

STATE BANK OF INDIA, RBO SAMASTIPUR

NOTICE INVITING TENDER (NIT)

Tender Id: AOPAT/RBOSAM/2024-25/04/01

**PREMISES REQUIRED FOR SBI NARGHOGHI BRANCH, DISTRICT SAMASTIPUR,
STATE BIHAR UNDER SBI RBO SAMASTIPUR**

State Bank of India, RBO Samastipur invites offers from owners/power of attorney holders for the commercial/office premises(ready to use) having carpet area of **2000 square feet** approximately on Lease Rental basis for opening of the branch at Narghoghi, Block Sarairanjan District Samastipur, State Bihar under SBI RBO Samastipur.

2. The premises should be in prime locality in Narghoghi preferably on a main road, with adequate dedicated parking space and predominantly in the cluster of commercial establishment preferably on the **Ground floor only** ready/likely to be ready for immediate possession.
3. Premises should be ready for possession / occupation or expected to be ready within **3 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 under important links “Procurement and others” from 22.04.2024 to 06.05.2024 or Tender form can be collected from address: **The Regional Manager, State Bank of India, Regional Business Office,2nd Floor, Red Cross Building, Samastipur ,(848101),BIHAR from 22.04.2024 to 06.05.2024.**
5. The offers in a sealed cover complete in all respects should be submitted on or before 3.30 pm on 06.05.2024 during working hours at the following address-

**The Regional Manager
State Bank OF India
Regional Business Office,
2nd Floor, Red Cross Building
Samastipur
(848101),BIHAR**

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 may be used in case of multiple offers). The “Technical Bid” 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 super scribing “**Tender for leasing of Commercial/Office premises for SBI Narghohi Branch** ” and should be submitted at the Office of the **The Regional Manager, State Bank of India, Regional Business Office, 2nd Floor, Red Cross Building, Samastipur ,(848101),BIHAR** on or before **3.30PM on 06.05.2024**.

Important Points / Parameters:-

1	Carpet Area	2000 square feet (Approx)
2	Open parking area	Adequate parking space for Customers and Staff (500-1000 square feet (approx))
3	Amenities	24 hours Potable water supply & availability of 3-phase electricity Connection of 30 KW load
4	Possession	Ready possession / occupation/expected to be ready within 3 (three) months from the last date of submission of proposal.
5	Location	In Narghohi , preferably on main Road in market place/commercial locations.
6	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority. (ii) Offer from Govt./Semi Govt. Departments / PSU / Banks (iii) Ready to occupy premises/expected to be ready within 3 (three) months from the date of submission of proposal.
7	Unfurnished premises	May be considered and Bank shall 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.
8	Initial period of lease	The initial period of lease will be 5 years and will be further renewed for 5 years (viz. total lease period 10 years). 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.
9	Selection procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bids
10	Validity of offer	6 months from the last date of submission of the offer
11	Stamp duty / registration charges	To be shared in the ratio of 50:50.
12	Rental Advance	No advance payable.

TERMS AND CONDITIONS

1. The successful vendor should have clear and absolute title to the premises and furnish legal title report from the SBI empanelled advocate at his own cost. The successful 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 will be 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.

2. Tender document received by the SBI RBO Samastipur after **due date and time shall be rejected.**

3. The lessors are requested to submit the **tender documents in separate envelopes** super scribed 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:**

**The Regional Manager
State Bank OF India
Regional Business Office,
2nd Floor, Red Cross Building
Samastipur
(848101),BIHAR**

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

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

5. In case the space in the tender document is found insufficient, the lessors/ tenderers may attach separate sheets.

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.

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.

8. The **Technical Bid** will be **opened** in presence of bidders who choose to be present at **The Regional Manager, State Bank of India, Regional Business Office, 2nd Floor, Red Cross Building, Samastipur, (848101), BIHAR (change in date, place, if any, shall be intimated in advance)**, on 11:00 A.M. on **08.05.2024** (the date and place of opening will be advised by RBO Samastipur). All bidders are advised in their own interest to be present on that date at the specified time.

9. **SBI reserve the right to accept or reject any or all the tenders without assigning any reason therefore.**

10. Canvassing in any form will disqualify the tenderer. **NO BROKERAGE WILL BE PAID TO ANY BROKER.**

11. **The shortlisted lessors will be informed by the SBI for arranging site** inspection of the offered premises.

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 RTGS/NEFT**.

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.**

14. Preference will be given to the buildings on the **main road**.

15. 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 evaluation**. **70%** weightage will be given for **technical** parameters and **30%** for **price bid**. **The score finalized by Committee of the SBI in respect of technical parameters will be final and binding to the applicant.**

16. 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. GST shall be paid extra as applicable.

