

Premises Required on Lease for RAMA DEVI Branch, Dist. Kanpur Nagar

Baroda Uttar Pradesh Gramin Bank, Regional Office, Kanpur invites tenders in **two bid system** to acquire premises for **RAMA DEVI Branch, District Kanpur Nagar** on lease basis, having Carpet area of about **1500 to 2000 Sq.ft approximately at Main Business & Market area and GROUND FLOOR only** with the following infrastructure:

1. Record room, Strong Room, RCC Locker Room and Banking hall.
2. 10 KVA power supply.
3. 2x2 Vitrified Flooring and 2 toilets, Urinal, Wash Basin.
4. Rolling Shutters, glass door and collapsible grill gate to the main entrance.
5. preference for Parking facility.

Offers are to be submitted in two bid system i.e. Technical bid and Financial bid.

Envelope of Technical Bid (TB) should contain full technical details as per Performa(A) attached herewith It should also contain copy of sanctioned plan, specification of internal finishes, amenities, car parking , distance from railway station, bus station etc. No indication as to price aspect be given in "Technical Bid". The envelope should be sealed & marked with "**Technical Bid - Performa (A)**".

Envelope of Financial Bid (FB) should contain strictly financial details as per Performa(B) attached herewith. It should contain rate of rental per sq. feet including municipal taxes etc. The envelope should be sealed & marked with "**Financial Bid -Performa (B)**"

The envelopes of technical bid and financial bid to be submitted in one Big sealed envelope super scribed/Marked as "**Offer of premises for RAMA DEVI branch to The Regional Manager, Baroda Uttar Pradesh Gramin Bank, 117/N/26, Kakadeo, Kanpur-208025.**"

It should be reached to undersigned **upto 2.00 pm on (29.10.2018)**. Any offer received after **(29.10.2018)**. will not be accepted. **Technical bid will be opened on same day i.e. (29.10.2018). at 4.00 pm.**

Performa(A) & (B) are attached herewith. Owners who have premises ready to occupy or will be ready within about one month alone can apply. Incomplete offers are liable to be rejected. No brokerage shall be paid.

The bank reserves its right to reject all or any one offer without assigning any reasons thereof.

Regional Manager

Date :

**Signature of
landlord/s**

TECHNICAL BID- Performa (A)

SNO	PARTICULARS	NATURE OF OFFER
1.	ADDRESS AND LOCATION OF THE PREMISES	
2.	NAME/S OF THE OWNER/S WITH ADDRESS AND PHONE NUMBERS	NAME: ADD: TELE NO MOBILE:
3.	WHETHER THE OWNERS HAS CLEAR AND MARKETABLE TITLE (PHOTOCOPY OF THE RELEVANT PAPERS TO BE ENCLOSED)	
4.	WHETHER ANY LOAN HAS BEEN AVAILED FOR THE PROPOSED PROPERTY, IF YES, THEN NOC HAS TO BE OBTAINED FROM THE BANK / FINANCIAL INSTITUTION	
5.	WHETHER THE PREMISES IS APPROVED COMMERCIAL NOC / CLEARANCES FROM MUNICIPAL AUTHORITIES FOR OPENING A BANK BRANCH / ATM & COMPLETION CERTIFICATE OF THE BUILDING	
6.	TOTAL CARPET AREA OFFERED FOR LEASE/ RENT	GROUND FLOOR : Sft TOTAL CARPET AREA: Sft
7.	WHETHER DIRECT ACCESS AND FRONTAGE TO THE PREMISES IS AVAILABLE	
8.	WHETHER ELECTRICITY CONNECTION WITH MINIMUM 10 Kva LOAD AVAILABLE. IF NOT LANDLORD IS REQUIRED TO PROVIDE THE SAME	
9.	PARKING SPACE	
10.	SPACE FOR V-SAT	
11.	SPACE FOR SIGN BOARDS	
12.	IF THE BUILDING IS TO BE CONSTRUCTED	
12 A	TIME REQUIRED FOR COMPETITION OF CONSTRUCTION AND HANDING OVER THE PREMISES	
13.	IF THE BUILDING IS OLD WHETHER REPAIRS / RENOVATIONS IS REQUIRED	
13 A	PROVISION OF PROPER VENTILATION AND SECURITY MEASURES LIKE COLLAPSIBLE GATE / ROLLING SHUTTERS AT GATES / GRILL GATE / GRILL CROSS BARS / FALSE CEILING	

Signature of
landlord/s

Offer for premises for RAMA DEVI branch.

Financial Bid - Performa (B)

1	NAME OF THE OWNER	
2	ADDRESS	
3	TELEPHONE NO. MOBILE NO.	
4	CARPET AREA IN SQ. FEET (Floor wise) Only Ground floor	
5	RENT PER SQUARE FEET. MAINTAINANCE CHARGES, IF ANY:	
6	LEASE PERIOD: (Minimum 10 YEARS CERTAIN PERIOD)	
7	INCREASE REQUESTED IF ANY IN RENT AFTER EVERY 5 YEAR (%)	15%
8	MUNICIPAL TAX PROPERTY TAX AND OTHER PRESENT AND FUTURE TAXES	To be borne by landlord
9	REPAIRS AND MAINTAINANCE;	All Major repairs/ maintenance to be carried by landlord only
10	WHITE WASHING AND PAINTING: ONCE IN TWO-THREE YEARS	Once in Two-Three year by land lord
11	LEASE EXPENSES	50 : 50 %
12	Premises should be insured by	Land lord
13	Electric connection of 10 KVA in bank's name	At land lord cost

I declare that all the information submitted is true & correct

Signature of all owners:

Date:

14.	CONSTRUCTION OF RCC STRONG ROOM/LOCKER ROOM, RECORD ROOM AND BANKING HALL BY LANDLORD
15	I agree for the following : <ol style="list-style-type: none"> 1. To execute the Lease Deed as per the Bank's Format and rent will be released after execution of lease deed. 2. To provide Electricity Connection with minimum 10 KVA load. 3. To provide minimum two toilets. 4. To modify construction as per requirement with good quality and vetrified tiles. 5. To provide collapsible and rolling shutter at the front entrance and rolling shutter for ATM(if required). 6. To provide grill to all windows. 7. To provide space for installation of V-SAT (6ftx6ft) on the roof top. 8. Bank may vacate the premises by giving -3- months notice at bank's option. 9. To provide Insurance cover of Building at my cost

I/We declare that I/We are the sole owners of the property and have the authority to let out the premises. I/We am/are enclosing copies of approved plan & commercial permission.

PLACE:
DATE:

SIGNATURE OF THE LAND LORD/S