

भाग PART-1

तकनीकी बोली TECHNICAL BID



बारिपदा अंचल **BARIPADA ZONE**

पता: लाल बाजार, पो. बारिपदा, जिला-मयूरभंज-757001
Address: At. Lal Bazar, Po. Baripada Dist: Mayurbhanj-757001

ई-मेल E-mail: Baripada.GOD@bankofindia.co.in

दिनांक Date: 25.07.2025

WEBSITE ADVERTISEMENT – 2

धामनगर में नई शाखा खोलने हेतु परिसर की आवश्यकता **REQUIREMENT OF PREMISES FOR OPENING OF NEW BRANCH AT DHAMNAGAR,**

इच्छुक पार्टियों से क्रमशः तकनीकी विवरण और वित्तीय विवरण वाले दो अलग-अलग सीलबंद लिफाफों में प्रस्ताव आमंत्रित किए जाते हैं, जो पट्टे के आधार पर (न्यूनतम 10 वर्ष) भद्रक जिले के धामनगर एनएसी के धामनगर मार्केट में स्थित अपने परिसर (तत्परता से उपलब्ध या वित्तीय बोली खुलने की तारीख से एक महीने के भीतर उपलब्ध होंगे) को पट्टे पर देने के लिए तैयार हैं। परिसर का कारपेट एरिया 1300 वर्ग फीट से 1700 वर्ग फीट होना चाहिए। तकनीकी विवरण वाले लिफाफे पर लिफाफा संख्या 1 अंकित होना चाहिए और उसके ऊपर 'तकनीकी बोली' लिखा होना चाहिए और वित्तीय विवरण वाले लिफाफे पर लिफाफा संख्या 2 अंकित होना चाहिए और उसके ऊपर 'वित्तीय बोली' लिखा होना चाहिए। दोनों लिफाफों को विधिवत सील करके एक तीसरे लिफाफे में रखा जाना चाहिए, जिस पर 'बैंक ऑफ इंडिया धामनगर शाखा के लिए परिसर का प्रस्ताव' लिखा होना चाहिए तीसरा लिफाफा विधिवत मुहरबंद करके उपरोक्त पते पर आंचलिक प्रबंधक, बैंक ऑफ इंडिया, बारिपदा अंचल को सम्बोधित करते हुए नीचे दिए गए विवरण के अनुसार प्रस्तुत किया जाना चाहिए।

Offers in two separate sealed covers containing technical details and financial details respectively are invited from interested parties, who are ready to lease out their premises (readily available or will be available within One month from the date of opening financial bid) located **within Dhamnagar Market of Dhamnagar NAC of BHADRAK district** on lease basis (minimum 10 years). The carpet area of premises should be 1300 sq. ft. to 1700 sq.ft. The cover containing technical details should be marked **Envelope No.1** and super scribed with '**TECHNICAL BID**' and the cover containing financial details should be marked **Envelope No.2** and super scribed with '**FINANCIAL BID**'. Both these covers duly sealed should be put in a **3rd cover** super scribed with, '**Offer of Premises for Bank of India Dhamnagar Branch** and it should also bear the name and address/Phone No. of the offeror. **The 3rd cover duly sealed should be addressed to the Zonal Manager Bank of India Baripada Zone at the above address and submitted as detailed hereunder.**

हमने उपरोक्त उद्देश्य के लिए अपनी वेबसाइट पर दिनांक 09.06.2025 को संदर्भ संख्या 5961-09062025 के तहत निविदा जारी की थी, जिसे किसी भी प्रस्ताव की अनुपलब्धता के कारण शुद्धिपत्र संख्या 2 के माध्यम से दिनांक

05.07.2025 को 05.07.2025 से 25.07.2025 तक बढ़ा दिया गया था। चूँकि हमें कोई प्रस्ताव प्राप्त नहीं हुआ है, इसलिए हम परिसर की आवश्यकता के लिए पुनः निविदा जारी कर रहे हैं।

We had floated tender for the above purpose in our website on 09.06.2025 vide reference no. 5961-09062025 which also extended from 05.07.2025 to 25.07.2025 on dt.05.07.2025 through corrigendum no.2 due unavailability of any offer. As We have not received any offer, we are re-tendering for requirement of premises.