17. 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.**

18. Mode of measurement for premises is as follows:

Rental will be paid on the basis of "Carpet area" as per IS code 3861-2002 which is to be measured only after addition and alteration work carried out as per banks approved layout plan for the Branch which could be always measured jointly by the Bank and the landlord.

A. Rentable Carpet area shall be area at any floor excluding the following area

Walls, Columns, Balconies, Portico/Canopy, Staircase, Lofts, Sanitary shafts, Lift wells, Space below window sill, Box louver, AC duct

B. The following shall be including in wall area and shall not be measured.

Door and door opening in the walls

Built in cupboards

C. It shall, however, not include carpet areas of

bathroom and lavatory.

19. **The Gr. Floor (Banking Hall) area & open parking space with the corresponding rate for rent/taxes** should be mentioned in the Price Bid separately.

20. **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.

21. 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.

22. 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.

23. 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.

24. 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 doors, Exit doors , vault (if applicable) will be carried out by the lessor at his cost. Flooring of the premises should be 600mmx600mm premium quality vitrified tiles and toilets, wash rooms, pantry etc. should be glazed/matt finished tiles as per instruction of Bank to be done **by the landlord at his cost.**

25. 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) with seal if any

Date:

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:

A	Location:	
	Distance from the Existing Branch (in KM)	
	Distance from the Bus stand/Main commercial place (in KM)	
B	Address	
	Name of the Building	
	Plot No & Door No.	
	Name of the Street	
	Name of the City	
	Pin Code	
	Name of the owner	
	Address	
	Name of the contact person	
	Mobile no.	
	Email address	

A. Technical Information (Please tick 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. Carpet Area of the offered premises:

Level of the Floor	Carpet Area
Ground	
Open parking space	
Total Area	

Note- The rentable area shall be in accordance with the one mentioned under clause/para 18 of "Technical Bid".

B. Building ready for occupation-Yes/No

If no, how much time will be required for occupation _____ with end date.

C. Amenities available

Electric power supply and sanctioned load for the floors

Offered in KVA (Mentioned) _____ (KVA)

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

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, System/ups Room, Ladies and Gents Toilet and Pantry with all fittings and fixtures, Vitrified Tile Flooring 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:

Sl. No.	Parameter	Maximum Marks	
1	Distance from nearest Bus station/ market place/ existing branch		
	I) up to 1.0 KM	15 Marks	
	II) more than 1 KM and up to 2.5 KM (10 Marks)		
	III) more than 2.5 up to 5.0 KM (5 Marks)		
	IV) more than 5.0 Kms (0 Marks)		
2	Available of Frontage of the premises <ul style="list-style-type: none">• up to 15 m (15 marks)• from 10 m to 15 m (10)• from 5 m to 10 m (5)• less than 5 m (0)	15 Marks	
3	Nearby surroundings, approach road and Location	15 Marks	
	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. <ul style="list-style-type: none">• Excellent (20 Marks)• Good (10 Marks)• Satisfactory (5 Marks)• Unsatisfactory (0 Marks)	20 Marks	
5	Availability of Premises on	25 Marks	

	<ul style="list-style-type: none"> • Ground Floor (25 Marks) • Gr. Floor + First Floor / First Floor (20 Marks) 		
6	Availability of Parking Space (10 Marks) <ul style="list-style-type: none"> • As specified in the tender (10 Marks) • less than specified in the tender (7.5 Marks) 	10 Marks	

Place:

Date:

Signature of the Bidder.

PRICE BID

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

With reference to your advertisement in the _____ dated ____ and having studied and understood all terms and conditions stipulated in the newspapers advertisement and in the technical bid, I/We offer the premises owned by us for Commercial/office use on lease basis on the following terms and conditions:

General Information:

Location:

A	Name of the Building: Door No : Street Name : City : Pin Code:
B.	Name of the Owner:- Address:- Name of the Contact Person: Mobile No. E-Mail Address:

Rent:

Floor	Carpet Area (sqm/Sqft)	Rent per square feet Per month (Rs.) * Please refer note below	Total rent per month
Gr. floor			
Open parking space			
Total			

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

*** Rentable area will be based on "Carpet area" of the Gr floor in accordance with the one mentioned under para / clause / item 18 of technical bid. Please note that the rent should be inclusive of municipal taxes/cess, service charges like society charges, maintenance charges etc. and will not be paid separately by the Bank.**

The GST if levied on rent paid, shall be reimbursed by the SBI to the landlord on production of such payment of tax to the Govt.

