

संदर्भ सं./आ.का./सा.प.वि./2025-26/157

दिनांक:03.06.2025

Requirement of Premises for our new branch at Village Bhainsdehi,

Dist.-Betul,(M.P.)

Offers in two separate sealed covers, containing technical and financial details **as per Bank's prescribed format only**, are invited from Bonafide owner(s), who are ready to lease out his / her / their premises with adequate parking space, on long term lease basis for 10-20 years or more **(preferably at GROUND FLOOR and READY BUILT PREMISES)**. Semi Constructed / Plot will be considered only if full construction can be completed within 3-4 months' time period at the following place(s).

Sr. No.	Location	District	Required Carpet Area Approx (In Sq. Ft.)	Remarks
1.	Bhainsdehi	Betul	1200 - 1300	Ground Floor premises will be given more weightage

Required Carpet Area is indicative only, carpet area can be acquired less or more as per Bank's requirement. Applicants having a larger area than Bank's requirement must give an undertaking to agree to offer space as per bank's requirement in absence of which, such applications are liable to be rejected.

2) Willing candidates have to submit their offer/applications in the bank's prescribed format in a sealed **Envelope** super scribed with **“(TENDER BOX) OFFER OF PREMISES FOR BHAINSDEHI BRANCH, BANK OF INDIA”** and should be addressed to **The Zonal Manager, Bank of India, Pandit Makhan Lal Chaturvedi Marg, Anand Nagar, Khandwa, 450001**. All these envelopes must be properly sealed and the applicant's complete address along with Contact Numbers must be elaborated on each with complete details.

3) The terms & conditions, which an applicant should ensure while applying for the proposed premises:

- The applicant(s) must be owner(s) of the premises. The property must be clear and free from any litigation / dispute/ encumbrance. **Applicant(s) will be required to show original proof of ownership at the time of technical inspection.**
- The premises should preferably be **Fully Constructed / Ready Built** and on the **Ground Floor only** with adequate parking area. Any sort of addition / alteration in the existing premises for any type of Bank's requirement (ATM / E-GALLERY / RF Tower / V-SAT / GENERATOR etc.) will have to carry out by the owner(s) for which the owner(s) has to bear all the cost.

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- c) In the event of any partial constructed premises or plot, the owner(s) should be in a position to complete the construction and hand over the premises in proper condition within a reasonable period at their own cost.
- d) The structural condition of premises should be satisfactory and should provide for natural structural safety from hazards of fire, theft & collapse. There should be all civic facilities such as adequate sanitary arrangements, Water and Electricity, Natural light & Ventilation etc.
- e) Premises should preferably on the **Prime Location (Main Road, Main Market etc.)** which does have potential from **Banking Business** point of view, with a frontage of about minimum 25-30 Feet. There should be adequate area for parking in front / nearby of the premises.
- f) **Premises should be leased to bank preferably for a period of 10-20 years or more. The enhancement of rent @15% during the lease period would take place after every 5 years.**
- g) Lease Deed is to be executed as per Bank's format only. The owner(s) should be ready to abide by **Bank's Standard lease terms** & execute the lease deed as per Bank's format and **bear the 50% cost of execution and registration of Lease Deed.**
- h) The **Carpet Area** of the premises offered should be in the range as mentioned above. Applicants having a larger area than our above requirement must give an undertaking to agree to offer space as per bank's requirement. It is further clarified that carpet area shall exclude the following:
- External and Internal Masonry walls and columns (including Strong Room / ATM Room / E-Gallery walls etc.)
 - Temporarily covered and enclosed / unenclosed balconies.
 - Common Staircase, passages, lobbies etc.
 - Loft / Bunk / Niches under window / Staircase etc.
 - Area of Two Toilets.
 - Area provided for Antenna / RF Tower / V-SAT / Generator etc.

Please Note:

Premises will be taken only on the Carpet area basis. The rate should be quoted on the basis of Carpet Area. Offers/applications quoting rates on the basis of Build-up /Super-Buildup area are liable to be rejected. Definition of Carpet Area: The carpet area would mean the usable carpet area based on net finished wall to wall measurements (excluding the area of pillars).

vii. Carpet Area of ATM / E-Gallery will be included in total carpet area and no extra / additional rent for ATM

/ E-Gallery will be given.

