

NOTICE INVITING TENDER (NIT)

**STATE BANK OF INDIA
REGIONAL BUSINESS OFFICE-03
2nd FLOOR, ADMINISTRATIVE OFFICE
RAIL HEAD COMPLEX JAMMU (J&K) -180012**

REQUIRES PREMISES

State Bank of India invites bids from the owners of premises (to be built by bidder as per banks / RBI specifications on open plot) on lease rental basis for Commercial / Office use having built up area of **approx. 8000 Sq. ft. (744 Sq.m)**, including one Currency chest of approx. 2000 Sq. ft carpet area as per RBI Specifications (refer annexure-II) and 1500 Sq. ft open space. The premises should be located on a wide road, accessible for cash van / truck situated in decongested area within 3-4 KM of periphery of Rajouri main market area (Municipal limit). The entire space should be preferably on **Ground floor/ (Ground Floor + First floor)** premises for Branch mentioned below in the commercial establishments with all facilities including good visibility, adequate power, place for Gen Set and water supply (not in the area notified for land acquisition). The premises should be commercially approved from the Competent Authority having sufficient parking area and frontage. Interested landlords agreeable for construction/addition and alterations as per Bank's requirement should submit their offer in the office of the undersigned on Bank's prescribed format of **"TECHNICAL BID" AND "PRICE BID"** in **two (02)** separate sealed envelopes super scribing **"Technical bid"/"Price bid"** with **"Name of the Branch"** for which **they are applying, on or before 09/02/2024 upto 05:00 p.m.** The format for the Technical and Price bid can be downloaded from the SBI website <https://www.bank.sbi> at "procurement news" or can be collected personally from the office of the undersigned/nearest branches during banking hours on any working day. No bid will be considered on format other than uploaded on our website www.bank.sbi under "procurement news". The proposal along with site plan, proof of ownership, terms and conditions be kept in Technical Bid Envelope. The minimum acceptable rent per Sq. Ft. floor area be kept in Price Bid Envelope clearly mentioned rent as negotiable/not negotiable. Preference will be given to the premises belonging to the Public sector unit/Govt. Department. **The Bank reserves the right to accept or reject any/ all offers without assigning any reason thereof.**

SNO	Name of the Branch Office	Total Floor Area Required in Sq. Ft.	Electricity Load	Preferred Location
1.	Rajouri * with RACC Rajouri	8000	80 KW	Within main market area of Rajouri (Municipal limit)

***Construction of Currency Chest room has to be done as per RBI specification.**

**Regional Manager
RBO-03 Jammu**

LEASING OF 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. 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 sealed envelope super scribing “**Tender for leasing of Branch premises for SBI Branch at Rajouri with RACC Rajouri**” and submitted to

**The Regional Manager
State Bank of India
Regional Business Office -3
2nd Floor, Administrative Office Building
Rail head complex
Jammu (J&K) - 180012**

on or before **09/02/2024 up to 5:00 PM.**

Important points of Parameters –

1	Floor area	Approximately 8000 Sq. ft. (as per advertisement 744 Sq.m.) preferably at ground floor. RCC Currency Chest room Approx. 2000 Sq. ft. as per RBI guidelines. RCC Locker room Approx. 20*20 sq. Ft.
2	Covered parking space	Preferably a dedicated parking space. It is desirable to have parking space for 4 four-wheelers and 6 two-wheelers for staff.
3	Open parking area	Sufficient open parking area for RBI Truck, cash vehicle.
4	Amenities	24 hours water supply and 80 KW (as per advertisement) electrical power supply with three (03) phase connection.
5	Possession	Ready possession / occupation or to be constructed within 4-6 months.
6	Premises under construction	Will be considered provided there is scope for Construction of currency chest as per RBI specifications.

		<p>I. The offer of premise should be for premises to be constructed as per specific requirement of the Bank and the premise should have a currency chest to be constructed as per extant norms of Reserve Bank of India. The Built up area required is around 8000 Sq. ft. approx including approx. 2000 Sq. ft. of currency chest with 5% variance depending upon actual site area available vis- à-vis Bank's requirement.</p> <p>II. The height of the plinth of the building should be minimum 450 to 600 mm above the maximum flood level of the locality. The premises should have permission for commercial use.</p> <p>III. The water proofing of the slab of the building should be with a guarantee of entire lease period, or if it is for lesser period, it will have to be renewed from time to time up to lease period at the cost of bidder.</p> <p>IV. The flooring should be of contemporary flooring as per Bank's requirement.</p> <p>V. A currency chest as per RBI Specifications (annexure-II) at Ground floor and other structures will have to be constructed by bidder at their own cost.</p> <p>VI. Any other requirement deemed suitable</p>
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		<p>for the Bank shall be advised as and when required. Any other suggestions by Bank regarding construction of premises will be binding on the bidder.</p> <p>VII. Bidder has to appoint an architect/Structural Engineer for design and construction of the premises from Bank's panel of Architects for drawing & supervision the construction of currency chest as per RBI Specifications at their own cost. All the necessary testing (cube test, structural stability test etc.), maintenance of records, as required by the RBI for inspection and certification of the Currency Chest shall be managed by the bidder through Architect/ Structural Engineer.</p> <p>VIII. Bank shall supply the strong room door for the Currency chest. The tang bars required for the chest shall be provided by the land lord from Godrej/Gunnebo as per RBI Specifications</p>
7	Desired location	Within main market of Rajouri (Municipal limit)
8	Preference	<p>(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic/ concerned authority.</p> <p>(ii) Ground floor and First Floor</p> <p>(iii) Govt. Departments / PSU / Banks.</p>