उपरोक्त प्रस्ताव केवल बैंक के निर्धारित प्रारूप में प्रस्तुत किया जाना चाहिए, जिसे बैंक ऑफ इंडिया, बारिपदा आंचलिक कार्यालय, सामान्य परिचालन विभाग से उपरोक्त पते पर सुबह 10.00 बजे से शाम 4.00 बजे के बीच (कार्य दिवसों पर) प्राप्त किया जा सकता है और इसे बैंक की वेबसाइट www.bankofindia.co.in से 18.08.2025 को शाम 4.00 बजे तक डाउनलोड भी किया जा सकता है।

The offer as above should be submitted in Bank's prescribed format only, which may be obtained from Bank of India Baripada Zonal Office, General Operation Department at the above address between 10.00 a.m. to 4:00 p.m. (on working days) and also can be downloaded from Bank's web site www.bankofindia.co.in up to 4.00 P.M. on 18.08.2025.

सीलबंद ऑफर अनिवार्य रूप से 18.08.2025 को शाम 5.00 बजे तक जोनल ऑफिस में टेंडर बॉक्स में डाले जाने चाहिए। टेंडर (तकनीकी बोलियाँ) 19.08.2025 को सुबह 11.00 बजे बारिपदा आंचलिक कार्यालय के सामान्य परिचालन विभाग में इच्छुक निविदाकर्ताओं की उपस्थिति में खोली जाएंगी। टेक्नो-कमर्शियल मूल्यांकन के आधार पर परिसर को अंतिम रूप दिया जाएगा। तकनीकी मापदंडों को 70% और वित्तीय प्रस्तावों को 30% का वेटेज दिया जाएगा। केवल उन बोलीदाताओं की मूल्य बोलियाँ, जो तकनीकी रूप से अपने मूल्यांकन में न्यूनतम 50% योग्यता अंक प्राप्त करके तकनीकी रूप से अर्हता प्राप्त करते हैं, तकनीकी रूप से योग्य बोलीदाताओं को पूर्व सूचना के साथ तय की जाने वाली तारीख को खोली जाएंगी। सबसे उपयुक्त प्रस्ताव यानी टेक्नो-कमर्शियल मूल्यांकन के आधार पर उच्चतम स्कोर (एच -1) प्राप्त करने वाले परिसर को अंतिम रूप देने के लिए चुना जाएगा।

The sealed offers necessarily should be **dropped in Tender Box** in Zonal Office **up to 5.00 P.M. on 18.08.2025**. The Tenders (Technical Bids) will be opened on 19.08.2025 at 11.00 a.m. at Baripada Zonal Office General Operation Department in presence of the tenderers who desire to be present. Premises will be finalized based on Techno- Commercial evaluation. Technical Parameters will be given weightage of 70 % and Financial Offers will be given weightage of 30 %. The price bids of only those bidders who qualify technically by obtaining a minimum qualifying mark of 50% in their technical evaluation, will be opened on a date to be decided with prior intimation to the technically qualified bidders. Most suitable offer i.e. the premises getting highest score (H-1) based on Techno-Commercial evaluation will be selected for finalization.

The Bank reserves the right to accept /reject any / all offers without assigning any reason whatsoever.

बैंक द्वारा कोई ब्रोकरेज नहीं दिया जाएगा। कोई भी ब्रोकर आवेदन नहीं करें।

No Brokerage will be paid by the Bank. No broker should apply

जिन मालिकों के पास प्रस्तावित परिसर का दखलकारी प्रमाणपत्र नहीं है, उन्हें आवेदन करने की आवश्यकता नहीं है
THOSE OWNERS WHO DON'T HAVE OCCUPANCY CERTIFICATE OF THE OFFERED PREMISES NEED NOT APPLY

आंचलिक प्रबंधक / Zonal Manager
बारिपदा अंचल / Baripada Zone

नियम एवं शर्तें Terms & Conditions:

