

ANNEXURE C

TENDER FOR ACQUISITION OF OFFICE PREMISES ON LEASE FOR
SBI-SG Global Securities Services Pvt Ltd, Santacruz, MUMBAI
TENDER PART-B (PRICE BID) Envelope-2

(To be submitted offline in a separate sealed envelope together with Envelope-1)

In continuation to our Technical Bid for the Hiring of our Premises by the SBI-SG Global Securities Services Pvt Ltd, we hereby offer the premises owned by us for housing your office on lease basis at the Rent and other charges quoted below in compliance of various Terms and Conditions mentioned in your RFP/tender document:

(A) RENT AND OTHER CHARGES FOR 1ST BLOCK OF 3 YEARS

Sr NO	ITEM	QUANTITY	UNIT	RATE PER UNIT PER MONTH	AMOUNT
1	RENT OF AIR-CONDITIONED PREMISES ON USABLE CARPET AREA EXCLUDING FURNITURE* BUT INCLUSIVE OF PARKING	18,000.00 #	SQFT	Rs.....	Rs.....
2	RENT FOR FURNITURE * / FIT-OUT ON USABLE CARPET AREA	18,000.00 #	SQFT	Rs.....	Rs.....
3	BUILDING MAINTENANCE SER. CHARGES INCUDING PRORATA COMMON FACILITY CHARGES ***	18,000.00 #	SQFT	Rs.....	Rs.....
4	ADDITIONAL PARKING CHARGES IF ANY FOR REMAINING CARS / SCOOTERS NOT COVERED UNDER (1) ABOVE IN ORDER TO PROVIDE PARKING FOR ALL 15 CARS & 20 SCOOTERS	.....	NOS.	Rs.....	Rs.....
	SUB - TOTAL PER MONTH (MR)			Rs.....	
(A)	TOTAL RENT FOR 3 YEARS (MR x 12 x 3)			Rs.....	

(B) INCREASED RENTAL FOR SUBSEQUENT BLOCKS

S. No.	Description	Current monthly Rental (In Rupees)	%age Increase sought (<=15%)	Revised Rental per month (In Rupees)	CUMULATIVE RENT PAYABLE IN 3 YEARS (In Rupees)
	INCREASED RENTAL AFTER EVERY 3 YEARS (FOR THREE EXTENSIONS)				
(i)	FIRST BLOCK OF 3 YEARS POST EXPIRY OF INITIAL LEASE PERIOD OF 3 YEARS	Rs.....	.....%	Rs.....	Rs.....
(ii)	SECOND BLOCK OF 3 YEARS	Rs.....	.....%	Rs.....	Rs.....
(iii)	THIRD BLOCK OF 1 YEAR	Rs.....	.....%	Rs.....	Rs.....
(B)	SUB-TOTAL (B)				Rs.....

TOTAL RENT FOR 10 YEARS: (A + B) = Rs.....

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

1. Successful bidder shall be decided based on **Techno-Commercial Evaluation** as prescribed in the Tender document.
2. The Usable Carpet area, Number of Cars/Scooters etc. as mentioned in the price bid above are as per the **minimum requirement** of the Company and to bring all the bidders at par to discover most competitive rates.
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 the **actual usable carpet area of premises jointly measured** as per provisions in the tender.
4. The above **offer should remain valid for a minimum period of 120 days** from date of opening of price bid. The bidder cannot withdraw their offer before 120 days or else their EMD will be forfeited.

5. **# Area means Usable Carpet area:** As explained vide **Annexure-X** at the end of this Price Bid and also mentioned at **Page-18** of the Technical Bid of the RFP/Tender. To bring all the bids at a common area platform, a usable carpet area of 18,000 Sqft has been pre-fixed in this Price bid. All rates should be quoted based on this common usable carpet area of 18,000 Sqft. However, Bidder can submit a separate sheet showing the rentals based on his actual usable Carpet area. Here, it is again reiterated that the actual usable carpet area of the premises shall be measured jointly by the Builder and SBI SG as per Annexure-X of the Tender document/last page of the Price-bid.
6. *** Premises with furniture/fit out means** Tables, Chairs, Modular workstations, Cabins, Sofas, Partitions, Wall panelling, False Ceiling, Electrical wiring and fixtures, Data cabling etc. to be provided by the bidder / landlord as per tender terms mentioned hereinabove.
7. ***** 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.
8. The Owner/Power of Attorney holder of the successful Bidder will give an undertaking to **extend lease cum Buy option** to SBI-SG in respect of the proposed premises.
9. The Company **reserves the right to** accept the rates of successful bidder or to go for **negotiation**. Total monthly rent will be calculated as per actual usable area measurements / qty as per terms of tender based on rates quoted above or agreed upon after negotiation.
10. The **usable carpet area mentioned above is approximate and may vary** up to 15 % depending upon actual requirement / area occupied by the Company.
11. In case, in the opinion of the Company, the rates of the successful bidder are found higher than the prevailing market rates in the locality, the SBI-SG Global Securities Services Pvt Ltd, may consider **cancelling Price Bids** of all qualified bidders and may opt for fresh bidding through e-reverse Auction Process. In this connection, the decision of the company shall be final and binding on all the bidders.
12. Premises is required to be handed over to SBI-SG in a **neat and clean condition** after removal of any unwanted materials from the area.
13. The **Lease Agreement** will be for an initial period of 5 years extendable for another term of 5 years with a consent letter of 2 more terms based on mutual agreement but on the same terms and conditions except changes in monthly rent which shall be revised as per agreed terms of contract solely at the discretion of the Company and there will be no option for the Owner/Bidder to de-hire the premises or to terminate the lease during the initial block of 5 years.

