



STATE BANK OF INDIA,

REGIONAL BUSINESS OFFICE-VI, JALORE

**NOTICE INVITING TENDER (NIT)**

**TENDER ID: AO JOD/2023-24/001**

**NEW BRANCH PREMISES REQUIRED FOR SBI PANCHALA BRANCH ,  
DISTT.JALORE RAJASTHAN (31713)**

State Bank of India invites offers from owners/power of attorney holders for the commercial/office premises having carpet area of Approximate **185 to 232 Sq.M. (2000- 2500 Sq. Ft.)** on Lease Rental basis for opening of **SBI PANCHALA BRANCH, Distt. Jalore, Rajasthan State.**

2. The premises should be preferably in prime locality in the **vicinity of proposed landmark area, within 1 KM from existing branch** preferably on a **main road** with adequate dedicated parking space and predominantly in the cluster of commercial establishment preferably on the **Ground floor** ready/likely to be ready for immediate possession.

3. Premises should be ready for possession / occupation or expected to be ready within 3 (three) months from the last date of submission of proposal. Preference will be given to ready to use premises. Preference will also be given to Premises owned by the Govt./Semi-Govt. departments / Public Sector Units / Public Sector banks.

4. The format for submission of the “Technical bid” containing detailed parameters, terms and conditions and “Price bid” can be downloaded from the Bank’s website [www.sbi.co.in](http://www.sbi.co.in) under important links “Procurement and others” till **15.02.2024**

5. Tender Fees- **Nil** (further Information may be seek from [MR. Narendra Shivran 9783115246](#)). The TENDER ID will be AO JOD/2023-24/001 and the No Tender Fee is to be submitted with Technical Bid.



The offers in a sealed cover complete in all respects should be submitted on or before **3.00pm** on **15.02.2024** during working hours at the following address-

STATE BANK OF INDIA,  
REGIONAL BUSINESS OFFICE-VI,  
1ST FLOOR, SBI JALORI GATE BRANCH PREMISES  
JODHPUR, DIST: JODHPUR  
STATE: RAJASTHAN  
PIN: 342001

OR

**SBI PANCHALA BRANCH , DISTT.JALORE RAJASTHAN (31713)**

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

**CHIEF MANAGER (Ops)**  
**SBI, RBO-6, JALORE**



## TECHNICAL BID

### TERMS AND CONDITIONS

#### OFFER/LEASING OF COMMERCIAL/OFFICE PREMISES

This tender consists of two parts viz. the “Technical Bid” (having terms and conditions, details of offer and Annexure-I) and the “Price Bid”. Duly signed and completed “Technical” and “Price Bid” are required to be submitted separately for each proposal (Photo copies maybe used in case of multiple offers). The “Technical Bid”(as described above) and “Price Bid” for **EACH proposal/offer** should be enclosed in separate sealed envelopes duly super-scribed on top of the envelope as “**Technical Bid**” or “**Price Bid**” as the case may be and these envelopes are to be placed in a single cover superscribing “**Tender for leasing of Commercial/Office premises for SBI PANCHALA BRANCH , DISTT.JALORE RAJASTHAN (31713) Branch** ” and should be submitted at the Office of **STATE BANK OF INDIA, REGIONAL BUSINESS OFFICE-VI, 1ST FLOOR, SBI JALORI GATE BRANCH PREMISES JODHPUR, DIST: JODHPUR, RAJASTHAN PIN: 342001** or **SBI PANCHALA BRANCH , DISTT.JALORE RAJASTHAN (31713)** on or before **3.00PM on 15.02.2024**

#### Important points of Parameters -

1.	Carpet Area	As specified in NIT
2.	Parking Space	One dedicated car parking per 92.94 Sq.m (1000 Sq.ft) area & 4 to 6 dedicated Two wheelers parking for staff.
3.	Open parking area	Sufficient open parking area for customers
4.	Amenities	24 hours Potable water supply availability, Generator power back up, Electricity etc. <b><u>Note: Ramp / lift facility is mandatory at the proposed location and branch is accessible to Divyangjan / Senior Citizen.</u></b>
5.	Possession	Ready possession / occupation/expected to be ready within 3 (three) months from the last date of submission of proposal.
6.	Premises under construction	may not be considered
7.	Location	In the vicinity of the proposed landmark location as specified in NIT.