- i) प्रस्तावित परिसर मुख्य सड़क पर स्थित होना चाहिए तथा मुख्य सड़क और आस-पास की दुकानों/कार्यालयों से अप्रतिबंधित दृश्यता होनी चाहिए।
Offered premises should be located on a main road and should have unrestricted visibility from main road and nearby shops /offices.
- ii) परिसर में या परिसर के निकट पार्किंग सुविधा उपलब्ध होनी चाहिए।
Parking facility should be available in the premises or near the premises.
- iii) प्रस्तावित परिसर की फर्श से छत तक की ऊंचाई 9 फीट से कम नहीं होनी चाहिए।
Clear Floor to ceiling height of the offered premises should be not less than 9 feet.
- iv) पट्टे की अवधि 15/20 वर्ष होनी चाहिए Lease period should be 15/20 years.
- v) 5 वर्ष के बाद किराए में 15% की वृद्धि होगी Increase in rent after 5 years will be up to 15%
- vi) केवल मालिक ही निविदा में आवेदन करें, सम्पत्ति उनके नाम पर होगी Only owner should apply in the tender, property shall be in his/her name.
- vii) केवल बैंक के प्रारूप में ही आवेदन करें। यदि बोली किसी अन्य प्रारूप में प्रस्तुत की जाती है तो उस पर विचार नहीं किया जाएगा Apply only in Bank's format. If bid submitted in another format, it will not be considered and rejected.
- viii) सभी पृष्ठों पर बीडर के हस्ताक्षर होने चाहिए All pages should be signed by the bidder.
- ix) सशर्त प्रस्ताव अस्वीकार कर दिया जाएगा Conditional offer shall be rejected.
- x) डाक द्वारा प्राप्त प्रस्ताव पर विचार नहीं किया जाएगा Offer by Post shall not be considered.
- xi) प्रस्तावित परिसर का स्पष्ट और विपणन योग्य स्वामित्व होना चाहिए जो किसी भी प्रकार के भार से मुक्त हो और व्यावसायिक उद्देश्य के लिए उपयोग की अनुमति हो The offered premises should have clear and marketable title free from encumbrance and permission to use for commercial purpose.
- xii) कारपेट एरिया की परिभाषा Definition of Carpet Area: कारपेट एरिया का अर्थ दीवार से दीवार तक के शुद्ध माप के आधार पर उपयोग योग्य कारपेट एरिया होगा The carpet area would mean the usable carpet area based on net finished wall to wall measurements.
- xiii) लीज डीड अनुलग्नक-1 के अनुसार बैंक के मानक प्रारूप में निष्पादित की जाएगी Lease deed shall be executed in Bank's standard format as per Annexure-1.
- xiv) लीज डीड के निष्पादन और पंजीकरण की लागत मकान मालिक और बैंक द्वारा समान रूप से वहन की जाएगी Cost of execution and registration of lease deed will borne equally by the land lord and Bank (50:50)
- xv) सम्पत्ति कर, सोसाइटी शुल्क, रखरखाव शुल्क, जल शुल्क आदि का भुगतान केवल मकान मालिक द्वारा किया जाएगा Property tax, Society Charges, Maintenance charges, water charges etc shall be paid by the landlord only. GST will be paid by the Bank.
- xvi) बिजली बिल का भुगतान बैंक द्वारा किया जाएगा Electricity Bill will be paid by the Bank.
- xvii) परिसर के स्वामित्व विलेख और मैप लेआउट की प्रति संलग्न की जानी है Copy of title deeds and Map layout of premises to be enclosed
- xviii) मकान मालिक को बैंक की आवश्यकता के अनुसार निर्धारित अवधि की भीतर अपने खर्च पर लॉकर, शौचालय (महिला/पुरुष),पेंट्री, एटीएम/ई-गैलरी, विट्रिफाइड फर्श टाइल्स, आंतरिक/बाहरी पेंटिंग/अन्य कोई भी सिविल कार्य के लिए स्ट्रॉंग रूम/एसडीवी का निर्माण करना होगा Land lord to construct strong room / SDV for lockers, toilet (ladies/Gents), pantry,

ATM/E-Gallery, vitrified floor tiles, internal / external paintings / any other civil work as per requirement of Bank within stipulated period at their own cost. Carpet area of strong room to be constructed will **be approx. 100-150 sq.ft** as per specification attached in Annexure-2