- i) The owner(s) must have permission / license for commercial uses of the premises or the landlord should be in a position to arrange such permission / license from concerned authority at his own cost before handing over possession.
- j) With all the above the owner(s) has to:

- i. Bear all the cost of **all civil work** which will be done for necessary construction / alterations / renovations to the premises, as required by the bank. Apart from the above owner will provide **flooring with vitrified tiles, gate shutters (Main, ATM and E-Gallery) with grill gates, stainless steel railings**. Size & Color will be decided by the bank / architect and or other such requirements like water proofing etc. as may be decided upon finalization of the premises.
- ii. Construct and bear all the cost of **construction of strong room / safe deposit vault** having total area between 150-200 Sq. Feet as per Bank's requirement under the supervision of bank's approved architect (detailed specifications of strong room are mentioned in the attached annexure-2) and as per RBI specification.
- iii. Bear all the cost of constructing ATM Room / E-Gallery, Store / Stationary Room, Two Toilets with doors (as per bank's requirement).
- iv. Bear all the charges for carrying out the **searches / investigation of the title deeds and execution / registration of Lease Deed** by our Solicitors / Advocates.
- v. Bear all the **taxes (present and future)**, Service Tax, Non-confirming / misuse / conversion / parking charges, cesses etc. related to the premises. GST will be paid by the bank, if applicable subject to presentation of proper invoice of rent with GST and after getting approval of the competent authority.
- vi. Provide **adequate (15-20 KW or as may be required) three phase sanctioned power connection** to the scheduled premises along with an independent electric meter. All the cost to be borne by the owner(s) and the same will be provided within 15 (fifteen) days from the date of the offer letter. If required, necessary liaison work should be done by owner(s) with the concerned authority.
- vii. Provide **adequate water supply (water connection, water motor, water meter and water tank of adequate capacity)** in the premises. All the cost to be borne by the owner(s) and the same will be provided within 15 (fifteen) days from the date of the offer letter. If required, necessary liaison work should be done by owner(s) with the concerned authority.
- viii. Bear all the **cost of painting** of the premises, doors, windows, grills and shutters as per the **color scheme and quality** approved by the Bank before giving possession.
- ix. Bear the cost of obtaining **certificate in respect of completion** of the required civil works by Bank's approved architect before giving the possession of the premises for deciding the date of releasing of rent.
- x. Clear Floor to ceiling height of the offered premises should be not less than 11 feet.
- xi. Ramp facility should be provided in the premises for old and physically disabled people.
- xii. Only owner should apply for offering hir/her premises for branch premises, property shall be in his/her name.
- xiii. Apply only in Bank's format. If bid submitted in another format, it will not be considered and rejected.
- xiv. All pages should be signed by the applicants.
- xv. Conditional offer shall be rejected.
- xvi. Offer by Post shall not be considered.
- xvii. Copy of title deeds and Map layout of premises to be enclosed.
- xviii. Only the owner of the offered premises or person duly authorized by a valid letter of authority by the owner will be allowed to accompany the inspection team or for any discussion.

xix. Provide the space, permission of the municipality / concerned authority **as per Bank's requirement (at no extra cost)** for installing:

- i. **Space for Antenna / RF Tower / V-Sat at the roof of premises (if required) for connectivity purpose.**
- ii. **Space for Generator-Set at the roof of branch premises or in front / back side / other side of premises as per bank's requirement.**
- iii. **Space for Signage Board having maximum visibility & as per the Bank's requirement**
- iv. **Space for Outer Units of Acs**

4) The above proposal should be submitted by the owner of the premises only in the prescribed format of the Bank, which can be obtained from our Bank of India, Zonal Office, Pandit Makhanlal Chaturvedi Marg, Anand Nagar, Khandwa, 450001(M.P.) or it can be downloaded from our Bank's website <https://bankofindia.co.in/tender> with detailed information. The sealed offers should be received at our Bank of India, Zonal Office, Pandit Makhanlal Chaturvedi Marg, Anand Nagar, Khandwa, 450001(M.P.) between 10.00 a.m. to 5.00 p.m. (on working days) from 04.06.2025 to 24.06.2025 (i.e. Last Date for offer submission 24.06.2025 till 5:00 PM). Time and date for opening the offers/applications received will be informed separately.

5) The Bank reserves its right to accept or reject any or all the proposal/s without assigning any reason thereof.

6) No brokerage will be paid by the Bank. Offers from Property Dealer / Brokers / Intermediates will not be entertained.

**Zonal Manager
Khandwa Zone**

Annexure-2			
SPECIFICATION OF SAFE DEPOSITE VAULT (STRONG ROOM) IN BRANCH PREMISES			
Construction shall be done as per the design of the Structural Consultant subject to minimum requirements given here for achieving burglary resistance against attack by common hand-held / picking / impact / portable electric / hydraulic / concrete cutting / drilling tools, pressure applying devices, power saws, etc; fire resistance against gas cutting torch, fluxing rods etc; fire hose stream reheat endurance against exposure to major fire and fire – fighting water stream / jet etc.	Wall Thickness		225 mm Minimum
	Floor and roof		150 mm Minimum
	Concrete mix (See IS 456)		M50, Minimum
	Steel grid in walls floor and roof	Bar dia	12 mm
		Mesh	Mesh made by placing and tying rebars at 150mm x 150 mm c/c both ways, one such mesh placed staggered on both the faces of each wall, floor and roof, in such a manner so as to make less than 75mm x 75mm c/c through opening
Security Ventilators (see IS 14387) Exhaust fan (if required)			Height from Floor Level: 2100mm, Minimum Opening Size: 450mmx450mm, Maximum