17) Earth pit holes with a size of 2 feet(L) x 2 feet(B) x 2 m depth of 7 numbers should be provided by the landlords. Installation of earth electrodes will be done by Bank.

18) Provision of AC Machines, Lighting fixtures, Signage’s, UPS and wiring related to furniture/ cabinets etc. will be done by the Bank at its own cost as per requirement.

19) Doors should have teak wood frames and Flush doors with brass/SS hardware.

20) Proper building plan showing various dimensions side elevations proposed designs etc should be submitted by the landlord to Bank

21) Steps are to be provided with granite with SS railing

22) Premises should have an independent access/direct access from road and not through some other establishment. Premises should have 24x7 free access.

23) The building should be constructed with modern fittings and fixtures. Natural light and ventilation should be available

24) 24hours Generator back up for essential services such as lift, pump etc.

25) Building should be treated with anti-termite treatment.

26) Owner shall engage qualified Architect/Engineer for complete planning/supervision of construction/ alteration etc. at their own cost. Landlords shall 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. Obtaining NOC from local authority 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

27) 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).

28) Owner of the Building is solely responsible for the construction and Structural stability of Premises.

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

Place: __________________________ Signature of Owner/GPA Holder
Date: ___________________________ Name
LEASE AGREEMENT FORMAT

The Lease Agreement is made on this _________________day of _________________ 20__ between Shri /Smt._________________ son/wife of Shri __________________________________________________ (hereinafter referred to as the lessor which expression unless repugnant to the context shall include his heirs, executors, administrators, representatives, successors and assigns) of the one part.(If the Lessor is a firm, company etc., the description should be accordingly be changed).

AND

The State Bank of India, a Bank constituted under the State Bank of India Act, 1955 having its Corporate Office at State Bank Bhavan, Madame Cama Road, Mumbai, a Local Head Office at _________________ a branch / office at _______________ (hereinafter referred to as “The Lessee” or “The Bank” which expression unless repugnant to the context shall include its successors and assigns) of the other part.

WHEREAS

I. The lessor (s) has / have at the request of the Lessee agreed to grant to the Lessee a lease of the premises more fully described in Schedule hereunder and the Lessee has agreed to take the premises on lease under the terms and conditions specified herein below.

The lessors being seized and possessed or otherwise well and sufficiently entitled to the premises particularly described in the Schedule hereto and entitled to grant a lease of premises have agreed to grant a lease of the premises particularly described in the schedule.

Now this INDENTURE WITNESSES that in consideration of the rent hereinafter reserved and the covenants and stipulations hereinafter contained and on the part of the lessees to be performed and observed, the lessors both hereby demise unto the lessee the premises as described in schedule here together with the easements, liberties, appendages and appurtenances thereunto belongings with exclusive and independent entry to the said premises and compound through paths, staircases, lifts and from public road and the right to pass and repass over the open spaces / compound in and around the said premises and the buildings and the right to park vehicles therein and thereon to have and to hold the said premises (hereinafter referred to as the “demised premises”) unto the lessee for the term of _____ years commencing from ____________ with the absolute option to the Bank to renew the lease for further _____ terms of _____ years, yielding and paying thereof unto the lessors the monthly rent of Rs.___________ subject to TDS on or before the _______ day of the following month to which it relates and in consideration of the lease of the premises the lessee hereby covenant with the lessors that :-

1. The Lessee to the intent that the obligations may continue throughout the term hereby created both hereby covenant with the Lessor (s) as follows :-

   (i) To pay by Banker’s cheque or otherwise as agreed / the said monthly rent hereby reserved on the day and in the manner aforesaid subject to TDS.
   (ii) To pay 6 (six) months rent as advance deposit which is refundable at the time of determination of lease with interest at a rate applicable to overdraft. However, the lessor/s at the time of termination of lease and vacation of the premises thereon, is/are entitled to adjust the said deposit with interest towards the rent (subject to TDS) due if any, as on the date. (Option is with the Bank to pay or not)
   (iii) To pay all charges for electricity and water consumed by the Lessee in the demised premises to the appropriate authority according to the reading of the electric metre or water
metres to be installed in the demised premises by the Lessor (s) at his/their costs for the Lessee’s use.

