



(अंचल कार्यालय, 92, सिविल लाईन्स, बैंक चौराहा, झाँसी)
ईमेल: zoghansi@indianbank.co.in (दूरभाष संख्या - 0510-2471922)

लीज़ पर बैंक हेतु भवन / परिसर चाहिए

इंडियन बैंक, एक सार्वजनिक क्षेत्र का बैंक, दो बोली प्रणाली (तकनीकी एवं वित्तीय बोली) के तहत निम्नलिखित स्थान पर निम्नांकित शाखा हेतु भूतल पर नए भवन/परिसर के लिए निविदाएँ आमंत्रित करता है:-

क्रम सं	शाखा	लोकेशन / स्थान	जिला	कार्पेट क्षेत्रफल
1	इटोरा अकबरपुर	इटोरा अकबरपुर	जालौन	लगभग-1600 वर्ग फुट

आवेदन पत्र (निविदा प्रस्ताव) दो (02) बिड़ सिस्टम में आमंत्रित हैं – 01^० तकनीकी बोली 02. वित्तीय बोली इच्छुक व्यक्ति/भवन स्वामी (दलालों/ अभिकर्ताओं को छोड़कर) आवेदन पत्र का निर्धारित प्रारूप यथा तकनीकी बोली(Annex-3) व वित्तीय बोली (Annex-4) अंचल कार्यालय, झाँसी या इटोरा अकबरपुर शाखा जालौन से दिनांक 04.11.2022 से 22.11.2022 तक किसी भी कार्यदिवस पर कार्यालयीन समय में (अवकाश को छोड़ कर) प्राप्त कर सकते हैं, अथवा बैंक की वेब साईट www.indianbank.in से भी डाउनलोड कर सकते हैं।

पूर्ण रूप से भरे आवेदन पत्र/प्रस्ताव तकनीकी बोली (Annex-3) के अनुसार वांछित सूचना एवं प्रपत्रों के साथ इंडियन बैंक के पक्ष में जारी दो DD / IOI, 1. निविदा शुल्क रु-250/- की (नान रिफंडेबल) 2. अर्नेस्ट मनी डिपॉजिट EMD रु-5000/-की (रिफंडेबल) भी संलग्न करते हुये पृथक लिफाफे में डालकर, मुहरबंद करके लिफाफे के कवर में शीर्ष पर, “टेक्निकल बिड़” “इटोरा अकबरपुर शाखा हेतु भवन परिसर का प्रस्ताव” लिख कर तथा नीचे बाएँ कोने पर प्रेषक का नाम पता टेलीफोन नं / मोबा° नं इत्यादि लिखकर निम्न को संबोधित करते हुये निम्न पते पर भेजें :-

अंचल प्रबन्धक,
इंडियन बैंक अंचल कार्यालय झाँसी
92,सिविल लाईन्स, बैंक चौराहा झाँसी -284001 (उ° प्र°)

पूर्ण रूप से भरे हुए वित्तीय बोली (Annex-4) को पृथक लिफाफे में डालकर, मुहरबंद करके लिफाफे के कवर में शीर्ष पर, -“वित्तीय बोली” “इटोरा अकबरपुर -शाखा हेतु भवन परिसर का प्रस्ताव” लिख कर तथा नीचे बाएँ कोने पर प्रेषक का नाम पता टेलीफोन नं / मोबा° नं इत्यादि लिखकर अंचल प्रबन्धक को संबोधित करते हुये, (उक्त पते पर) भेजे। दोनों मुहरबंद लिफाफे “तकनीकी बोली ” एवं “वित्तीय बोली ” तीसरे लिफाफे में रखकर लिफाफे के कवर में शीर्ष पर, “इटोरा अकबरपुर -शाखा हेतु भवन परिसर का प्रस्ताव” लिखकर तथा नीचे बाएँ कोने पर प्रेषक का नाम पता टेलीफोन नं /मोबा° नं इत्यादि लिखकर प्रबन्धक को संबोधित करते हुये, (उक्त पते पर) भेजे।

यह मुहरबंद लिफाफा उक्त पते पर निर्धारित समय व तिथि दिनांक 22.11.2022 सायं 4.00 बजे के अंदर भेजें/प्रेषित किए जाएँ। बिड़ फार्म अंचल कार्यालय झाँसी में रखे टेंडर बक्से में भी डाले जा सकते हैं। मण्डलीय कार्यालय में आवेदन प्राप्ति की अंतिम तिथि 22.11.2022 सायं 04.00 बजे तक है। देर से प्राप्त प्रस्ताव अस्वीकृत कर दिये जाएंगे।

