



(A Wholly Owned Subsidiary of SBI Capital Markets Ltd.)

INVITES OFFERS FOR HIRING OF PREMISES

FOR

CORPORATE OFFICE

Last date for submission of Tenders: 17:00 hours on 22.09.2020

Opening of Offers: 18:00 hours on 22.09.2020

Offers To Be Submitted To

The Chief Financial Officer

**SBICAP Securities Ltd
Corporate Office: 12th Floor, "A & B " Wing
Marathon Futurex, N. M. Joshi Marg
Lower Parel (E), Mumbai- 400013**

OFFER SUBMITTED BY:

Name : _____

Address : _____

Signature and Seal of applicant

SBICAP Securities Ltd
Corporate Office: 12th Floor, "A & B " Wing
Marathon Futurex, N. M. Joshi Marg
Lower Parel (E), Mumbai- 400013

NOTICE INVITING TENDER (NIT)
PREMISES REQUIRED FOR CORPORATE OFFICE
AT MUMBAI, MAHARASHTRA

SBICAP Securities Ltd invites offers in Two Bid system from owners/ power of attorney holders for the commercial/office premises having carpet area of approximate 12,000 Sq. ft., (excluding Lavatory, lift lobby etc..) on Lease Rental basis for its Corporate Office at Lower Parel, Mumbai, Maharashtra.

2. The premises should be preferably in prime locality in the **vicinity of existing Corporate Office premises (within 500-1000 meter radius)** preferably on a main road with adequate dedicated parking space and predominantly in the cluster of commercial establishment preferably ready/ likely to be ready for immediate possession.

3. Premises should be ready for possession / occupation or expected to be ready within a period of one month 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 Company’s website

www.sbismart.com under “Procurement news” till **22.09.2020**.

5. Tender Fees- a Non-refundable tender fees of Rs.5000/- to be submitted by means of Demand Draft drawn on SBICAP Securities Ltd., payable at Mumbai, along with Technical Bid.

The offers in a sealed cover complete in all respects should be submitted on or before **5.00 PM on 22.09.2020** during working hours at the following address-

SBICAP Securities Ltd
Corporate Office: 12th Floor, "A & B " Wing
Marathon Futurex, N. M. Joshi Marg
Lower Parel (E), Mumbai- 400013

The **SBICAP Securities Ltd** 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 FINANCIAL OFFICER,
SBICAP Securities Ltd

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”(accompanied with receipt of non-refundable application fee of Rs.5000/-(Rupees Five Thousand only) 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 Corporate Office** ” and should be submitted at the Office of the Chief Financial Officer, SBICAP Securities Ltd, Corporate Office: 12th Floor, "A & B " Wing, Marathon Futurex, N. M. Joshi Marg, Lower Parel (E), Mumbai-400013 on or before **5.00 PM on 22.09.2020**.

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 & unlimited 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.
5.	Possession	Ready possession / occupation/ expected to be ready within a period of one month from the last date of submission of proposal.
6.	Premises under construction	may not be considered
7.	Location	In the vicinity of the existing Corporate Office & location as specified in NIT.
8.	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority. (ii) Single/ Two Floors (Preference shall be given to Single floor) (iii) Offer from Govt./Semi Govt. Departments / PSU /Banks (iv) Ready to occupy premises/ expected to be ready within a period of one month from the last date of submission of proposal

9.	Unfurnished premises	may not be considered
10.	Initial period of lease	Lease will be executed for 15 years with option of renewal on the basis of mutual negotiation after every 5 year.
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 last date of submission of the offer
13.	Stamp duty / registration charges	To be shared in the ratio of 50:50
14.	Rental Advance	No advance payable.
15.	Fit out period	One month after completion of civil work and other mandatory approvals by Land lord.

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 SBICAP Securities Ltd., 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 company. The initial period of lease will be of 5 years and will be further renewed with two option for 5 years (viz. total lease period 15 years) with requisite exit clause to facilitate full / part de-hiring of space by the SBICAP Securities Ltd., 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 on the basis of mutual negotiation. After 15 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term.

1.2 Tender document received by the SBICAP Securities Ltd., after due date and time i.e. **22.09.2020 after 5.00 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:**

SBICAP Securities Ltd
Corporate Office: 12th Floor, "A & B " Wing
Marathon Futurex, N. M. Joshi Marg
Lower Parel (E), Mumbai- 400013

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 **SBICAP Securities Ltd** 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 at 6.00 PM on the last date of submitting the bids** in presence of tenderers who choose to be present at the office of the Chief Financial Officer, SBICAP Securities Ltd, Corporate Office: 12th Floor, "A & B " Wing, Marathon Futurex, N. M. Joshi Marg, Lower Parel (E), Mumbai- 400013. All tenderers are advised in their own interest to be present on that date at the specified time. SBICAP Securities Ltd Reserves the right to reschedule the opening time of tender.

