



SBI

TENDER ID RBORPR/2022-23/011

STATE BANK OF INDIA
REGIONAL BUSINESS OFFICE ROPAR,
1st FLOOR, ADMIN OFFICE, A.O. MOHALI,
SECTOR 68, MOHALI -160062

NOTICE INVITING TENDER FOR PREMISES

REQUIREMENT OF COMMERCIAL/ OFFICE PREMISES
FOR RBO AT ROPAR CITY.
PREMISES REQUIRED ON RENT/LEASE

State Bank of India invites offers from owners/power of attorney holders for the commercial/office premises preferable on Ground floor in well established commercial area on lease rental basis for RBO in **Ropar City, - Approx area 650.32 to 743.22 Sq.Mt or (7000-8000 Sq.ft)** with adequate open / covered parking space. The entire space should preferably be on ground floor.

1. The premises should be preferably in the prime locality in Ropar with adequate dedicating parking space (rental free) and predominantly in the cluster of commercial establishment on the ground floor ready or to be modified or constructed within 2-3 month for possession.
2. Premises should be ready for possession / occupation which need to be modify/construct within 2-3 months from the last date of submission of proposal. Preference will be given to ready to move premises. Preference will also be given to premises owned by Gov/Semi Govt Department/Public Sector unit/Public Sector Banks.
3. 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 under link "Procurement news" from **14/11/2022 to 05/12/2022**



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4. The offer in a sealed cover & to be submitted duly filled along with One Demand drafts of Rs.20,000/- (Rs. Twenty Thousand Only) in favour of State Bank of India, payable at **Mohali** (refundable) during office hours at the following address:

5. The offers in sealed covers, complete in all respects, should be submitted to above office on or before **05/12/2022** up to 1:00 pm. Any corrigendum shall be informed through bank website. The SBI reserves the right to accept or reject any offer without assigning any reasons therefore. No Brokerage shall be paid. In case of bank's holiday, bid will be submitted to next working days.

**Regional Manager,
State Bank of India,
Regional Business Office, Ropar
1st floor, Admin Office, A.O. Mohali,
Sector -68, Mohali – 160062.**



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TECHNICAL BID

OFFER /LEASING OF COMMERCIAL/OFFICE PREMISES

GUIDELINES FOR BIDDERS

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. One Demand drafts of Rs.20,000/- (Rs. Twenty thousand Only) in favour of State Bank of India payable at **Mohali** (refundable) should be enclosed with Technical Bid as a security amount. Bid without accompanying the security amount will not be considered. The signed technical bid along with DD, application form , copy of proof of power of attorney, registry, site layout plan, photograph of offered premises be kept in **envelope-A** and Price Bid be kept in **envelope-B** in separate sealed envelopes and these two envelopes to be placed in a single sealed envelope super scribing “Tender for leasing of Office/Branch premises for RBO at Ropar City” and submitted to on or before **05/12/2022 up to 1:00 p.m.**

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Important points of Parameters -

1	Build up area	Approximately 650.32 to 743.22Sq.Mt or (7000-8000 Sq.ft) preferably on ground floor.
2	Covered parking space	Preferably a dedicated parking space. It is desirable to have parking space for 7-8 cars and 25-30 two - wheelers for staff with parking area of approx 800-1200 Sq.ft.
3	Amenities	24 hours water supply, preferably generator power back up and approx. 30-45 KW electrical power supply connection.
4	Open parking area	Sufficient parking area for customers (around 700-800 Sq.ft)
5	Possession	Ready possession / occupation within 2-3 months.
6	Premises under construction	Will be in case the building is completed and handed over within next 2-3 months in all respect.
7	Desired location	Ropar
8	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic/ concerned authority. (ii) Single floor (preference shall be given to ground floor). (iii) Govt. Departments / PSU / Banks. (iv) Ready to occupy premises/expected to be ready within 2-3 months from the last date of submission of proposal.
9	Unfurnished premises	May be considered and Bank will get the interior and furnishing work as per requirement. However, all the mandatory Municipal licensees/NOC/approval of layout plan/internal additions/alterations etc. as necessary from the local Civic Authority/Collector/Town planning etc. for carrying out interior furnishing /interior addition/alterations in the premises by the bank will be arrange by the owner.
10	Initial period of lease	Total minimum 15 years/ Initial 5 years with two options to renew after 5 years at predetermined



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		increase in rent @ 15-25 % after expiry of each term of 5 years, at the time of renewal.
11	Selection procedure	Techno-commercial evaluation by assigning 50% weightage for technical parameters and 50% weightage for price bids.
12	Validity of offer	6 months from the date of submission of the offer.
13	Stamp duty / registration charges	To be shared in the ratio of 50:50 between the lessor (s) and Bank.
14	Fit out period	2-3 months after completing of civil work and other mandatory approval by Land lord.