टेक्निकल बिड़ प्रस्ताव उसी कार्यदिवस को सायं 4.30 बजे खोले जाएंगे। फायनेन्सियल बिड़ प्रस्ताव खोलने की तिथि की सूचना छान्टे गए प्रस्तावकों को बाद में पृथक रूप से दी जाएगी। यदि टेंडर जमा करने की अंतिम तिथि/ टेंडर खोलने के दिवस पर सार्वजनिक अवकाश घोषित होता है तो यह प्रक्रिया अगले कार्यदिवस को पूर्ण की जाएगी। बैंक बिना कोई कारण बताए किसी भी, या सभी प्रस्तावों को निरस्त करने अथवा प्रक्रिया को रोकने का अधिकार सुरक्षित रखती है।

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दिनांक: 03.11.2022

अंचल प्रबन्धक

**ADVERTISEMENT FOR ENGAGEMENT OF PREMISES ON RENT
(FOR PLACEMENT on Bank's WEB SITE)**



Zonal Office: 92, Civil Lines, Jhansi-284001
Email ID: zjhansi@indianbank.co.in; Phone: 0510-2471922

NOTICE INVITING TENDER FOR REQUIREMENT OF BRANCH PREMISES ON LEASE/ RENT

Indian Bank, a Public Sector Bank invites tenders from owner's of Premises willing to offer their premises (Readily Built/Premises under construction/Open Plot) on lease basis in Main business area of the following Town / City / village preferably on Ground Floor with parking facility for shifting their existing branch(es)/Office(s)/ATM(s) as detailed below:

S. No.	Branch Name	Locality / District	Carpet Area Desired
1	ITORA AKBARPUR	ITORA AKBARPUR, Distt.- JALAUN	About 1600 sq ft

The offers are invited in two-bid system i.e. **Technical Bid & Financial Bid**. Interested persons / parties (except brokers) may obtain the application form i.e. prescribed format of Technical Bid (Annexure-3) and Financial Bid (Annex-4) from Zonal Office / Itora Akbarpur Branch, from the above address on any working day **from 04.11.2022 to 22.11.2022** Or the tender forms and details can be downloaded from our bank's website www.indianbank.in. Please note that Bids must be enclosed with two DD/IOI of **Rs.250/- (Non-refundable)** as tender fee & **Rs. 5000/- (Refundable)** as earnest Money Deposit favoring Indian Bank, Jhansi. **The last date for submission of sealed cover tender in two Bid Format is on or before 22.11.2022 by 4.00 p.m.**

The fully filled up Technical Bid along with required information and documents as required in Technical Bid format are to be kept in a sealed envelope marked as **"Technical Bid"** and super-scribing on top as **"Offer for ITORA AKBARPUR Branch Premises"** and name, address & contact no of the offerer at bottom left corner should be addressed to:

**The Zonal Manager,
Indian Bank, Zonal Office Jhansi,
92, Civil Lines, Bank Chauraha,
Jhansi,-284001 (U.P.).**

The fully filled up Financial Bid is to be kept in another sealed envelope marked as **"Financial Bid"** and super-scribing on top as **"Offer for ITORA AKBARPUR Branch Premises"** and name, address & contact no of the offerer at bottom left corner should be addressed to The Zonal Manager, Zonal Office Jhansi, (Address as above.)

Both the above envelopes marked as **"Technical Bid" & "Financial Bid"** shall be kept in a third sealed envelope super-scribing on top as **"Offer for ITORA AKBARPUR Branch Premises"** and name, address & contact number of the offerer at bottom left corner should be addressed to Zonal Manager, Zonal Office Jhansi, (Address as above). The said sealed envelope is to be submitted with the Zonal Office with in due time and date, as detailed in this "ADVERTISEMENT".

The offer/Application contained in 3rd envelope as detailed in above paragraph is to be submitted on or before 22.11.2022 by 4.00 p.m. at the Zonal Office Jhansi at address mentioned as above. The offer / application shall be dropped in the box kept for the purpose at Zonal office on or before due date and time.