Declaration:

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

Place:

Date:

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

Annexure 'A'

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

SPECIFICATIONS:

1. Building will consist of R.C.C. framed structure with first class construction & all peripheral walls will be 23 cm thick.
2. All partition walls will be 11.5 cm thick and will have minimum two 6mm steel @ third course.
3. Floor finish of Banking hall / R.M.'s room / toilets / canteen / system/conference-double charged vitrified tiles/granite of approved shade & make, duly covered with pop & polythene to avoid damage from interior works. The Open area will be of Kota stone/cement concrete pavers.
4. Wall finish - Internal-plastic emulsion/oil bound distemper/enamel paint of approved shade / make. External--water proof cement paint-apex or stone cladding or front structural glazing as per case.
5. M.S. Grill for windows - 16 mm square bars @ 7.62 cm c/c both ways in frame with openable window for air-conditioners/desert coolers/ventilation.
6. Main entry to have rolling shutter, collapsible gate & exit will have collapsible gate & rolling shutter.
7. Building should have floor to ceiling height of approximately 3.66 m.
8. In toilets, pantry & drinking water area wall tiles of approved make / shade upto full height will be fixed.
9. All sanitary & C.P. Fittings will be of approved make as per bank's approval.
10. In case of doors, it shall have wooden frame (choukhat) with 38 mm block board shutter doors.
11. Only in case of RCC strong room & RCC locker room, door & ventilator will be supplied by bank, otherwise all other doors will be provided by owner.
12. Windows shall have suitable shutters so as to accommodate desert coolers or air-conditioners in it.

13. All rooms are to be provided with suitable openings for ventilators/exhaust fans (12"x12").
14. Pantry will have granite platform 2 feet wide with steel sink.
15. Owner shall engage qualified Architect/Engineer for complete planning/supervision of construction and completion formalities.
16. Stationary, record room, pantry, toilets (gents & ladies), ramp for physically challenged etc. to be constructed as per layout plan given by bank and expenditure in this regard will be borne by owner. Floors are to be structurally strengthened to sustain additional live load of approx. 15-20 tonnes on account of safes.
17. Periodical maintenance of building to be done by owner.
18. Followings to be furnished by owner through architect engaged by them, before possession of premises is taken by bank
 - Structural suitability certificate of premises.
 - Approved Layout Plan from Local Civil Authority for bank's commercial use.
 - Built up area certificate.
 - Completion certificate as per plans/specifications provided by bank.
 - "NOC" from civic authority for commercial use of premises.
19. Suitable place to be provided for display of bank's sign boards, hanging of outdoor unit of air-conditioners and V-SAT/RF with monkey cage on roof top (no rent for this facility).
20. Twenty -four hours un-interrupted water supply arrangement to be made by way of underground / overhead tank & submersible pump exclusively for bank.

TECHNICAL SPECIFICATION / LIST OF APPROVED MAKE (For Reference)

LIST OF MATERIALS OF APPROVED BRAND AND/OR MANUFACTURE –CIVIL WORKS

LIST OF APPROVED MANUFACTURERS / NATURAL SOURCES OF MATERIALS TO BE USED IN THE INTERIOR WORKS SUBJECT TO THE APPROVAL OF SAMPLES BY SBI/ ARCHITECT.

(ALL THE MATERIALS USED HAVE TO CONFIRM TO GREEN INTERIOR NORMS OF IGBC)

S No.	MATERIAL NAME	BRAND / MANUFACTURER
1	Second class hard wood	Seasoned, Chemically treated hardwood of approved sizes of Badam/Kasi/Gambhari/Tentra.
2	Teak wood beading, leap	Seasoned, Chemically treated best quality local polished teak wood beading of sizes & moulding of size (as per approved design)
3	PLYWOOD – BWP (Marine Ply , Termite Resistant & Borer Resistant) – CONFIRMING TO IS : 710.	GREENPLY (GOLD PLATINUM) / AUSTIN /CENTURY PLY (CLUB PRIME) /Globe Prime /ARCHID premium/ SYLVAN
4	MDF – Exterior Grade (Medium Density Fibre Board) – CONFIRMING TO IS : 12406 - 2003. (Density: 750 – 850 Kgs/m3)	GREEN PLY / CENTURY / ARCHID / TESA
5	BLOCK BOARD – CONFIRMING TO IS :11255 - 2003.	NIKON / GOLDEN / GREENPLY./ CENTURY
6	Adhesive	Fevicol / Jeevanjor
7	LAMINATE – CONFIRMING TO IS : 2046-1995.	GREENLAM / MERINO/ FORMICA/ CENTURY / AICA/ SUNMICA ARCHID / VIR LAMINATE / BRAVIA.
8	Soft Board	Jolly Board
9	Wood primer & Synthetic enamel paint	ICIC / Berger / Asian
10	Door Closure	Godrej / Hardwyn
11	Floor Spring	Everite / Godrej / Ebco /Equivalent
12	Screw	Ebco /GKW / Nettlefold
13	Vitrified Tiles/ceramic tiles	RAK / Kajaria / Johnson
14	Drawer Slids	Hettich / Ebco
15	Vertical Blinds	Vista / Mac
16	Multipurpose lock, night latches mortise lock (Open in/out-R/L)	Ebco / Godrej / Hettich /