9	Initial period of lease	Initially for 10 years with option to the Bank to renew the lease for further five years on mutual consent of both parties at predetermined increase in rent @ 15-25 % only. After expiry of first 05 years, the enhanced rent @ 15-25 % only will be paid on mutual consent of both parties.
10	Selection procedure	Techno-commercial evaluation by assigning 50% weightage for technical parameters and 50% weightage for price bids.
11	Validity of offer	04 months from the date of submission of the bids.
12	Stamp duty / registration charges	To be shared in the ratio of 50:50 between the lessor (s) and Bank.

TECHNICAL BID (COVER-A)

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

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 empanelled 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. Initially for 10 years with option to the Bank to renew the lease for further five years on mutual consent of both parties at predetermined increase in rent @ 15-25 % only. After expiry of first 05 years, the enhanced rent @ 15-25 % only will be paid on mutual consent of both parties. Tender document received by the SBI after due date and time i.e. **09/02/2024 after 5:00 pm** shall be rejected.
- 1.2 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:
- The Regional Manager
State Bank of India
Regional Business Office -3
2nd Floor, Administrative Office Building
Rail head complex
Jammu (J&K) - 180012**
- 1.3 All columns of the tender documents must duly fill 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.
- 1.4 In case the space in the tender document is found insufficient, the lessors may attach separate sheets.
- 1.5 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. **09/02/2024**.

- 1.6 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.
- 1.7 **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.
- 1.8 Canvassing in any form will disqualify the bidder. **No brokerage will be paid to any broker.**
- 1.9 The short listed lessors will be informed by the SBI for arranging site inspection of the offered premises.
- 1.10 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.
- 1.11 Preference will be given to the exclusive building/floor in the building having ample parking space in the compound / basement of the building. Preference will also be given to the premises owned by the Govt. Departments / Public Sector Units /Banks.
- 1.12 Preference will be given to the buildings on the main road.
- 1.14. The details of parameters and its weightage for technical score have 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.
- 1.13 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.
- 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 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.

1.14 The interest free rental deposit equivalent to maximum six month's rent may be granted to the landlord at the time of taking possession of the premises depending upon the need / demand of the landlord for the same and such deposit will have to be adjusted during the last six months of occupation.

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

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

1.16 **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.

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 with three phase connection of approximately **80 KW/KVA**(as per advertisement) 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, Alternate Connectivity etc. within the compound/roof-top will also have to be provided by the bidders/ lessor(s) at no extra cost to the Bank.

- 1.17 **Bidder/Lessor should obtain and furnish the structural stability certificate from the licensed Structural Consultant, at his/ her cost.**
- 1.18 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.
- 1.19 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.
- 1.20 Lease Deed shall be executed between the Lessor (s) and the Bank on the standard format of the Bank.
- 1.21 All the civil works pertaining to construction of RCC Currency Chest as per RBI instructions, Currency chest (specifications as ANNEXURE-II), RCC Locker room, Cash Room, ATM/ E-Lobby, 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 RBI and instructions of Bank up to the entire satisfaction of Bank, at their own cost. For constructions of RCC Currency Chest as per RBI instructions and RCC locker room, Lessor(s) will be required to engage the Architect, as approved by the Bank for supervision of the entire activities of construction, at their own cost. Bank shall only take the possession of the demised premises after completion of all the construction works, submission of desired certificates from licensed structural consultant and Architect, as approved by the Bank and fulfillment of all other terms and conditions as mentioned above.
- 1.22 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.
- 1.23 Proper sewerage connection shall be arranged by me for the Bank.
- 1.24 All external doors and windows shall be provided with steel grills & shutters by me.
- 1.25 Bank can make additions and alterations/dismantling if necessary without involvement of basic design at any stage during currency of lease.