8.	Preference	<p>(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority.</p> <p>(ii) Single Floor (Preference shall be given to GF)</p> <p>(iii) Offer from Govt./Semi Govt. Departments / PSU /Banks</p> <p>(iv) Ready to occupy premises/ expected to be ready within 3 (three) months from the last date of submission of proposal.</p> <p><b><u>(v) A Locker strong room as per Bank's Specifications will have to be constructed by bidder at their own cost.</u></b></p> <p><b><u>(vi) A currency chest as per RBI Specifications (annexure-I) at Ground floor and other structures will have to be constructed by bidder at their own cost.</u></b></p> <p><b><u>(vii) Bank shall supply the strong room door &amp; ventilators for the Currency chest/ Locker room as per RBI Specifications.</u></b></p>
9.	Unfurnished premises	<p>May be considered and Bank will get the interior and furnishing work done as per requirement. However, all mandatory Municipal license/NOC/approval of layouts, Internal additions/alterations etc. as necessary from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing/ internal additions/alterations etc. in the premises by the Bank will be arranged by the owner.</p>
10.	Initial period of lease	<p>5 + 5 years with an option to renew for a further period of 5 + 5 years on mutually negotiated rates after a period of 10 years.</p>
11.	Selection procedure	<p>Techno-commercial evaluation by assigning 50% weightage for technical parameters and 50% weightage for price bids</p>
12.	Validity of offer	<p>6 months from the last date of submission of the offer</p>
13.	Stamp duty / registration charges	<p>To be shared in the ratio of 50:50</p>
14.	Rental Advance	<p>No advance payable.</p>
15.	Fit out period	<p>3 Months after completion of civil work and other mandatory approvals by Land lord.</p>



## TERMS AND CONDITIONS

- 1.1 The successful vendor should have clear and absolute title to the premises and furnish legal title report from the SBI empaneled advocate at his own cost. The successful vendor will have to execute the lease deed as per the standard terms and conditions finalized by the SBI for the purpose, and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessors and the SBI. The initial period of lease will be 5 years and will be further renewed for 5 years (viz. total lease period 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the SBI during the pendency of the lease. As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 25% after initial term of 5 years is completed. After 10 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5 + 5 years.
- 1.2 Tender document received by the SBI after due date and time i.e. **15.02.2024 after 3.00 pm shall be rejected.**
- 1.3 The lessors are requested to submit the **tender documents in separate envelopes** superscribed on top of the envelope as “**Technical Bid**” or “**Price Bid**” as the case may be duly filled in (as stated earlier) with relevant documents/information at the **following address:**

STATE BANK OF INDIA,  
REGIONAL BUSINESS OFFICE-VI,  
1ST FLOOR, SBI JALORI GATE BRANCH PREMISES  
JODHPUR, DIST: JODHPUR  
STATE: RAJASTHAN  
PIN: 342001

OR

**SBI PANCHALA BRANCH , DISTT.JALORE RAJASTHAN (31713)**

- 1.4 All columns of the tender documents must duly filled in and no column should be left blank. **All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer.** Any over-writing or use of white



ink is to be duly initialed by the tenderer. The SBI reserves the right to reject the incomplete tenders.

- 1.5 In case the space in the tender document is found insufficient, the lessors/ tenderers may attach separate sheets.
- 1.6 The **offer should remain valid** at least for a period of **6 (SIX) months** to be **reckoned from** the last date of submission of offer.
- 1.7 There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other conditions, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the lessor is required to attach a separate sheet “list of deviations”, if any.
- 1.8 The **Technical Bid** will be **opened on 19.02.2024 at 11.00 AM** in presence of tenderers who choose to be present at the office of the **SBI, RBO-6, Jalore**. All tenderers are advised in their own interest to be present on that date at the specified time. SBI Reserves the right to reschedule the opening time of tender.
- 1.9 **The SBI reserves the right to accept or reject any or all the tenders without assigning any reason therefore.**
- 1.10 **Canvassing in any form will disqualify the tenderer. NO BROKERAGE WILL BE PAID TO ANY BROKER.**
- 1.11 The shortlisted lessors will be informed by the SBI for arranging site inspection of the offered premises.
- 1.12 **Income Tax and other statutory clearances shall be obtained by the lessors** at their own cost as and when required. **All payments (Rent + GST)** to the successful tenderer shall be made **by Account Payee Cheque or RTGS/NEFT**.
- 1.13 **Preference** will 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 as stated earlier.**
- 1.14 Preference will be given to the buildings on the main road.
- 1.14a The details of parameters and the technical score has been incorporated in **Annexure I**. The selection of premises will be done on the basis of **techno commercial valuation.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.