- xix) मालिक को बैंक की आवश्यकता के अनुसार अपने खर्च पर वी-सैट/रेडियो फ्रीक्वेंसी टावर आदि लगाने के लिए भवन की छत/टेरेस पर पर्याप्त जगह उपलब्ध करानी होगी Owner to provide sufficient space on the roof/ terrace of the building for installation of V-Sat/ Radio frequency tower etc as per requirement of Bank at their cost.
- xx) यदि आवश्यक हो तो मालिक को अपने खर्च पर जेनरेटर सेट लगाने के लिए उपयुक्त जगह उपलब्ध करानी होगी Owner to provide suitable space for installation of Generator set at his / her their cost if so required
- xxi) **मालिक को अपने खर्च पर आवश्यक पावर लोड के साथ 3 फेज बिजली कनेक्शन की व्यवस्था करनी होगी Owner to arrange 3 phase electric connection with required power load at their cost.**
- xxii) मांगी गई सभी जानकारी संलग्न फॉर्म में ही होनी चाहिए All the information asked for should be, in the enclosed form itself
- xxiii) **फॉर्म के भाग I में कहीं भी दर उद्धृत न करें Do not quote rate anywhere in part I of the form**
- xxiv) नियमित जल कनेक्शन/आपूर्ति और समर्पित जल भंडारण सुविधा होनी चाहिए Should have regular water connection/supply and dedicated water storage facility
- xxv) परिसर का कारपेट एरिया **1300** वर्ग फीट से **1700** वर्ग फीट होना चाहिए Carpet Area of the premises should be **1300sq. ft. to 1700 sq.ft**
- xxvi) **परिसर विशेषतः भूतल पर होना चाहिए ।** यदि परिसर भूतल एवं प्रथम तल पर फैला हो तो भूतल पर मेजेनाइन/बेसमेंट कम से कम 1000 वर्ग फीट हो **The premises should preferably be on Ground Floor.** If the premises is spread over ground and first floor / mezzanine / basement minimum 1000 sq.ft should be on the ground floor.
- xxvii) भूतल के लिए उद्धृत दर, सफल बीडर के निर्धारण के लिए तुलना का आधार होगी The rate quoted for the ground floor, will be the basis of comparison for deciding successful bidder.
- xxviii) यदि परिसर दो मंजिलों (भूतल और प्रथम/मेजेनाइन) पर फैला हो तो प्रथम मंजिल/मेजेनाइन के लिए उद्धृत दर को भूतल के लिए उद्धृत दर का अधिकतम 75% या प्रथम मंजिल/मेजेनाइन के लिए वास्तविक दर, जो भी कम हो, किराए के भुगतान के लायक माना जाएगा If the premises is spread on two floors (ground and 1st /mezzanine) , rate quoted for 1st floor /mezzanine will be considered maximum 75% of the rate quoted for the ground floor or the actual quote for the first floor/mezzanine whichever is less, for payment of rent
- xxix) केवल प्रस्तावित परिसर के स्वामी या स्वामी द्वारा वैध प्राधिकार पत्र द्वारा विधिवत व्यक्ति को ही निरीक्षण दल के साथ या किसी भी चर्चा के लिए जाने की अनुमति होगी 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.
- xxx) **शाखा/एटीएम तक पहुँचने के लिए प्रवेश द्वार पर रैम्प उपलब्ध होना चाहिए Ramp should be made available at the entrance to access the Branch / ATM**

परिसर के चयन की पद्धति Methodology for selection of Premises:

परिसर का चयन तकनीकी-व्यावसायिक मूल्यांकन के आधार पर किया जाएगा। तकनीकी मापदंडों को 70% और वित्तीय प्रस्तावों को 30% का महत्व दिया जाएगा। सबसे उपयुक्त प्रस्ताव, अर्थात तकनीकी-व्यावसायिक मूल्यांकन के आधार

पर उच्चतम अंक (H-1) प्राप्त करने वाले परिसर को अंतिम रूप दिया जाएगा। तकनीकी-व्यावसायिक मूल्यांकन की गणना धामनगर ब्लॉक छाक से की जाएगी।

Premises shall be finalized based on Techno-Commercial evaluation. Technical Parameters will be given weightage of 70 % and Financial Offers will be given weightage of 30 %. Most suitable offer i.e. the premises getting highest score (H-1) based on Techno-Commercial evaluation shall be selected for finalization. **The calculation for techno-commercial evaluation will be considered from Dhamnagar Block chhak.**

केवल उन बोलीदाताओं की मूल्य बोलियां खोली जाएंगी जो तकनीकी मूल्यांकन में न्यूनतम 50% अंक प्राप्त करके तकनीकी रूप से अर्हता प्राप्त करेंगे।

The price bids of only those bidders who qualify technically by obtaining a minimum qualifying mark of 50% in their technical evaluation, will be opened.

सबसे कम किराया दर वाली बोली लगाने वाले की मूल्य बोली को 100 का वित्तीय अंक दिया जाएगा और अन्य बोलियों को उनके द्वारा उद्धृत किराया दरों के व्युत्क्रमानुपाती वित्तीय अंक दिए जाएंगे। इसी प्रकार, सबसे अधिक अंक प्राप्त करने वाले बोली लगाने वाले की तकनीकी बोली को 100 का तकनीकी अंक दिया जाएगा और अन्य बोलियों को उनके द्वारा प्राप्त अंकों के व्युत्क्रमानुपाती तकनीकी अंक दिए जाएंगे।

Price bid of the bidder with the lowest rental rate will be given a financial score of 100 and other bids will be given financial score that are inversely proportional to their quoted rental rates. Similarly technical bid of the bidder having obtained highest marks will be given technical score of 100 and other bids will be given technical score inversely proportional to the marks obtained by them.