TERMS AND CONDITIONS

- 1.1 The successful bidder should have clear and absolute title to the premises and furnish legal title investigation report from the SBI's empaneled advocates, at his/her 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 lessor (s) and the Bank. The initial period of lease will be 5 years with two options to renew after 5 years at predetermined increase in rent @ 15-25 % after expiry of first term of 5 years, at the time of renewal 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 in rents payable, increase or decrease in rent payable if any shall be subject to market conditions & subject to a maximum ceiling of 25% after initial term of 5 years is completed. After 15 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5 - 15 years.
- 1.2 Tender document received by the **RBO-Ropar** after due date and time i.e. **05/12/2022 after 1:00 pm** shall be rejected.
- 1.3 The bidders/lessor (s) are requested to submit the **tender documents in separate envelope** super-scribed on top of the envelope as Technical Bid or Price Bid as the case may be duly filled in with relevant supporting documents/information at the following address:



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**Regional Manager,
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GENERAL TERMS & CONDITIONS

1. All columns of the tender documents must be duly filled in and no column should be left blank. All pages of the tender documents (Technical Bid and Price Bid) are to be signed by the authorized signatory of the bidder. Any over-writing or use of white ink is to be duly initialed by the bidder. The SBI reserves the right to reject the incomplete tenders.
2. In case the space in the tender document is found insufficient, the lessors may attach separate sheets.
3. 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. **05/12/2022**
4. 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 (s) is required to attach a separate sheet “list of deviations”, if any.
5. Technical bid will be opened on **06/12/2022 at 11:00 a.m.** or as notified in presence of bidders who choose to be present at the office of:-

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6. All the bidders are advised in their own interest to be present on that date at specified time.



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7. The 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.
8. Canvassing in any form will disqualify the bidder. No brokerage will be paid to any broker.
9. The short listed lessors will be informed by the SBI for arranging site inspection of the offered premises. Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments of rent/service tax/ GST, if applicable to the Lessor(s) shall be made by the Bank through Account Payee Cheque or RTGS/NEFT.
10. Preference will be given to the exclusive building/floor in the building having ample parking space in the compound / basement of the building. **Rent free dedicated space for placing of generator and parking to be provided.** Preference will also be given to the premises owned by the Govt. Departments / Public Sector Units /Banks.
11. Preference will be given to the buildings on the main road of location specified in NIT.
12. 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. **50%** weightage will be given for **technical parameters** and **50%** for **price bid**. The score finalized by Committee of the SBI in respect of technical parameters will be final and binding to the applicant.
13. The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All other taxes and service charges except service tax/ GST, if applicable, shall be borne by the landlord. While renewing the lease, the effect of subsequent increase/decrease in taxes and service charges/ GST shall be taken into account for the purpose of fixing the rent.
14. However, the landlord will be required to bill the concerned Branch Manager, SBI every month for the rent due to them indicating the service tax/GST component also in the bill, separately. The bill also should contain the service tax/ 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 service tax/GST, otherwise, the service tax/GST if levied on rent, paid by landlord directly, shall be reimbursed by the



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SBI to the landlord on production of such payment of tax to the Govt. indicating name, address and the service tax/GST registration number of the landlord.

15. 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.

16. Mode of measurement for premises is as follows:

The rent will be paid on the basis of build up area of the premises should be as per IS 3861 code which could be measured jointly by the Bank and the landlord. The build up area shall be measured only after addition and alteration work carried out by the Landlord as per the bank's approved layout plan for the branch.

17. The floor wise area viz. Ground, First, Basement floors, 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.
18. The successful bidder/ lessor(s) should arrange to obtain the Municipal License/ NOC for a) Banking activities in the subject premises along and Approval of maps of the building/ premises from Concerned Authority and b) Layouts/ maps/ drawings etc. from Concerned Authority/ Collector/ Town Planning etc. for carrying out the civil addition/ alteration, interior furnishing of the premises by the Bank. Bidder/Lessor (s) should also obtain the completion certificate from Concerned Authorities after the completion of civil addition/ alteration and interior furnishing works. The required additional electrical power load of approximately **30-45 KW** will also have to be arranged by the bidder/ lessor(s) at his/her cost from the State Electricity Board or any other Private Electricity Supply 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. within the compound will also have to be provided by the bidders/ lessor(s) at no extra cost to the Bank.
19. Bidder/Lessor should obtain and furnish the structural stability certificate from the licensed Structural Consultant, at his/ her cost.