2. (i) The Lessee shall be entitled at any time during the said terms; to install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and every part thereof as the Lessee may require without causing any material damage or injury to the demised premises and on the expiration or sooner determination of this lease to remove the same and every part thereof at its own costs without causing any material damage to the demised premises.

(ii) To use the demised premises for the purpose/s mentioned herein below :-

(a) on site ATMs
(b) Housing of outfits of the subsidiaries/associates of the lessee.
(c) For cross selling purposes (d) Branch/Office of the lessee (e) Guest House etc.
(iii) To display its signboard / boards, hoarding, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the Lessee may in its absolute discretion think fit and the Lessor (s) shall have no objection thereto.
(iv) To yield and deliver up peacefully and quietly vacant possession of the demised premises to the Lessor (s) at the expiration or earlier determination of the lease period as the case may be, in a good condition except reasonable wear and tear.
(v) To allow the Lessor/s or his / their agents to enter, with or without workmen and / or architects, contractors etc. the demised premises or any part thereof by giving prior notice in writing to the Lessee to inspect the state and condition of the premises or any part thereon for the purpose of carrying out such repairs as required / found necessary under law or otherwise.

3. The Lessor (s) do and each of them both hereby covenant with the Lessee as follows:- (i) On the Lessee paying monthly rent hereby reserved and covenants and conditions herein contained and on the part of the Lessee to be observed the Lessee shall quietly hold, possess and enjoy the demised premises and every part thereof during the period of lease or any extension thereof without any interruption from or by the Lessor (s) or any person or persons lawfully or equitably claiming by / through / under or in trust for the Lessor/s or successors or assigns.

(ii) The lessor/s hereby declare and acknowledge the availment of __________ loan of Rs. __________ for the construction of new premises / for carrying out additions / alterations to the premises and lessee is entitled to adjust 75% or entire rent towards the installments / dues for liquidation of the said loan with interest within a maximum period of 7 years as stipulated under the loan documents dated ___________ and is also bound by the terms and conditions agreed to under the said loan documents.
(iii) The Lessor (s), shall not nor shall he/they allow any person to use or carry on any noisy hazardous occupation or business in or upon any part of the said premises or any adjoining premises thereon which may cause annoyance or inconvenience to and / or otherwise likely to be prejudicial to the interest of the lessee at the demised premises.
(iv) The Lessor (s), during the lease or extension thereof shall pay all present and future municipal taxes assessments and / or other outgoing or impositions whatsoever payable by the owner and / or occupier in respect of the demised premises under the law for the time being in force and shall keep the lessee/s indemnified against all claims, demands, action, suits and proceedings in respect of the same.
(v) The Lessor/s shall maintain at his / their cost adequate and continuous supply of electricity and hygienic, potable filtered and / or tube-well water by means of electrical water pumps and overhead tanks or otherwise for the use of the lessee in the demised premises and to operate and maintain the water pumps in proper condition at their cost.
(vi) The Lessor (s) at his / their own cost, shall effect major repairs to the demised premises and or replacement of plumbing, sanitary, electric fixtures supplied by them, doors,
windows glass panes as and when the need arises and upon the request from the lessee for such repairs etc. The Lessor (s) shall keep the demised premises wind and water right and maintain proper repair and condition, the electric, sanitary, water fittings, equipments and appliances, pipelines, drains and sewers and execute all repairs to the demised premises as and when required and also whitewash, colour painting of the interior and exterior of the demised premises at least once in every three years, including painting of the doors and windows.

(vii) The Lessor/s shall keep the demised premises insured at all time during the term hereby created or any extension/s thereof from loss or damage by fire, earthquake, riots and against such other risks as may be required by the lessee and to make all payments necessary for the above purposes within three days after the same shall respectively become payable and to produce to the Lessee or its agent on demand the several policies of such insurance and the receipts for each such payment and to cause all money received by virtue of any such insurance to be forthwith laid out in rebuilding and reinstating the demised premises and to make up any deficiency out of the Lessor’s own money.

(viii) The Lessor(s) warrants that he / they has / have good, rightful power, absolute authority and indefeasible title to demise the demised premises to the Lessee in the manner herein appearing free from all encumbrances, trusts, his dependents, executions and attachments whatsoever.