- 1.26 I will provide vitrified tiles flooring (Johnson & Johnson) (salt & pepper shade in the Bank Hall and marble/ceramic tiles in toilet area and 1st class bathroom fittings including wall tiles
- 1.27 I will arrange to provide all sanitary fittings as per requirements of the Bank.
- 1.28 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.
- 1.29 Main door and Safe room door will be provided with Collapsible grill gate.
- 1.30 Plastic paint, oil bound distempering 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 your risk and as per actual cost.
- 1.31 Lessor will at his/her cost, arrange for separate electricity meter/sub meter having three (03) phase electric connection **80 KW** of Sanctioned 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

**STATE BANK OF INDIA, REGIONAL BUSINESS OFFICE -3,
2nd FLOOR ADMINISTRATIVE OFFICE BUILDING, RAIL HEAD
COMPLEX JAMMU (J&K) - 180012**

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 premise, separate application to be submitted for each premise)

With reference to your advertisement in two newspapers Daily Excelsior and Amar Ujala dated 11/01/2024.

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

General Information:

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

a.	Name of the Building	
a.1	Door No.	
a.2	Name of the Street	
a.3	Name of the City	
a.4	Pin Code	
b.	(i) Name of the Owner (s) (ii) Address (iii) Name of the contact person (iv) Mobile No. (v) E-mail 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	Floor area (As per IS 3861code)
Ground Floor	
First Floor	
Basement Floor	
Any other Floor	
Total Floor Area	

Note: The final rentable area shall be in accordance with the one mentioned under clause/para 1.17 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
(Enclose copies) Yes/No

Whether NOC from the department has been received Yes/No

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

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

Whether fully air conditioned or partly air conditioned Yes/No

Whether lift facilities are available Yes/No

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

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

We also agreed to construct Currency chest & offer shall with toilets and pantry with all fittings and fixtures, vitrified flooring, other works as per Bank's specifications and requirement

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

Place:

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

PRICE BID (COVER-B)

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

**STATE BANK OF INDIA, REGIONAL BUSINESS OFFICE -3,
2nd FLOOR ADMINISTRATIVE OFFICE BUILDING, RAIL HEAD
COMPLEX JAMMU (J&K) - 180012**

With reference to your advertisement in two newspapers Daily Excelsior and Amar Ujala dated 11/01/2024, 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 rent:

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

General Information:

Location:

a.	Name of the Building	
a.1	Door No.	
a.2	Name of the Street	
a.3	Name of the City	
a.4	Pin Code	
b.	(i) Name of the Owner (s) (ii) Address (iii) Name of the contact person (iv) Mobile No. (v) E-mail address	

ANNEXURE – B

**STATE BANK OF INDIA, REGIONAL BUSINESS OFFICE -3,
2nd FLOOR ADMINISTRATIVE OFFICE BUILDING, RAIL HEAD
COMPLEX JAMMU (J&K) - 180012**

PREMISES REQUIRED ON LEASE

Parameters based on which technical score will be assigned by SBI

(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)

	Parameters	Actual situation	Total Marks	Marks obtained
1	Built up area as per requirement	8000 Sq.ft premises possible in one G.F single + 1 st floor:20 8000 Sq.ft premises possible in one G.F single + 1 st floor+ 2 nd Floor:15	20	
2	Premises location	On Main road : 20 Inner side from Main road : 10	20	
3	Ready for occupation	Existing premises with possibility of modification for currency chest as per RBI Specifications: 20 Open plot without any existing structure: 15 Existing premises without any possibility of modification for currency chest as per RBI Specifications: 00	20	
5	Frontage	>= 60 feet =10 >= 50 feet =07 >= 40 feet =05 < 30 feet =00	10	
6	Covered/Built up/Open exclusive parking for SBI (Allotted Parking)	1. 2fourwheeler+10two Wheeler: 10 2. 1 fourwheeler+08two Wheeler: 07 3. 1 fourwheeler+05two Wheeler: 05 4. 1 Four wheeler+05 two Wheeler:03 5. No parking : 00	10	
7	Surrounding of building	Adequate natural light and ventilation : 05 Inadequate natural light and ventilation : 00	05	
9	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	15	
	Total		100	

Annexure-II

RBI SPECIFICATIONS FOR CONSTRUCTION OF CURRENCY CHEST:

Construction of currency Chests by banks-

CLASS-‘AAA’

As per RBI guidelines/ specifications provided Vide RBI DCM(CC)NO.1152/03.39.01/2019-20 dated 04/12/2019.

(All dimensions in millimeters.)