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20. The bidder/lessor shall obtain/submit the proposal to Municipal Corporation/ Collector/ Town Planning Deptt. 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.
21. After the completion of the interior works etc. by the Bank, 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.
22. Lease Deed shall be executed between the Lessor (s) and the Bank on the standard format of the Bank.
23. All the civil works pertaining to construction of Record Room, Stationary Room, System Room, UPS Room, Ladies and Gents Toilets, Pantry, Staircases etc. as may be required, as per site conditions shall be got executed by the Lessor(s) as per specifications laid down by the Bank and instructions of Bank's Engineer up to the entire satisfaction of Bank, at their own cost.
24. Necessary arrangements for continuous water supply, and independent underground and overhead water tanks of sufficient capacity will be provided along with electric pump for lifting of water to have continuous water supply.
25. Proper sewerage connection shall be arranged by me for the Bank.
26. All external doors and windows shall be provided with steel grills & shutters by me.
27. Bank can make additions and alterations/dismantling if necessary without involvement of basic design at any stage during currency of lease.
28. I will provide vitrified tiles flooring (Johnson & Johnson/NITCO/RAK/KAJARIA) (salt & pepper/MARBLE shade) in the Bank Hall and marble/ceramic tiles in toilet area and 1st class bathroom fittings including wall tiles.
29. I will arrange to provide all sanitary fittings as per requirements of the Bank.
30. I will carry out major structural civil, sanitary, and electrical, repair/maintenance works, if required at my cost and I will also ensure the roof remains water-tight. In case the above repairs are required and I fail to attend to the same, the Bank will carry out necessary repairs at my risk and cost.
31. Main door and Safe room door will be provided with Collapsible grill gate.



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32. Plastic paint, oil bound distemper and painting etc. as per the Bank's instructions shall be done after every two years failing which the Bank shall be at liberty to get the same done at my risk and as per actual cost.
33. I will at my cost, arrange for separate electricity meter/sub meter having three phase electric connection up to **30-45 KW** of load depending on actual requirement of the Bank and electric points including power/AC points required for the branch as per Bank's requirements. Actual electricity charges and water charges or as per mutual agreement shall be borne by the Bank.

Place:

Date: Name & Signature of bidder/ lessor (s) with seal, if any

GENERAL & TECHNICAL INFORMATION ABOUT THE OFFERED PREMISES
ALL PAGES TO BE DULY SIGNED AND STAMPED BY THE BIDDER/ LESSOR (S)

(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 housing your branch / office on lease basis:
For **RBO at Ropar City**

General Information:

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

A.	Location	
A.1	Distance in Km from existing branch premises.	
A.2	Distance in Km from the nearest bus stop.	
B.	Address of offered premises	



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B.1	Name of the Building	
B.2	Plot no and Door No.	
B.3	Name of the street	
B.4	Name of the city	
B.5	Pin No	
C	Name of the owner	
C.1	Address	
C.2	Name of the contact person	
C.3	Mobile no	
C.4	Email address	

Technical Information (Please at the appropriate option)

- a. Building - Load bearing _____ RCC Framed Structure _____
- b. Building – Residential _____ Institutional _____ Industrial _____
Commercial _____
- c. No. of floors _____
- d. Year of construction and age of the building _____
If building to be constructed, how much time will be required for occupation _____
- e. Floor of the offered premises

Level of Floor	Build up area (Sq. Mt)
Ground Floor	
First Floor	
Basement Floor	
Total Floor Area	



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Note: The final rentable area shall be in accordance with the one mentioned under clause/para 17 of Technical Bid.

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 _____

Running Municipal Water Supply Yes/No

Whether plans are approved by the local authorities Yes/No
(Enclose copies)

Whether NOC from the department has been received Yes/No

Whether occupation certificate has been received Yes/No
(Enclose copies)

Whether direct access is available, if yes give details Yes/No

Whether fully air conditioned or partly air conditioned Yes/No

Whether lift facilities are available Yes/No

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

If yes, no. of four wheelers _____ & no. of two wheelers _____

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, vitrified flooring, other works as per Bank's specifications and requirement.

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



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Place:

Date:

Name & Signature of bidder/ lessor (s) with seal, if any

ANNEXURE – I
PREMISES REQUIRED ON LEASE

Parameters based on which technical score will be assigned by SBI

(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)

	Parameters	Total Marks
1	Distance from nearest bus stand/market place/existing branch:- (a) Upto 0.5 Km (10 marks) (b) More than 0.5 Km and upto 1 Km (5 marks) (c) More than 1 Km and upto 2.0 Km (3 marks)	10