(ix) The lessor(s) will not during currency of the lease transfer, mortgage, sell, assign or otherwise create any interest in the demised premises without the prior consent of the Bank in writing.

(x) The Lessor has no objection for Lessee to assign / transfer / sublet the demised premises or part thereof.

(xi) The Lessor shall have no objection whatsoever to the Bank installing, providing and operating a DG Set of required capacity in the demised premises.

(xii) In future, if the Bank requires additional power the Lessor shall arrange for such additional power as per the Bank’s requirement at the Bank’s cost and expenses.

4. It is hereby agreed by and between the parties hereto as follows:-

(i) In case of default in the payment of the taxes and other statutory dues, service charges, dues to society by the lessor (s) and a demand notice is served on the Bank, the lessee may make payment of the same and such payment shall be against adjustment of future rents payable.

(ii) If the Lessor (s) shall fail or neglect to pay rents, revenues, rates, taxes, impositions, outgoings and ceases howsoever or whatsoever payable by owner or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in good repair and condition and /or to keep the demised premises insured for such sum and against such risks as may be required for by the Lessee it shall be lawful (but not obligatory) for the Lessee to pay such rates, revenues, taxes, impositions, outgoings and ceases, to incur expenses to keep the demised premises and every part thereof in good repair and condition to keep the demised premises insured for such sum and against such risks as the Lessee in its absolute discretion may think fit and in any one or more of such cases the Lessee will be entitled in its absolute discretion to deduct such payments and such expenses as aforesaid with applicable interest from the rent hereby reserved.

(iii) In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riots or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the Lessee, be void but in the event of the Lessee desiring to continue the lease and the Lessor (s) agreeing to repair the damage or injury the Lessee shall vacate such portion of the demised premises as may be required to enable the Lessor (s) to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the Lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.
(iv) In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for the time being in force this Lease shall be determined and the parties shall be entitled to such compensation as they may respectively be entitled under the law.
(v) Notwithstanding anything to the contrary herein before contained, the Lessee shall be entitled and shall have the option to terminate this Lease at any time on giving 3 (three) calendar months’ prior notice in writing to the Lessor (s) and on expiration of the period to be mentioned in such notice this lease shall cease to be operative.
(vi) If the lessors shall at any time fail and neglect to perform and observe any of the covenants and conditions herein contained and on his/her part to be observed and performed then the Lessee shall be entitled at its option to forthwith determine this Lease.
(vii) The Lessors shall at the request of the Lessee made before the expiration of the term hereby created execute and register a renewed lease of the demised premises in favour of the Lessees a lease for further period/s of 5+5 years from the date of expiration of term hereby created on the same terms and conditions as are herein contained except the monthly rent which may be reduced / increased as mutually negotiated and in any case the increase in rent shall not be more than 25% of the then existing arrangement. However, if the rent, rates in the market are falling, both lessor and lessee shall negotiate and decide as to reduction in the rent prescribed therein. That the expenses on stamp duty and registration charges required for the execution of lease deed and renewal of lease deed shall be borne by the parties i.e lessees and the Bank in equal shares.
(viii) Notwithstanding anything contained here in above the lessee shall be entitled to surrender, leave and deliver the unused, unutilised portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, unutilised and excess area is not required for the purpose taken on lease during the tenure / currency of the lease without determining / terminating the said lease and continue in occupation the portion required for the purpose after surrendering of the unused and unutilized area / portion and in the event of such partial surrender of the unutilised area / portion, then rent fixed for the lease will be reduced / decreased proportionately according to the area / portion surrendered by the Lessee. And if such surrender is going to affect the exclusive/independent entry/use for /of the branch/office, the landlord shall make suitable arrangement so that the exclusive independent entry /use for/of the branch/office is not affected in any manner.
(ix) In case the Lessee desires to obtain a Lease of further floor area in the said premises, the Lessor (s) shall grant such Lease to the Lessee, the rent for such further floor area will be determined considering the prevailing circumstances for the time being but in and the period of such Lease shall be co-extensive and coterminus with the period of the Lease in respect of the premises already leased in favour of the Bank.
(x) In the event of the Lessor (s) deciding to sell the demised premises during the tenancy, they shall in the first instance offer the premises to the Bank and the Bank shall within one calendar month from the date of receipt of such offer either accept or reject such offer.