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

However, **the landlord will be required to bill the SBI every month for the rent due to them indicating the GST component also (if applicable) in the bill separately. The bill also should contain the GST registration number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the bank to bear the burden of GST, otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the SBI to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST tax registration number of the landlord.**

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

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

Rental will be paid on the basis of "Built-up area" which is to be measured only after addition and alteration work carried out as per banks approved layout plan for the Branch.

**A. Rentable area shall include the following area**

- **Wall Thickness**
- **Columns**
- **Staircase**
- **Sanitary shafts**
- **Carpet Area**
- **Space below window sill**
- **Box louver**
- **AC duct**

**B. Measurement of Mezzanine floor area (if any) shall be considered as under:**



**Floor to ceiling Height**

- Above 2.6m : 100% of carpet area.
- Above 2.1m upto 2.6m : 50% of carpet area.
- Below 2.1m : Not to be considered

- 1.18 The floor wise area (viz. Ground, First, etc.) with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The **number of car parking spaces/Slot offered should be indicated separately.**
- 1.19 **The successful lessor should arrange to obtain the municipal NOC/approval of layouts, internal addition/alteration works etc. from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank.** Lessor should also obtain the **completion certificate** from Municipal authorities after the **completion of the above works.** The required **additional electrical power load and Civil work of as required will also have to be arranged by the lessor at his/her cost** from the State Electricity Board or any other private electricity company in that area etc. and NOC and the space required for installation and running of the Generator (in case Generator is not provided) will also have to be provided within the compound by the lessors at no extra cost to the Bank.
- 1.20 Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost and arrange for requisite permission/approval for installation of Roof top antenna/outdoor units of air-conditioners/ display of signboards etc.
- 1.21 The lessor shall also obtain/submit the proposal to Municipal Corporation/Collector/town planning etc. for the approval of plans immediately after receipt of approved plans along with other related documents so the interior renovation work can commence, in case of unfurnished premises.
- 1.22 After the completion of the interior works, etc. the lease agreement will be executed, and the rent payable shall be reckoned from the date of occupation. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.
- 1.23 All the civil work as per plan & specifications provided by SBI pertaining to construction of Cash Room, ATM / e lobby, Record & Stationary room, System and UPS room, ladies and Gents Toilets (including plumbing/sanitary fittings), Pantry, Staircases, Main and Exit Door, Grills to all Windows. Rolling shutters and collapsible



door to Main and Exit doors will be carried out by the lessor at his cost. Flooring of the banking hall of the premises shall be of Doubled charged vitrified tiles and flooring of Record/Stationary Room shall be of Polished Kota stone. Lessor(s) will be required to engage the Architect, as approved by the SBI for supervision of the entire activities of construction, at their own cost.

1.24 The landlord has to construct locker room as per RBI specifications are as follows:

**Walls-** R.C.C.1:1.5:3 [M20] 30 cm (12'') thick, reinforced with 12mm dia bars @15 cm c/c both ways and on both faces, one such mesh placed staggered on both the faces of each wall in such a manner so as to make less than 75x75 C/C through openings.

**Floor-** R.C.C.1:1.5:3 [M20] 15 cm (6'') thick reinforced with 12mm dia bars @ 15cm, c/c both ways, over the existing plain cement concrete flooring for vaults in ground floor & over existing R.C.C. slabs in vaults in upper floor (the strength of the slab in such case will have to be checked to allow for the additional dead & super imposed load).

**Ceiling-** R.C.C.1:1.5:3 [M20] 30 cm (12'') thick, reinforced with 12mm dia bars @15 cm c/c both ways & on both faces, one such mesh placed staggered on both the faces of each wall in such a manner so as to make less than 75x75 C/C through openings.

Strong room (steel) door & Ventilator shall be supplied by the Bank. Landlord has to arrange to fix the same while construction of the locker room at his own cost.

**Note-** Owner of the Building is sole responsible for the construction and stability of locker room. It is strictly advisable to construct locker room as per the instructions of the Structural Engineer of the Building for safety & stability. Stability Certificate by Competent Structural Engineer should be given to the Bank on completion of construction of locker room. Bank shall not be responsible for any loss or damage caused to the Building due to construction of locker room.