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	(d) More than 2.0 Km (0 marks)	
2	Ready for occupation:- (a) Ready build: (20 marks) (b) Partially constructed: (15 marks) (c) Plot: (10 marks)	20
3	Premises on:- (a) On ground floor : (10 marks) (b) GF + 1 st floor with internal lift + stair : (5 marks) (c) GF + 1 st Floor with internal stair : (3 marks)	10
4	Nearby surrounding, approach road, location:- (a) Commercial market place with wide approach (10 marks) (b) Partly commercial/Residential locality with wide approach (5 marks) (c) Commercial market place with narrow approach (3 marks) (d) Partly commercial/Residential locality with narrow approach (0 marks)	10
5	Frontage:- Upto 50 feet (10 marks) More than 50 feet and up to 40 feet (5 marks) Less than 30 feet (3 marks)	10
6	(a) Availability of parking as specified (20 marks) (b) Availability of parking less than as specified (7 marks) (c) No parking (0 marks)	20
7	Quality of construction, Load bearing/RCC frame structure, Ambiance and suitability of premises:- (a) Excellent (10 marks) (b) Good (5 marks) (c) Satisfactory (3 marks) (d) Unsatisfactory (0 marks)	10
8	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee	10



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	TOTAL	100
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EXAMPLE FOR EVALUATION OF PROPOSALS

1.0 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

Convert them to percentiles

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

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

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

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

Financial quotes for three premises are as follows:

A : Rs 300 per sqm for floor area

B : Rs 250 per sqm for floor area

C: Rs210 per sqm for floor area

As desired one is lowest, to work out percentile score,we will get

$$C : (210/210)*100 = 100$$

$$B:(210/250)*100 =84$$

$$A:(210/300)*100=70$$

3.0 Technical score (percentile form)

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

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

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

4.0 Financial score (percentile form)



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$$A:(210/300)*100=70$$

$$B:(210/250)*100=84$$

$$C:(210/210)*100=100$$

5.0 If proportion of technical to final score is specified to be 50:50, then final score will work out as follows:-

$$A: (100*0.50)+(70*0.50)= 85 \text{ Rank-2}$$

$$B: (89.74*0.50)+(84*0.50)= 86.87 \text{ Rank-1}$$

$$C: (69.23*0.50)+(100*0.50) = 84.61 \text{ Rank-3}$$

Successful Rank-1 bidder as shown above will be called for further negotiation by the Bank.

**ANNEXURE-II (Part of Technical Bid)
Premises required on lease**



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GENERAL SPECIFICATIONS FOR CONSTRUCTION/ADDITION OF A BRANCH BUILDING TO BE CARRIED BY OWNER ON HIS OWN EXPENSES AND OTHER TERMS & CONDITIONS

SPECIFICATIONS:-

1. FLOOR FINISH:-
2. Banking hall/BM's room/toilets/canteen/Locker room/System/Conference room shall have double charged vitrified tiles/granite of approved shade.
3. Insides other rooms-Double charged vitrified tiles.
4. Open area-Kota stone/Cement concrete pavers.
5. WALL FINISH:
6. Internal- Plastic emulsion/oil bound distemper/enamel paint of approved shade/makes.
7. EXTERAL: Water proof pain apex or stone cladding of front structural glazing as per requirement.
8. M.S Grill for windows-16 mm square bars @7.62 Cm , C/c both way in frame.
9. Main entry & exist to have rolling shutter & collapsible gate.
10. Building should have floor to ceiling height approx 3.10 Mt.
11. In toilet, pantry and diking water area wall tiles of approved makes/shade upto full height will be fixed.
12. All sanitary & CP fittings will be of approved makes as per Bank's approval.
13. In currency chest, locker room will have iron collapsible door.
14. In case of other doors, it shall have wooden choukhats with 38 mm wooden frame and door shutter with approved laminated both side.
15. Only in case of RCC currency chest, strong room/locker room, door and ventilator will be supplied by the Bank, otherwise all other doors will be provided by the owner.
16. For currency chest branch, the chest ("AAA"), strong room AA category and specification as per RBI.
17. Pantry will have granite top platform 2 feet wide with steel sink.
18. Electrical wiring and fixtures to be provided by the Bank's Electrical Engineer direction.

PRICE BID (COVER-B) FOR MINI RACPC ROPAR



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DISTT CENTER

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)
ALL PAGES TO BE DULY SIGNED AND STAMPED BY THE BIDDER/ LESSOR (S)

With reference to your advertisement in the _____ dated __/__/2022 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 for **Ropar Centre** on lease basis on the following rent:

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

Rent:

Level of Floor	Floor Area (Sq.Mt.) As per IS 3861code	Rent per Sq. Mt. per month (Rs.)	Total rent per month of floor (Rs.)
Ground Floor			
First Floor			
Basement Floor			
Total Rent			

The service tax/GST, if levied, on rent paid by us shall be reimbursed by the Bank, to us on production of such proof/ challan of 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:



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Date:

Name & Signature of bidder/ lessor (s) with seal, if any