The Schedule above referred to IN WITNESSES WHEREOF THE PARTIES hereto have executed these presents the day and year first above written.

SIGNED SEALED AND DELIVERED
By the above named
In the presence of Lessor (s)
Address:
SIGNED SEALED AND DELIVERED
By the above named
In the presence of For and on behalf of
State Bank of India,
______________ Br.
Lessee

Witness :-
Signature _____________________
Name_____________________
Address_____________________

Signature _____________________
Name_____________________
Address_____________________

Signature _____________________
Name_____________________
Address_____________________
ANNEXURE

TENDER FOR PREMISES AT VIJAYAWADA ON LEASE RENTAL FOR SBI, SARB BRANCH (STRESSED ASSETS RESOLUTION BRANCH)

UNDEARTAKING FOR WILLINGNESS TO CARRYOUT MODIFICATIONS IN THE BUILDING

TENDER REF NO: AMR20211204 DATED 22.12.2021

I/We __________________ (Name) or M/s.____________________________ (Name of the Company/Body/Firm etc.) hereby confirm that I/we are the owner(s) of the Premises as described/situated at

______________________________
(Address)

I/We hereby agree to carryout modifications of the building as per bank requirement mentioned in the tender.

Signature of Owner (with seal if applicable)

Name of the signatory :

Place:

Date:
**ANNEXURE**

TENDER FOR PREMISES AT VIJAYAWADA ON LEASE RENTAL FOR SBI, SARBRANCH (STRESSED ASSETS RESOLUTION BRANCH)

**STRUCTURAL STABILITY CERTIFICATE**

(On the letter head of the licensed Structural Engineer)

Date:

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<thead>
<tr>
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<tbody>
<tr>
<td><strong>1</strong></td>
<td>Name/s of owner of Building</td>
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<tr>
<td><strong>2</strong></td>
<td>Complete Address of the Building</td>
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<tr>
<td><strong>3</strong></td>
<td>Survey No/s of land</td>
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<td><strong>4</strong></td>
<td>Type of Structure</td>
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<tr>
<td><strong>5</strong></td>
<td>Total Number of floors</td>
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<td><strong>6</strong></td>
<td>IS Codes Considered for design</td>
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<td></td>
<td>IS 875(Part 1)1987: dead loads</td>
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<td>IS 875(Part 2)1987: Imposed loads</td>
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<td></td>
<td>IS 875(Part 3)1987: wind loads</td>
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<td>IS 456: 2000: Plain and reinforced concrete</td>
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<td>SP16: Design aids for reinforced concrete</td>
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<td>SP34: Hand Book Of Concrete Reinforcement And Detailing</td>
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<td></td>
<td>IS 1904: Code of practice for design and construction of foundations in soils</td>
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<tr>
<td></td>
<td>IS 2950: Code of practice for design and construction of raft foundation(part 1)</td>
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<tr>
<td></td>
<td>IS 800: 1984: code of practice for general construction in steel</td>
</tr>
<tr>
<td></td>
<td>IS 1893: 2002: code for seismic loads(part 1)</td>
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<tr>
<td></td>
<td>IS 4326: Code for earthquake resistant design and construction of building (tick appropriate)</td>
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<tr>
<td><strong>7</strong></td>
<td>Designed Classification (occupancy) of building:</td>
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<td>Please mention</td>
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I/We ___________________________ certify that the above Structure/building is safe and stable for commercial/Bank office use and placing compactors as required by bank.

Signature with seal and date
ANNEXURE
TENDER FOR PREMISES AT VIJAYAWADA ON LEASE RENTAL FOR SBI, SARB
BRANCH (STRESSED ASSETS RESOLUTION BRANCH)

Pre-Bid Query Format

Bidder Name:
Ph No:

<table>
<thead>
<tr>
<th>S. N</th>
<th>Tender Page No</th>
<th>Subject</th>
<th>Query/Suggestions</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

Place: 
Date: 

Signature of Owner (with seal if applicable)
TENDER FOR PREMISES FOR SBI, SARB BRANCH AT VIJAYAWADA
COVER-2--PRICE BID

The Asst. General manager (P&E)
State Bank of India, Amaravati LHO
Premises & Estate department,
2nd floor, Abids, Gunfoundry,
Hyderabad-500001.