The technical bid of offer shall be **opened on same working day at 4.30 PM** and date of opening of financial bid will be intimated to short listed offerers subsequently. In case, public holiday is declared on the last date for submitting the bids or date of opening the process will be completed on next date subsequently. The Bank reserves the right to reject any or all offers without assigning any reasons whatsoever. Late/delayed tender shall not be accepted after due date and time of submission of Tender.

Dated 03.11.2022

-----Sd.-----
Zonal Manager

TECHNICAL BID**TO BE GIVEN BY THE OWNER (S) OFFERING
PREMISES ON LEASE (Technical Details)**

(To be kept in a separate sealed envelope superscribing "Technical Bid" on the top of the envelope)

From

To

The Zonal Manager
Indian Bank,
Zonal Office, 92 Civil Lines, Jhansi

Dear Sir,

Sub: Offer to give on lease the premises for your Branch–ITORA AKBARPUR Branch, Distt Jalaun

I/We refer to your advertisement dated **04.11.2022** in..... and offer to give you on lease the premises described here below for your Iitora Akbarpur Branch, Distt. Jalaun and furnish the technical details thereon.

a)	Name of the Owner	:	
b)	Name of the Co-Owners/ Partners/ Directors (Wherever applicable)	:	
c)	Full Address of premises offered on lease	:	
d)	Whether Freehold/Lease Hold	:	
e)	Distance from the main road/cross road	:	
f)	Whether there is direct access to the premises from the main road	:	
g)	Area Offered floor wise Please note that Bids having floor level other than Ground Floor or Upper Ground Floor will be rejected by Bank without assigning any reason whatsoever	:	Floor _____ Usable Carpet area _____ in Sq.ft.
h)	Specify whether the area is Carpet or not	:	
i)	Type of Construction	:	
j)	Year of Construction	:	
k)	If the building is new, whether occupancy certificate is obtained from competent local planning authority.	:	
l)	If the building is yet to be constructed i) Whether the plan of the building is approved (Copy enclosed) ii) Time required for completing the construction	:	
m)	If the building is old whether repairs/ Renovation is required i) If so time required for its completion	:	
n)	Boundaries East West North South	:	

o)	Ventilation is available from	:	No. of sides
TERMS AND CONDITIONS: Bank at its liberty to vacate the premises at any time during the pendency of lease by giving three month's notice in writing, without paying any compensation for earlier termination.			

DECLARATION			
1	The following amenities are available in the premises or I/We agreeable to provide the following amenities: <i>(pl tick the applicable item)</i>		
a.	The strong room will be constructed strictly as per the Bank's specifications. Strong Room door, grill gate and ventilators are to be supplied by the Bank		
b.	A partition wall will be provided inside the strong room segregating the locker room and cash room.		
c.	Partition wall(s) required for provision of ATM room with rolling shutter(s).		
d.	A stock/stationery room will be provided as per the requirement/ specifications of the Bank.		
e.	Separate toilets for gents and ladies will be provided along with wash basin		
f.	A collapsible gate and rolling shutters will be provided at the entrance and at any other points which gives direct access to outside.		
g.	Entire flooring will be of vitrified tiles and wall painted as per the colours specified by Bank		
h.	All windows will be strengthened by grill with glass and mesh door		
i.	Required power load (3 phase) normal functioning of the Bank and the requisite electrical wiring /Points will be provided. (Minimum Load – 3 Phase 25 kVA)		
j.	Continuous Water Supply will be ensured at all times by providing overhead tank and necessary taps. Wherever necessary, electric motor of required capacity will be provided.		
k.	Space for fixing Bank's sign board will be provided.		
l.	Shelter for security guards should be provided as per Bank's specifications.		
m.	Electrical facilities and additional points (lights, fans-power) as recommended by the Bank will be provided along A' class earthing as per IS specifications.		
n.	Sufficient space for power backup generator/s.		
2.	I/We declare that I am/We are the absolute owner of the plot/building offered to you and having valid marketable title over the above.	Yes	No
3.	You are at liberty to remove at the time of vacating the remises, all electrical fittings & fixtures, counters, safes, safe deposit lockers, cabinets, strong room door, partitions and other furniture put up by you.	Yes	No

- The concept of carpet area for rental purpose was explained to me / us and clearly understood by me / us, according to which the carpet area means area of the premises less toilet, passage, wall / columns, staircases, verandah, lobby, balcony, kitchen etc. even though the same is given for Bank's use.
- If my / our offer is acceptable, I/we will give you possession of the above premises on _____.
- I/we further confirm that this offer is irrevocable and shall be open for _____ days from date hereof, for acceptance by you.