तकनीकी और वित्तीय दोनों अंकों का योग करके कुल अंक प्राप्त किए जाएंगे। तकनीकी बोली में तकनीकी मानदंडों के संयुक्त भारांक और मूल्य बोली में उद्धृत किराये की दर के आधार पर प्राप्त कुल अंकों के आधार पर रैंकिंग दी जाएगी। मूल्यांकन में उच्चतम संयुक्त अंक प्राप्त करने वाले बोलीदाता को H-1 रैंक दी जाएगी, उसके बाद कम अंक प्राप्त करने वाले बोलीदाताओं को H-2, H-3 आदि रैंक दी जाएगी। उच्चतम संयुक्त अंक प्राप्त करने वाले और H-1 रैंक वाले बोलीदाता का चयन किया जाएगा।

The total score, both technical and financial, shall be obtained by weighing the technical and financial scores and adding them up. On the basis of the combined weightage score for technical parameters in the Technical bid and rental rate quoted in Price Bid shall be ranked in terms of the total score obtained. The bidder obtaining the highest total combined score in evaluation will be ranked as H-1 followed by the bidders securing lesser score as H-2, H-3 etc. The bidder securing the highest combined score and ranked as H-1 will be selected.

परिसर के चयन के लिए निम्नलिखित तकनीकी मापदंडों पर विचार किया जाएगा

Following Technical Parameters will be considered for selecting premises:

क्र.सं. Sl No	तकनीकी मापदंड Technical Parameter	अधिकतम स्कोर Maximum Score
1.	<u>Distance from the desired location (as per NIT)</u> i) Upto 0.50 KM 20 Marks ii) More than 0.50 KM and Up to 1.0 KM 10 Marks iii) More than 1.0 KM and Up to 2.0 KM 05 Marks	20
2	<u>Available Frontage / visibility of the premises</u> i) More than 10.0 Mtr. 15 Marks ii) Above 6.0 Mtr and up to 10.0 Mtr. 10 Marks iii) Above 3.0 Mtr and up to 6.0 Mtr 05 Marks	15
3	<u>Availability of space for prominent display of Name Board</u> i) Available 05 Marks ii) Not available : 00 Marks	05
4	<u>Nearby surroundings and Approach Road</u> i) Commercial Market Place with wide approach road: 10 Marks ii) Mixed (commercial / residential) with wide approach road: 07 Marks iii) Commercial Market Place with narrow approach road: 05 Marks iv) Mixed (commercial / residential) with narrow approach road: 03 Marks	10
5	<u>Location of premises floor wise</u> i) Ground Floor : 15 marks ii) Mixed (Ground and 1 st Floor/ mezzanine floor) 10 Marks	15
6	<u>Quality of Construction:, Ventilation, Ambience, suitability (to be judged by Bank's internal Committee)</u> i) Excellent 15 marks ii) Good 10 Marks iii) Satisfactory 05 Marks	15
7	<u>Parking:</u> i) Availability of parking as specified : 10 Marks ii) Parking available less than as specified 05 Marks iii) Parking not available 00 Marks	10
8	<u>Floor to Ceiling height of the premises</u> i) Ceiling height more than 10.0 Feet 10 marks ii) Ceiling height more than 8.0 feet and less than 10 feet : 05 Marks	10

An example to select Premises on Techno- Commercial evaluation is as under:

$$\text{Total scores} = T(w) \times T(s) + F(w) \times F(s)$$

T(w) stands for weightage for Technical score i.e 0.7

T(s) stands for Technical score evaluated as mentioned above

F(w) stands for weightage for Financial score i.e 0.3

F(s) stands for Financial score evaluated as mentioned above

Suppose, there are three bidders (A, B & C) qualified based on the marks received / technical parameters and the marks received by them and rental rate quoted by them are as under:

Bidder	Marks obtained in Technical bid	Rental Rate quoted Rs. Per Sq.ft carpet area
A	80%	150
B	70%	135
C	75%	140

For the purpose of evaluation, the three bidders will be given scores as under:

Bidder	Technical score	Financial score
A	100	90
B	87.5	100
C	93.75	96.42

Total Score of the bidder will be as under:

$$A = 0.7 \times 100 + 0.3 \times 90 = 97 \text{ (H1)}$$

$$B = 0.7 \times 87.5 + 0.3 \times 100 = 91.25 \text{ (H3)}$$

$$C = 0.7 \times 93.75 + 0.3 \times 96.42 = 94.55 \text{ (H2)}$$

Bidder 'A' (H1) is the successful bidder and Bank will consider taking the premises from them