Dear Sir

With reference to your advertisement in the local dailies
_________________ dated ____________, and having studied and understood all terms and
conditions stipulated in the technical bid, I/We offer the premises owned by us for housing
your branch at ________________ on lease basis on the following terms and conditions:

<table>
<thead>
<tr>
<th></th>
<th>General Information</th>
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<tbody>
<tr>
<td>1</td>
<td>Name of the Landlord/Owner Address</td>
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<tr>
<td></td>
<td>Mobile No.</td>
</tr>
<tr>
<td></td>
<td>Email Address</td>
</tr>
<tr>
<td>2</td>
<td>Location: Name of the Building with Complete address of premises offered</td>
</tr>
<tr>
<td>3</td>
<td>Door No.</td>
</tr>
<tr>
<td>4</td>
<td>Name of the street</td>
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<tr>
<td>5</td>
<td>Name of the city</td>
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<tr>
<td>6</td>
<td>Pin code</td>
</tr>
</tbody>
</table>
## B. Rent

<table>
<thead>
<tr>
<th>S.N</th>
<th>Description</th>
<th>Area, in sq.ft.</th>
<th>Rate</th>
<th>Amount, Rs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Rent for Initial 5 Years per sq.ft. per month of Built up Area</td>
<td>4500</td>
<td>Rs.________ per sq.ft. per month</td>
<td>(C1XD1X60)</td>
</tr>
<tr>
<td>2</td>
<td>Maintenance Charges if any for Initial 5 Years per sq.ft. per month of Built up Area</td>
<td>4500</td>
<td>Rs.________ per sq.ft. per month</td>
<td>(C2XD2X60)</td>
</tr>
<tr>
<td>3</td>
<td>The Incremental Rate (Maximum 25%) for the Rent from 6th Year to 10th Year (over and above the rate quoted in S.No. 1)</td>
<td>4500</td>
<td>........ %</td>
<td>(1+D3/100)xC1XD1X60</td>
</tr>
<tr>
<td>4</td>
<td>The Incremental Rate (Maximum 25%) for Maintenance Charges if any for 6th Year to 10th Year per sq.ft. per month of Built up Area (over and above the rate quoted in S.No.2)</td>
<td>4500</td>
<td>........ %</td>
<td>(1+D4/100)xC2XD2X60</td>
</tr>
</tbody>
</table>

### TOTAL

### NOTE:

1) If Maintenance Charges are not applicable show as 0. Maintenance Charges up to the maximum amount quoted or Actual Amount incurred whichever is lower will be paid.

2) **L1(successful Bidder) will be arrived/selected based on the lowest amount quoted at S.No.5 above.**

3) In case of a tie between the offers, the offer which has scored higher marks under the technical evaluation shall be awarded the tender.

4) Interest free rental deposit equivalent to six month’s rent will be paid by the Bank.

5) The rate quoted above is inclusive of vehicle parking charges. No separate charges will be paid for vehicle parking.

6) I/We agree to pay municipal taxes /cess, water/drainage tax and service charges.

7) The Maintenance Charges indicated in the price bid is inclusive of:
   1) Common electricity charges for common areas lighting, driveway, Lift, Pump, etc.
   2) AMC for LIFT
   3) Regular Building Maintenance
   4) Generator maintenance for common area/amenities
   5) 24x7 water supply, liaison with Municipality for continuous water supply and free flow of drainage
   6) Maintenance of electrical substation, transformer etc. and liaison with electricity department
   7) Salary for security guards if any in case of common premises
   8) Plumbing and firefighting equipment etc.

### Declaration

We have studied the above terms and conditions and accordingly submit this offer and will abide by the said terms and conditions in case our offer of premises is accepted. I/We agree to execute lease deed as per Bank’s standard format. I/We agree to make alteration/modification/construct as per the specification of building given by bank.

---

Place: __________________________ Signature of Owner/GPA Holder

Date: __________________________ Name

Signature of landlord/owner/GPA Holder