1.25 The landlord has to construct Currency Chest as per RBI specifications as per Annexure-I.



- 1.26 Plastic paint of walls, ceilings, enamel painting of doors and windows etc. as per the Bank's instructions shall be done by the owner/s after every two/ three 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.
- 1.27 Bank shall take possession of the demised premises only after completion of all the civil construction works & submission of necessary certificates from the licensed Structural consultant and Architect, as required by the SBI and fulfillment of all other terms and conditions of technical bids as mentioned above.

Place:

Name & Signature of bidder/lessor(s)

Date:

with seal if any



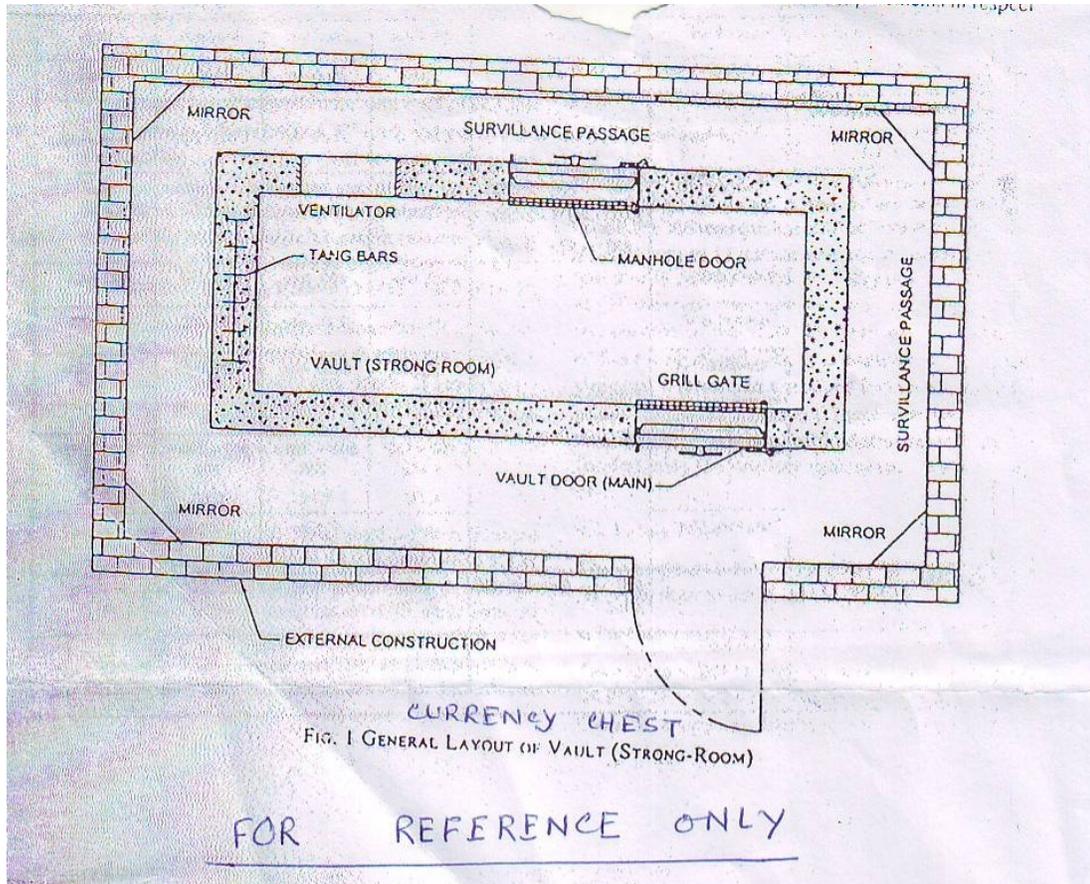
**Annexure-I**

Currency Chests located in Basement and Ground Floors of the buildings at other centres i.e. other than Metro Cities, State Capitals and District HQs)

All dimensions in millimeters.