Vault Class		AAA		
Application	Wealth Level	High		
	Risk level	High		
Main door with time-lock [see IS 11188 (part-1) for construction details] to be fixed on front side.(To be provided by Bank)		Class 'AAA'		
Emergency door [see IS 11188 (part-1) for construction details] is to be provided and fixed on back side as per the layout prepared by the bank's Architect /Structural consultant .(To be provided by Bank)		Class 'AAA'		
Internal clear usable size without obstructions (HxWxD)		Min (2000 sq ft area),clear Height 3000mm		
		Or else, larger size as may be required by the user		
Construction shall be done as per the design of the Structural Consultant subject to minimum requirements given here for achieving burglary resistance against attack by common hand-held/picking / impact / portable electric/ hydraulic /concrete cutting / drilling tools, pressure applying device , power saws, etc; fire resistance against gas cutting torch, fixing rods etc; fire hose stream re-heat endurance against exposure to major fire and fire-fighting water stream/jet etc.	Wall thickness	450 mm, Min		
	Floor and roof	450mm , Min		
	Concrete mix (see IS 456)	M50, Min		
	Steel grid in walls, floor and roof	Bar dia.	20 mm	
		Mesh	Mesh made by placing and tying rebar at 200x200c/c both ways; one such mesh placed staggered on both the faces of each wall, floor and roof, In such a manner so as to make less than 100x100 c/c through openings	
Twisted tang bars laid with staggered joints & 25 mm overlap (min)	2 Row in Walls, 2 Layer in Floor, 2 Layer in Roof			
Surveillance passage /Patrol Corridor		1150 mm all around		

Signature and seal of applicant

Security Ventilator (see IS 14387) / Exhaust fan
(To be provided by Bank)

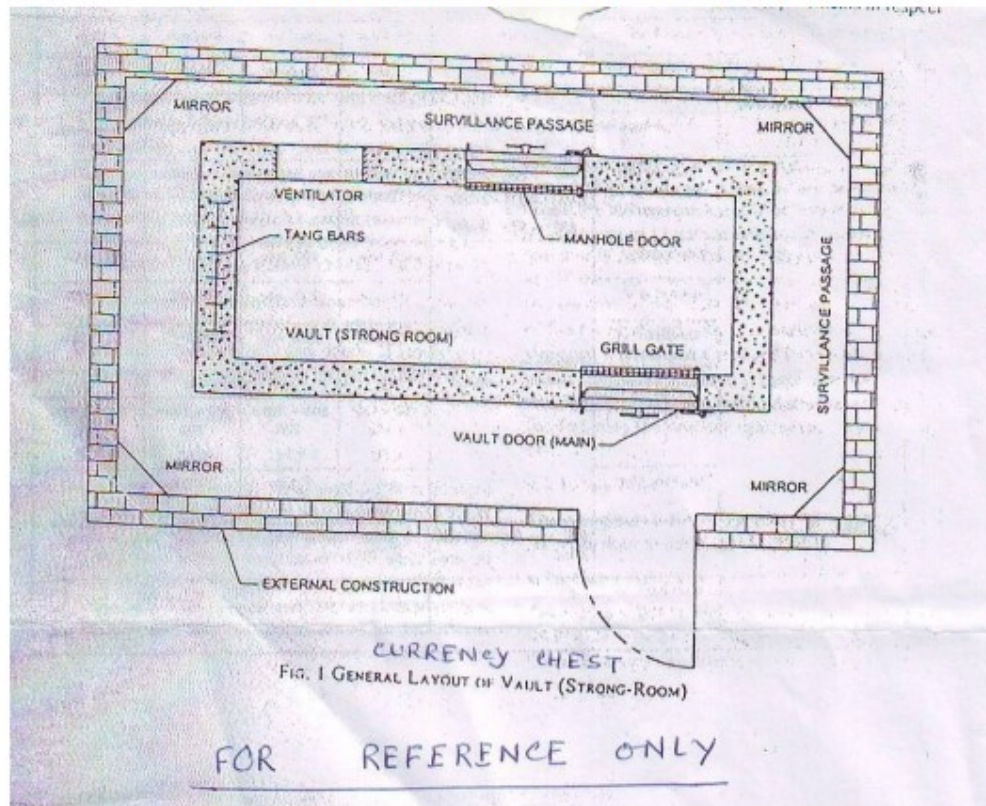
Height from Floor Level: 2100, Min.
Opening Size: 450x450, Max

Instructions for Laying the Tang Bars

- Tang Bar strips are punched to form a double comb and are supplied in untwisted condition.
- Twist the Tang Bar in a spiral forming fang projection in all direction.
- Lay the twisted Tang Bars side by side or one over the other, such that the fangs overlap and inter lock with each other.

The Tang Bar are to be laid horizontally in two rows on 178 mm (7") centers for 305 mm (12"), 457 mm (18"), 610 mm (24") RCC wall respectively.

SAMPLE LAYOUT OF CURRENCY CHEST (STRONG ROOM)



- Clear area of strong room: Min 2000 sq. ft, excluding the wall thickness and surveillance passage.
- Thickness of strong room RCC walls is 450 mm minimum.
- Surveillance passage is min 1150 mm all around.
- Vault main door & manhole door will be supplied by bank.

Signature and Seal of applicant

15 | Page