

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)**

In continuation of our Technical Bid for the Hiring of our Premises by the SBI-SG Global Securities Services Pvt Ltd and having qualified for the same, whereby 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

S NO	ITEM	QUANTITY	UNIT	RATE PER UNIT PER MONTH in Rs.	AMOUNT
1	RENT OF AIR-CONDITIONED PREMISES (EXCLUDING FURNITURE) *	11000.00#	SQFT	Rs.....	Rs.....
2	RENT FOR FURNITURE ** (Payable only for Initial Lease Period of 5 Years. If the lease period is extended then, no rent will be payable in subsequent lease period.)	11000.00#	SQFT	Rs.....	Rs.....
3	BUILDING MAINTENANCE CHARGES INCLUDING PRORATA COMMON FACILITY CHARGES ***	11000.00#	SQFT	Rs.....	Rs.....
4	PARKING CHARGES				
	(A) FOR CARS	15	NOS	Rs.....	Rs.....
	(B) FOR SCOOTERS	20	NOS	Rs.....	Rs.....
5	FUEL CONSUMPTION AND MAINTENANCE CHARGES OF GENERATORS	50	HRS	Rs.....	Rs.....

	SUB - TOTAL PER MONTH (MR)			Rs.....
	TOTAL RENT FOR 5 YEARS (MR x 12 x 5) (A)			Rs.....

Note: For calculation of total rent for first five years Serial No. A.1, A.2 and A.3 will be considered.

B. ENHANCEMENT OF RENT OF PREMISES ON RENEWAL OF LEASE, if so done:

S. No.	Description	Current monthly Rental (In Rupees)	%age Increase sought (<=20%)	Revised Rental per month (In Rupees)	CUMULATIVE RENT PAYABLE IN 5 YEARS (In Rupees)
1	INCREASE IN RENT AFTER EVERY 5 YEARS (FOR THREE EXTENSIONS) @@				
(a)	FIRST BLOCK OF 5 YEARS POST EXPIRY OF INITIAL LEASE PERIOD OF 5 YEARS	Rs.....		Rs.....	Rs.....
(b)	SECOND BLOCK OF 5 YEARS (Without Furniture & Fittings)	Rs.....		Rs.....	Rs.....
(c)	THIRD BLOCK OF 5 YEARS (Without Furniture & Fittings)	Rs.....		Rs.....	Rs.....
	SUB-TOTAL (B)				Rs.....

C. TOTAL COST: Sub Total (A + B) Rs.....

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

1. The bidders found quoting Lowest Amount in "C-TOTAL COST" above will be treated as L-1 bidder.
2. The Carpet area, Number of Cars/Scooters and running hours of Generators etc. mentioned in the price bid above are as per minimum requirement of the Company and to bring all the bidders at Par to discover L-1 bidder.
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.
4. The above offer should remain valid for a minimum period of 180 days from date of opening of price bid. The bidder cannot withdraw their offer before 180 days or else their EMD will be forfeited.

5. #Area means Rentable Carpet area: Refer clause /point number 10 on page 16 of RFP/Tender
6. *Premises with furniture/fit out means Tables, modular workstations, cabins, data cabling, chairs, sofa, wall paneling etc. to be provided by the bidder / landlord as per tender terms mentioned hereinabove.
7. **Rent for furniture will be paid for an initial lease period of 5 years only. No rent will be payable for a subsequent lease period on subsequent renewal of lease period.
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 owner/Power of Attorney Holder of the successful L1 bidder will give an undertaking to extend Lease cum Buyback option to SBI-SG in respect of the proposed premises.
10. @@ Rent for furniture will not be paid after 1st 5 - year term if the lease period is extended for subsequent term(s).
11. The Company reserves the right to accept the rates of L-1 bidder as quoted above or to go for negotiation. Total monthly rent will be calculated as per actual measurements / qty as per terms of tender based on rates quoted above or agreed upon after negotiation.
12. The rentable carpet area mentioned above is approximate and may vary to any extent on either side depending upon actual requirement / area occupied by the Company.
13. Running hours for DG Sets are tentative. However, fuel consumption cost will be reimbursed for actual running hours recorded in the Hour meter &Logbook (whichever is lower) and Rate per hour quoted in the Price Bid and approved by the Company. The quote for this item should not exceed per hour fuel consumption published by the reputed DG Set manufacturer viz Cummins / Kirloskar / Cater Pillar etc.
14. In case, in the opinion of the Company, the L-1 bid received is found higher than the prevailing rent 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.

SIGNATURE OF THE BIDDER

NAME

ADDRESS

CONTACT NO.