Basic information of the premises:

The details of premises, which I/we offer to lease out to the Bank are as under:

1) Name of owner/s with mobile no.:-

2) Share of each owner if any under joint ownership

3) Location

a. Name of the building.:-

b. Number and street:-

c. Ward/Area:-

4) Building:

a. Type of building:-

(Residential/Commercial/ Industrial/Mixed)

b. Type of construction:-

(Load bearing/RCC/framed structure)

c. Clear floor height from floor to ceiling. :-

d. Rentable Carpet area offered to Bank: :-

i. At ground floor:- sq ft.

ii. At first floor:- sq ft.

Total area. Sq ft.

5) Specification of construction:

a) Floor (Vitrified tiles/marble for the floor)-

b) Roof-

c) Walls-

d) Doors and windows-

e) Are M.S. grills provided to windows? Yes/No

f) Running water facility available. Yes/No

g) Sanitary facilities available

(2toilets , one each for Gents& ladies) Yes/No

h) Electrical supply (3 phase) with separate meter available Yes/No

i) Parking facility: Yes /No

j) Can premises be made/alterd as per the bank's requirement. Yes/No

- 6) I/we agree to construct the premises as per bank's requirement.
- 7) **I/We agree to execute Lease deed in Bank's standard format and declare that we do not have any technical issue in executing the lease deed, including necessary permissions from the competent/statutory authority.**
- 8) I/we enclose the site map, copy of the ownership of the property/approved plan of the premises/ title docs/ statutory authority permission of the premises.

My/our offer will be valid for next six months from the date of offer.

Place:

Signature of the offeror

Date:

Name:-----

Address:

Enclose:

- 1) Approved plan/layout of the building
- 2) Title documents
- 3) Necessary permission from competent/statutory authority for commercial use of the premises
- 4) ADHAAR & PAN CARD of Title holder

भाग PART-2

(वित्तीय बोली FINANCIAL BID)



बारिपदा अंचल BARIPADA ZONE

पता-लाल बाजार, पो. – बारिपदा, जिला-मयूरभंज-757001

Address: At. Lal Bazar, Po. Baripada Dist: Mayurbhanj-757001

E-mail: Baripada.GOD@bankofindia.co.in

धामनगर में नई शाखा खोलने हेतु परिसर की आवश्यकता **REQUIREMENT OF PREMISES FOR OPENING OF NEW BRANCH AT** **DHAMNAGAR**

आंचलिक प्रबंधक The Zonal Manager

बैंक ऑफ़ इंडिया Bank of India

बारिपदा अंचल Baripada Zone

Dear Sir,

I/we offer to lease our premises located at-----

(Other details of which are given in part I) at following rate:

	Carpet Area in Sq. Ft.	Rate (Rs. Per Sq.ft)	Total rent p.m.in Rs.
Ground floor			
First floor			
TOTAL			

I/We agree to all the terms and conditions mentioned in the Part-1 (Technical Bid).

GST as applicable will be paid extra

My/our offer will be valid for next six months from the date of offer.

Place:

Signature of the offeror

Date:

Name:

Address:

अनुलग्नक Annexure - 1
APPENDIX XIV
(Paragraph 18.1)

Specimen of Standard Draft Lease in Respect of Premises where the Bank is Tenant.

Appropriate Stamp

This Deed of Lease made at..... this day of two thousand and between of

..... inhabitant / s (hereinafter called "the Lessor" in which expression are included unless such inclusion is inconsistent with the context his/ her/their heirs, executors or administrators and permitted assigns) of the One Part and Bank of India a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 and having its Head Office at 'Star House', C-5,G Block, Bandra-Kurla Complex, Bandra(East) Mumbai-400 051 and a Zonal Office/Branch amongst others at - (hereinafter called * the Lessee * in which expression are included unless such inclusion is inconsistent with the context its successors and assigns) of the Other Part WITNESSETH AS FOLLOWS :

In consideration of the rent hereby reserved and the performance of the covenants on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee all that the portion on the ground floor / and the mezzanine floor / basement admeasuring respectively sq. ft. and Sq. ft. of the Lessor's building known as

..... and situate at

and constructed on land more particularly described in the Schedule hereunder written / and which said portion is shown on the plan thereof hereto annexed and is delineated thereon by red colored boundary line.