Place:

Yours faithfully,

Date:

Mobile No

(Signature of Owner/s)

Address of the owner/s

Enclosures:

Ownership Documents,

Photographs etc

CARPET AREA FOR COMMERCIAL BUILDING – RENTABLE AREA

The Carpet Area of any floor shall be the covered floor area worked out excluding the following portion of the building:

1. Walls and columns;
2. Sanitary accommodation, except mentioned otherwise in a specific case,
3. Verandahs, except where fully enclosed and used as internal passages and corridors.
4. Corridors and passages, except where used as internal passages and corridors exclusive to the unit.
5. Kitchen and Pantries.
6. Entrance halls and porches, vertical sun brakes, box louvers.
7. Staircase and munties.
8. Shafts and machine rooms for lifts.
9. Barsaties*, lofts. (*Barsati is a covered space open at least on one side constructed on a terraced roof.)
10. Garages.
11. Canteens.
12. Air-conditioning ducts and air-conditioning plant rooms, shafts for sanitary piping and garbage ducts more than two sq. meters in area.

(Signature of Owner/s)

Place:

Date:

Address of the owner/s

Mobile No.

Financial Bid

TO BE GIVEN BY THE OWNER(S) OFFERING PREMISES ON LEASE – (Financial Details)

(To be kept in a separate sealed envelope super scribing “Financial Bid” on the top of the envelope)

From

To

The Zonal Manager
 Indian Bank,
 Zonal Office,
 92 Civil lines, Jhansi

Dear Sir,

Sub : Offer to give on lease the premises for your Branch – ITORA AKBARPUR, Distt. Jalaun

I / We, refer to your advertisement dated **04.11.2022** in _____ and offer to give you on lease the premises described here below for your Itora Akbarpur Branch.

TERMS AND CONDITIONS

1.	Rent	Carpet Area	Rent Rate per sqft	Total per month (Rs.)
	a. Basic Rent			
	b. Common Maintenance etc, if any (give details)			
2.	Period of lease (Minimum 5+5+5 Yrs)	_____ Yrs		
3.	Escalation in rent (Maximum 10%)	_____ % after every 5 Yrs		
4.	Cost of lease deed to be borne by	By owner / By Bank / Shared by me and Bank in the ratio of _____.		
5.	Water tax to be borne by	By owner		
6.	Corporation / Municipal / Tax to be borne by	By owner		
7.	GST Amount, if applicable, to be borne by	By owner / Bank		
8.	Any other tax levied / Leviable by Municipal and/or Govt Authorities to be borne by	By owner / By Bank / shared by me and Bank in the ratio of _____.		
9.	Service charges / maintenance charges if any to be borne by	By owner		
11	Rental deposit	_____ months		

DECLARATION	
1	I / We, am / are aware that, the rent shall be calculated as per the carpet area which will be measured in the presence of owner/s and Bank Officials after completion of the building in all respects as per the specifications / requirement of the Bank.
2.	The concept of carpet area for rental purpose was explained to me / us and clearly understood by me / us, according to which the carpet area means area of the premises less toilet, passage, wall / columns, staircases, verandah, lobby, balcony, kitchen etc. even though the same is given for Bank's use.
3.	The charges / fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me / us.
4.	All repairs including annual / periodical painting and annual / periodical painting will be got done by me / us at my / our cost. In case, the repairs and / or painting is / are not done by me / us as agreed now, you will be at liberty to carry out such repairs, painting, etc. at our cost and deduct all such expenses from the rent payable to us.
5.	I / We, am / are completely aware of the fact that L1 bidder will be selected based on the Effective Rental Rate which will be calculated based on Rent Rate , Lease Period, Escalation of Rent, Rental Deposit, Taxes or Other Charges payable by Bank if any as mentioned in this bid.

- I / We further confirm that this offer is irrevocable and shall be open for _____ days from the date thereof, for acceptance by you.

Yours faithfully,

(SIGNATURE OF OWNER/S)

Place :

Address of owner/s

Date :

Mobile No.