17	Anchors & Fixings	Fischer
18	Auto shut hinges and other hardware	Ebco / Hettich / Hafley
19	Glass 5.5mm / 8mm / 12mm	Float Glass of Modiguard / Indo-Asahi / Saint Gobin /
20	Concrete Paving Designer Tiles	Ultra / Eurocon / Multiwyn /
21	Edge binding tape	Rehau / Dolkin /
22	Solid Surface	Merino/ Dupont/LG/Corian
23	Polish	French / Zinc Oxide / Melamine (Asian)
24	Synthetic Enamel Paints / Plastic Emulsion Paints / Distemper	Asian Paints/Berger/Nerolac
25	Weather Coat Paints / Cement based Paints / Acrylic Emulsion Paints etc.	ICI / Berger or
26	Silicon Sealant	M/s.Wacker, Dr. Fixit , M/s. Sika , M/s. Choksey, M/s. Fosroc
27	32-35mm thk. Flush Door	Readily available flush door of Sylvan/green/ Century or
28	Cement	Ultratech/ OCL/ JK Cement (OPC)
29	GI Pipes	Medium quality TATA/ Prakash
30	CI Pipes	Hepco/ BES / Gini as approved approved by SBI
31	uPVC window	Prominace/ fenesta/ rehau as approved by SBI
32	Bath room fittings like bib cock,anglecock,concealedcock,healthfa ucet,etc.	Jaquar
33	Sanitary fittings	Parryware,Hindware,
34	MDF – Exterior Grade (Medium Density Fibre Board) – CONFIRMING TO IS : 12406 - 2003. (Density: 750 – 850 Kgs/m3)	GREEN PLY / CENTURY / ARCHID / TESA
35	PLYWOOD – BWP (Marine Ply , Termite Resistant & Borer Resistant) – CONFIRMING TO IS : 710.	GREENPLY (GOLD PLATINUM) / AUSTIN /CENTURY PLY (CLUB PRIME) /Globe Prime /ARCHID premium/ SYLVAN
36	BLOCK BOARD – CONFIRMING TO IS :11255 - 2003.	NIKON / GOLDEN / GREENPLY./ CENTURY
37	FLUSH DOOR – CONFIRMING TO IS :2202(Part – 1) – 1991.	NIKON / GREENPLY / CENTUARY / UNIPLY

38	LAMINATE – CONFIRMING TO IS : 2046-1995.	GREENLAM / MERINO/ FORMICA/ CENTURY / AICA/ SUNMICA ARCHID / VIR LAMINATE / BRAVIA.
39	GLASS.	SAINT GOBAIN /MODIFLOAT / ASAHI FLOAT.
40	HARDWARE.	EFFICIENT GADGETS (EG) / EARL BEHARI (EBCO) / DOORSET/OZEN
41	BEECH WOOD.	AS APPROVED BY SBI / ARCHITECT.
42	SCREWS	GKW NETTLEFOLD OR AS APPROVED
43	PAINT.	ASIAN / NIPPON / BERGER / NEROLAC.
44	FLOOR SPRING / DOOR CLOSER.	HETTICH/DOORSET / STERLING / DORMA / OZONE.
45	LOCKS	DOORSET / DORMA/ HETTICH/OZONE.
46	GI SUPPORT SYSTEM FOR PLAIN FALSE CEILING.	GYPSTEEL ULTRA / US BORAL.
47	GI DRY WALL PARTITION SYSTEM	GYPSTEEL / US BORAL / FRAME WORK / RONDO / BMS
48	GYPSUM / PLASTER BOARDS.	GYPBOARD / LAGYP.
49	GI SUPPORT SYSTEM FOR GRID CEILING.	ARMSTRONG / GYPSTEEL ULTRA / US BORAL.
50	CEILING TILES	ARMSTRONG / GYP ROCK / US BORAL./ DAIKEN
51	ACRYLIC SOLID SURFACE.	LG Hausys, HI - MACS / DUPONT - MONTELLI / MERINO – HANEX / LOTTE - STARON.
52	TEXTURED PAINT.	TERRACO / SPECTRUM.
53	VINYL FLOORING.	LG / WINNER.
54	WRITING BOARD.	WHITE MARK OR APPROVED.
55	VITRIFIED, CERAMIC AND GLAZED TILES.	JOHNSON / KAJARIA / RAK.
56	SANITARY FAUCETS AND FIXTURES.	JAGUAR / HINDWARE / KOHLER.
57	ALUMINIUM COMPOSITE PANELS.	ALSTRONG / EUROBOND / ALUDECOR
58	CARPET TILES FLOORING.	GODREJ / ELEMENT / UNITEX / FLORETEX.

59	CEMENT FIBER / CALCIUM SILICATE / REINFORCED MAGNESIUM SILICATE BOARD	VISAKA / TRILITE / SHERA / BISON
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