14. Quoted rates are based on the fact that the proposed premises has all clearance from the MCGM / Regulatory Local authorities for its **Commercial use**.
15. Rental payment shall start only when all the required **fit-out works** are completed and the premises is handed over to SBI SG for shifting. Any time required by the Builder say about **4 months period** (from the date of issue of letter of intent in this regard) for completion of all fit-out works of Civil and Sanitary including Flooring and false Ceiling, Interior Furnishing, Electrical and Air-Conditioning works, Fire-fighting works, Data cabling, CCTV, & Biometric Access work, Pantry etc and for obtaining BMC clearance/approval/NOC against all fit-out works prior to the shifting shall be considered as **Rent Free period**.
16. Bidders are required to **submit all the required documents** such as Occupation Certificate, Structural stability Certificate, Property Title/ownership Certificate/document, Site Plans, Floor Lay-out plans (Min-A2 Size) Copy of Electric Bill etc as mentioned in the Tender before the date of Submission of the Price bid or else their Price bid shall not be opened/considered.
17. It is also reiterated that **Stamp Duty and Registration charges** towards registration of the lease deed with the competent authority shall be borne equally (50:50) by the successful bidder and SBI SG.
18. All Permissions/NOCs/Licenses/Commencement/Completion/ **Occupation Certificates** for Fit-out works/Civil/Interior/Lay-out/Electrical/AC/Fire etc. works shall be provided by the Owner/Bidder at their own cost.
19. **A Security Deposit equivalent to the amount of 6 (six) month's rental** shall be deposited by the SBI-SG with the owner / Bidder after completion of all Civil/Interior/Electrical/AC/Fireworks and after receipt of the Occupation Certificate/Fit-out approval for the same and after execution of Lease Agreement with the Owner/Bidder. This amount shall be refunded to the SBI-SG by the Owner/Bidder on vacation of the Premises/Termination of the Lease.

SIGNATURE OF THE BIDDER (WITH SEAL)

NAME OF COMPANY

ADDRESS

CONTACT NO.

USABLE CARPET AREA

The usable Carpet Area shall be Built-up Covered Area

Inclusive of

- a) **Carpet Area of Canteen including Kitchen, Pantry and Store attached to it.**
- b) **Bathroom and Lavatory.**

But Excluding:

a) **Area of the wall** measured up to the external face of cladding **including Door and other openings** in the wall; **Pillars, intermediate pillars, supports or any other such obstruction within the plinth area irrespective of their location;** Pilaster along wall exceeding 300 cm² in area; Flues which are within the wall; **Built-in cupboard, almirah and shelf appearing within a height of 2.2 m from floor;** and Fire place projecting beyond the face of the wall in living or bed room. Thickness of wall should be inclusive of finishes.

- b) Area of loft;
- c) **Area of architectural band, cornice, etc;**
- d) Area of vertical sun breaker or box louver projecting out and other architectural features, for example slab projection for flower pot, etc;
- e) **Verandas;**
- f) **Corridor and passage;**
- g) **Entrance hall and porch;**
- h) **Staircase and stair-cover (Mumty) including Open spiral/service stair cases**

(NOTE — In a hall or basement, areas of portion 1 m beyond last step shall be part of the staircase)

- i) **Shaft and machine room for lift**
- j) Open platform;
- k) **Terrace;**
- l) **Area of Mumty, Machine room, towers, turrets, domes projecting above terrace level.**
- m) **Air-conditioning duct and**
- n) **AC Plant room; and**
- o) **Shaft for sanitary/water supply installations and garbage chute, electrical and firefighting, air-conditioning, telecommunication, lift.**
- p) **Floor without Cladding (Stilted Floor)**
- q) **Garage**