

PART II- PRICE BID

TENDER FOR HIRING OF READY TO USE/PLUG & PLAY OFFICE PREMISES ON LEASE RENTAL BASIS FOR SBI GITC OFFICE ESTABLISHMENT IN NAVI MUMBAI.

With reference to your Tender No: **SBI/GITC/ESTATE/2024/2025/1222 Dated: 22.10.2024** and having studied and understood all terms and conditions stipulated in the newspaper's advertisement and in the technical bid, I/We offer the premises owned by us for Commercial/office/IT office use on lease rental basis on the following terms and conditions:

In continuation of our Technical Bid for the Hiring of our Premises by the Bank and having qualified for the same, we hereby offer the premises owned by us for housing your office on lease rental basis at the Rent and other charges quoted below in compliance of various Terms and Conditions mentioned in your RFP/tender document:

RENT AND OTHER CHARGES (Except GST)

Sr. No.	Particulars of item	Rate per Sq. Metre per month Excluding GST in Rs.....
1	Rent of premises (with fitouts). *	Rs.....
2	Maintenance : Building maintenance, AMCs ##Charges including prorata Common facility charges ***	Rs.....
Total rent for premises including maintenance per square metre Per month in Rs..... (A)		Rs.....
Total cost for premises including maintenance and fit-out, per Square Metre for initial 2 years Excluding GST(Ax 12 x2) (Total Cost)		Rs.....

Note: Bidders to note the following carefully while quoting their rates:

1. The bidders will be selected on basis of "TOTAL COST".
2. The Carpet area mentioned in the price bid above are as per tentative requirement of the Bank and to bring all the bidders at Par to discover final Price.
3. However, actual quantities may vary for the selected premises and the rent and other charges shall be payable to the selected bidder as per actual Carpet area of premises jointly measured as per provisions in the tender and number of car/scooter parking actually available for the exclusive use of the Bank.
4. The above offer should remain valid for minimum 180 days from date of opening of price bid. The bidder cannot withdraw their offer before 180 days.
5. # Rentable area will be based on "Carpet area" of the floor in accordance with the one

mentioned in technical bid. Please note that the rent should be inclusive of municipal taxes/cess, Maintenance charge, Property tax, service charges like society charges etc. and will not be paid separately by the Bank. Rent shall be quoted on Carpet area basis only, taking into account the parking space, area for installation of generator and VSAT/tower/antenna etc., and no separate rent shall be paid for these facilities.

6. *Premises with fitouts means all types of furnitures, Tables, modular workstations, cabins, data cabling, chairs, sofa, wall paneling, wooden partition, glass partitions, glass doors, falseceiling, all interiors, civil works, fire alarm system, AC, Security Works, water supply, LAN,Networking, Fire-fighting works, electrical works, switches, sockets, panels, etc. as per definition of Fitouts, to be provided by the bidder / landlord as per tender terms mentioned hereinabove.
7. ## The Building maintenance charges to be quoted under item No.02 of the Price Bid includes expenditure towards periodical comprehensive maintenance of plumbing & sanitary system, interior & furniture maintenance, water-proofing works, air-conditioning, electrical fittings and fixtures, DG Sets, Fire alarm system, CCTV, elevators (lifts), etc. for the area occupied. And including AMC/ maintenance as clause 9 of GCC
8. ***Common Facility Charges includes charges for all facilities which are common to or are used by all the tenants for common areas of the building such as security, reception, lighting, air-conditioning of common areas, lifts, parking lifts, housekeeping, water pumping, repairs and maintenance of common properties and amenities, pest control, firefighting etc.
9. The Bank reserves the right to accept the rates of M-1 bidder as quoted above and/or to go for negotiation. Total monthly rent will be calculated as per actual measurements / quantity as per terms of tender based on rates quoted above or agreed upon after negotiation.
10. Rentable Carpet area mentioned above is approximate and may vary to any extent either side depending upon actual requirement / usable area occupied 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 the Bidder(s) with seal if any

Bidder Name :

Address :

Contact No.