Vault Class		AA	AAA	
Application	Wealth level	Medium	High	
	Risk level	Medium	High	
Main door with time-lock [see IS 11188 (Part 1) for construction details] to be fixed on front side		Class 'AA'	Class 'AAA'	
Emergency door [see IS 11188 (Part 1) for construction details] if to be provided and fixed on back side as per the layout prepared by the bank's Architect / Structural consultant.		Class 'AA'	Class 'AAA'	
Internal clear usable size without obstructions (HxWxD)		3000x6100x6100, Min (400 sq.ft.)	3000x6100x7625, Min (500 sq.ft.)	
		Or else, larger size as may be required by the user	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 devices, power saws, etc.; fire resistance against gas cutting torch, fluxing rods etc.; fire hose stream reheat endurance against exposure to major fire and fire-fighting water stream/jet etc.	Wall thickness	450, Min	450, Min	
	Floor and roof	450, Min	450, Min	
	Concrete mix( see IS 456)	M40, Min	M50, Min	
	Steel grid in walls, floor and roof	Bar dia	16	18
	Mesh	Mesh made by placing and tying rebars at 200x200 c/c bothways; 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 and 25mm overlap, Min	1 Row in Walls, 1 Layer in Floor, 1 Layer in Roof	2 Rows in Walls, 2 Layers in Floor, 2 Layers in Roof		
Surveillance passage/ Patrol Corridor		1150, Min for Front and Back, 750, Min for sides		

Security Ventilator (see IS 14387) / Exhaust fan	Height form Floor Level: 2100, Min. Opening size: 450x450, Max.
Heating ventilation and Air Conditioning (HVAC) Arrangements	If needed, shall be provided through plenum chamber attachment to manhole / emergency door.



**SAMPLE LAYOUT OF CURRENCY CHEST (STRONG ROOM)**

- Clear area of strong room: Min 400 sqft, 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.



**DETAILS OF OFFER (Part of technical bid)**

**OFFER SUBMITTED FOR LEASING PREMISES**

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

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

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

**General Information:**

<b>A</b>	<b>Location:</b>	
A.1	Distance in Km from the proposed landmark location	
A.2	Distance in Km from the nearest City Bus Stop.	
<b>B.</b>	<b>Address:</b>	
B.1	Name of the Building	
B.2	Plot No & Door No.	
B.3	Name of the Street	
B.4	Name of the City	
B.5	Pin Code	
<b>C</b>	<b>Name of the owner</b>	
C.1	Address	
C.2	Name of the contact person	
C.3	Mobile no.	
C.4	Email address	

**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 (-----).
- e. Floor of the offered premises:

Level of Floor	Built-up area
Total Floor Area	

Note- The 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 (Mentioned) -----

Availability of Running Municipal Water Supply Yes/No

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

Whether NOC from the local authorities has been received Yes/No

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

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

No. of car parking/scooter parking which can be offered

Car-

Exclusively to the Bank

Scooter-

**Declaration**

I/We have studied the above terms and conditions and accordingly submit our offer and will abide by the said terms and conditions in case our offer of premises is accepted.

I/We also agreed to construct/addition/alteration i.e. Cash safe Room, Record/Stationary Room, locker room, System/ups Room, Ladies and Gents Toilet and Pantry with all fittings and fixtures, Verified Tile Flooring (600x600) and other works as per Banks specifications and requirement.

Place:

Date:

Name and signature of lessor(s) with seal



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

**PREMISES REQUIRED ON LEASE**

Parameters based on which technical score will be assigned by SBI

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

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

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

Sr No	Parameter	Maximum Marks
1	Distance from nearest Bus station/ market place/ existing branch	
	i) upto 0.5 Kms (15 marks)	15
	ii) More than 0.5 Km and upto 01 kms (10 marks)	
	iii) More than 01 and up to 02 Kms ( 5 marks)	
	iv) More than 2 Kms (0 marks)	
2	Available Frontage of the Premises	
	• Upto 15 metres (15)	
	• 10m to 15 m (10)	
	• 6m to 10 m (5)	
	• Less than 6 m (0)	15
3	Nearby surroundings, approach road and location	15
	i) Commercial Market Place with wide approach (15 marks)	
	ii) Partly Commercial/ Residential locality with wide approach (10 marks)	
	iii) Commercial Market Place with narrow approach (5 marks)	
	iv) Partly Commercial/ Residential locality with narrow approach (0 marks)	
4	Quality of construction, Load Bearing/ RCC framed structure & adequately ventilated, Ambience & Suitability of premises.	20
	• Excellent (20)	
	• Good (10)	
	• Satisfactory (5)	
	• Unsatisfactory (0)	
5	Availability of Premises on	20
	• Ground Floor (20)	
	• First Floor/ Gr.+ First Floor (10)	
6	• Availability of Parking as specified (15)	15
	• Availability of parking less than as specified (7)	
	<b>TOTAL</b>	<b>100</b>

Place:

Date:

Name & Signature of lessor with seal if any