TOGETHER WITH the use of the roof/ terrace of the said premises/building in which the said premises is located, for installation of DG Set, Antenna and other equipment of VSAT, RF etc (including its protective cage / cover if any) , as may be required for the functioning of Bank's business.

TOGETHER WITH the use of the fittings and fixtures, the water closets, lavatories and other conveniences in the said portion of ground floor/and mezzanine floor/basement hereby let AND TOGETHER ALSO WITH the right for the Lessee, its servants, employees, visitors, customers and all other persons authorized by the Lessee to use in common with the Lessor and the Tenants and occupiers of other portions of the said building and all other persons authorized by the Lessor the entrances, doorways, entrance-halls, parking area, staircases, landings, lobbies and passages in the said building leading to and from the said portion of ground floor / and mezzanine floor / basement hereby let for the purpose of ingress thereto and egress there from TO HOLD the demised premises

unto the Lessee from the day of two thousand andfor the term of years (renewable as hereinafter mentioned) PAYING therefore unto the Lessor during the said term monthly and proportionately for any part of a month the rent of Rupees as under:

a) Rent @Rs.-----for the period -----to -----

b) Rent @Rs.-----for the period -----to -----

c) Rent @Rs.-----for the period -----to -----

The monthly rent as above shall be payable on or before the day of each succeeding calendar month, the first such payment after execution hereof to be made on the day of Two thousand and AND upon condition of the performance by the Lessee of the agreements on the part of the Lessee hereinafter contained.

2. Lessee hereby covenants with the Lessor as follows :

- (a) To pay the reserved rent on the days and in the manner aforesaid.
- (b) To pay to the authorities concerned all charges for gas and / or electricity, water consumed in or upon the demised premises as shown by the separate meter.
- (c) To keep the interior of the demised premises in good and tenantable repair and condition (reasonable wear and tear and damage by fire, earthquake, Tempest or other act of God or inevitable accident or by irresistible force always excepted). Provided that nothing herein contained shall make the Lessee liable to carry out such repairs as are hereinafter covenanted to be carried out by the Lessor or which the Lessor shall be bound by law to do.
- (d) Not to make any structural alterations to the walls or floors of the demised premises without the previous consent in writing of the Lessor, which shall not be unreasonably withheld. However, this shall not restrict lessee's right to carry out structural alterations that may be necessary for the purpose of banking activities such as installation of counters, cabins, work stations, e-gallery, ACs, RF tower, VSAT, ATM Centre, computerization of the Branch etc.
- (e) To use the demised premises for the purpose of a branch office to carry on business of banking in all its forms including a Safe Deposit vault, Strong Room and for the purpose of the residence of the Manager, officer/s or any other employee/s of the Bank.
- (f) To deliver up the demised premises at the end of or other sooner determination of the tenancy together with all the Lessor's fittings and fixtures in such tenantable repair order and condition as is consistent with the agreements on the part of the Lessee and conditions herein contained

(reasonable wear and tear and damage by fire, earthquake or tempest or other act of God or inevitable accident or by irresistible force always excepted).

(g) To permit the Lessor and his/her agents, surveyors and workmen duly authorized by him/her with all necessary appliances to enter into and upon the demised premises at all reasonable times after having given the Lessee 72 hours previous written notice for the purpose either of viewing the condition of the demised premises or of doing such works and things as may be requisite or necessary for any repairs, alterations or improvements either of the demised premises and the water pipes and drains in or under the same or in any other part of the said building AND upon notice being given by the Lessor to carry out and make good within a reasonable time any and all repairs and works for which the Lessee is responsible under the agreements on the part of the Lessee and conditions herein contained. Provided that such acts shall not in any way cause disruption to the banking business of Lessee.

3. The Lessor hereby covenants with the Lessee as follows :

(a) To pay all existing and future rates, taxes, cesses, assessments and outgoings payable in respect of the demised premises and the said building including water taxes (other than charges for water consumed by separate meter) and whether the same be levied on or payable by the Lessor or Lessee and to pay any and every increase in such rates, taxes, cesses and assessments. GST @----% will be borne by the Service Charges and any other charges shall be borne by -----

(b) To keep the walls, floors, ceiling, roof and structure of the said building and of the demised premises and the water and drainage mains and pipes and sanitary apparatus thereof in good substantial and sanitary repair and in proper working order and condition and also to keep the electrical installation and wiring in the demised premises in good repair and condition in accordance with the Electricity Act, 2003, and the rules there-under. The Lessor will give 'No objection Certificate' for any additional power requirement as and when sought by Bank.