1.9 **The SBICAP Securities Ltd 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.

1.11 The shortlisted lessors will be informed by the SBICAP Securities Ltd., 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 SBICAP Securities Ltd., 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/ maintenance 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 SBICAP Securities Ltd., 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 company to bear the burden of GST, otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the SBICAP Securities Ltd., 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 first 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 company's approved layout plan for the Office.

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 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.** Lessor should also obtain the **completion certificate** from Municipal authorities after the **completion of all the interior 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 Company.

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 SBICAP Securities Ltd., pertaining to construction of System and UPS room, ladies and Gents Toilets (including plumbing/sanitary fittings), Pantry, Staircases, Main and Exit Door and Flooring will be carried out by the lessor at his cost.

Flooring of the hall/ cabins of the premises shall be of Doubled charged vitrified tiles

Lessor(s) will be required to engage the Architect, as approved by the SBICAP Securities Ltd., for supervision of the entire activities of construction, at their own cost.

1.24 SBICAP Securities Ltd., 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 SBICAP Securities Ltd., and fulfilment of all other terms and conditions of technical bids as mentioned above.

Place:

Name & Signature of bidder/lessor(s)

Date:

with seal if any

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	
A.1	Distance in Metres from the existing Corporate Office	
A.2	Distance in Metres from nearest Railway Station	
B	Address	
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	
C	Name of the owner	
C.1	Address	
C.2	Name of the contact person	
C.3	Mobile number	
C.4	Email address	

Technical Information (Please at the appropriate option)

- a. Building: Load bearing (-----) RCC Framed Structure (-----)
- b. Building: 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 Company 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. Record/ Stationary Room, System/ UPS Room, Ladies and Gents Toilet and Pantry with all fittings and fixtures, Flooring and other works as per Company's 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 SBICAP Securities Ltd.,

(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 the Corporate Centre	15	
	i) Upto 0.5 Km (15 marks)		
	ii) More than 0.5 Km and upto 1 Km (10 marks)		
	iii) More than 1 Km and upto 2 Kms (5 marks)		
	iv) More than 2 Kms (0 marks)		
2	Distance from nearest Railway Station	15	
	i) Upto 0.5 Km (15 marks)		
	ii) More than 0.5 Km and upto 1 Km (10 marks)		
	iii) More than 1 Km and upto 2 Kms (5 marks)		
	iv) More than 2 Kms (0 marks)		
3	Nearby surroundings, approach road and location	15	
	i) Commercial place with wide approach (15 marks)		
	ii) Partly commercial locality with wide approach (10 marks)		
	iii) Commercial approach with narrow approach (5 marks)		
	iv) Partly commercial with narrow approach (0 marks)		
4	Quality of construction, load bearing structure, adequately ventilated, ambience & suitability of the premises	20	
	• Excellent (20 marks)		
	• Good (10 marks)		
	• Satisfactory (5 marks)		
	• Unsatisfactory (0 marks)		
5	Availability of premises on	20	
	• Single floor (20 marks)		
	• Two floors (10 marks)		
	• Multiple floors (0 marks)		
6	• Availability of parking as specified (15 marks)	15	
	• Availability of parking less than as specified (7 marks)		
	TOTAL	100	

Place:

Date:

Name & Signature of lessor with seal if any

**PRICE BID (ENVELOPE -B)
HIRING OF PREMISES FOR CORPORATE OFFICE AT LOWER PAREL (EAST)
(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)**

**The Chief Financial Officer
SBICAP Securities Ltd
Corporate Office: 12th Floor, "A & B " Wing
Marathon Futurex, N. M. Joshi Marg
Lower Parel (E), Mumbai- 400013**

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 housing your branch/office on lease basis on the following terms and conditions:

General Information:

Location:

a.1	Name of the Building	
a.2	Plot No & Door No	
a.3	Name of the Street	
a.4	Name of the City	
a.5	PIN Code	
b	Name of the owner Address Name of the contact person Mobile number Email address	

Rent:

Level of Floor	Built up Area (Sq. ft)	Rent per sq. ft. per month (Rs.)	Total rent per month of built up area (Rs.)
Ground Floor			
First Floor			
Total (A)			

Total Rent per month (A) = Rs. _____
(Rupees _____ only)

Rentable area will be based on built up area of the floor in accordance with the one mentioned under para / clause / item 1.17 of technical bid. Rent shall be quoted on built-up area basis only, taking into account the parking space, area for installation of generator etc., and no separate rent shall be paid for these facilities. Please note that the rent should be inclusive of all present and future taxes including municipal taxes/ cess, service charges like maintenance charges etc. and will not be paid separately by the Bank.

The GST if levied on rent paid by us shall be reimbursed by the SBICAP Securities Ltd 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 with seal if any

Signature of the applicant