(c) To have the external walls including the woodwork of the premises painted with colour of Bank's choice once in every three years at the cost of the Lessor provided that if the Lessor does not have the external walls and woodwork painted every three years as aforesaid the Lessee shall be entitled to have the external walls and woodwork painted initially at its own cost and then to deduct such cost from the amount of rent payable by the Lessee.

(d) To keep the demised premises only insured against loss or damage by fire in such sum as the Lessor shall deem to be adequate and in the event of the said premises being destroyed or damaged by fire during the said term forthwith to lay out in or towards repairing or reinstating the

same in a good and substantial manner all moneys received under or by virtue of any insurance effected thereon and to complete the said work in a reasonable time.

(e) That the lessor shall not, during the currency of the lease transfer, mortgage, sell, assign, gift or other wise create any interest in the demised premises without the prior written consent of the Bank.

(f) That if the Lessee shall pay the rent and observe and perform the agreements on the part of the Lessee and conditions herein contained the Lessee shall quietly enjoy the demised premises during the period of Lease or any extension thereof without any interruption by the Lessor or any person lawfully claiming under or in trust for the Lessor.

(g) The Lessee shall be entitled to assign or sub-let or give on leave and license basis the demised premises or any part thereof for the whole or part of the term of the demise remaining unexpired, so that on assignment of the demised premises, the Lessee's liability hereunder shall cease and determine.

(h) The lessee shall be entitled to determine this Lease or any renewals thereof by giving 3 months' notice in advance to the Lessors of its intention to do so and upon the expiry of the period of such notice, all the liabilities of the Lessee hereunder shall cease and determine except as regards any antecedent breach.

(i) The Lessee, its employees/ authorized workmen shall be entitled to use the entrance, door ways, staircase, landing, lobbies, passages leading to the roof top or terrace of the said premises/building in which the said premises is located, for the purpose of ingress thereto and egress therefrom; for installing/ fixing/ servicing/ repairing/maintenance etc. of the Antenna and other equipments of VSAT or RF including for installation of new equipments etc. and to lay the connections for such equipments in the branch premises.

4. It is hereby mutually agreed between the parties as follows :

(a) If any rent shall be in arrear for 60 days (whether legally demanded or not) or if the Lessee shall fail to perform or observe any agreement on the part of the Lessee or conditions herein contained, then and in such cases it shall be lawful for the Lessor at any time thereafter to re-enter upon the demised premises or upon any part thereof in the name of the whole and the Lease shall thereupon determine but without prejudice to any claim or demand which the Lessor may have against the Lessee whether in respect of any antecedent breach non-performance or non-observance of any of the agreement on the part of the Lessee and conditions herein contained or otherwise. Provided that the Lessor shall not be entitled to forfeit this Lease for breach or non-observance or non- performance of any covenant or agreement or condition herein contained and on the Lessee's part to be observed and performed unless the Lessor shall have given to the Lessee

notice in writing specifying the breach or omission complained of and requiring the Lessee to remedy the same and the Lessee shall have committed default in doing so within a period of sixty days from receipt of such notice by the Lessee.

(b) If at any time during the Lease, the demised premises shall be destroyed or damaged by fire, tempest or any other act of God or by irresistible force so as to become unfit for habitation and use for the purpose of the Lessee, then without prejudice to the right of the Lessee under the Transfer of Property Act, 1882, to avoid this Lease, if the Lessee so elects to do, the rent hereby reserved or a fair and just proportion thereof according to the nature and extent of the damage sustained (to be ascertained in case the parties differ by a reference to arbitration pursuant to the provisions of the Indian Arbitration Act, 1996, or any statutory modification or re-enactment thereof) shall be suspended and cease to be payable until the demises premises shall have been again rendered fit for habitation and use.

(c) The Lessee shall be at liberty at its own costs to construct, fix, erect, bring in or upon or fasten to the demised premises and to remove, alter and re-arrange from time to time any office furniture fixtures and fittings which the Lessee may require for its business and for the residence such as partitions, screens, counters, platforms, shelves, cases, cupboards, safes, cabinets, lockers, strong room doors, grilles, shutters, sun-blinds, gas and electric fittings, stoves, lights, fans, air-conditioners, sinks and other equipment fittings articles and things all of which the Lessee shall be at liberty to remove at or before the expiration or sooner determination of the tenancy without objection on the part of the Lessor but the Lessee shall make good any damage which may be thereby caused to the demised premises to the reasonable satisfaction of the Lessor.

(d) The Lessee shall be at liberty to place a name board or signage at the entrances to the demised premises and to the said building of such size and in such position as the Lessee deems fit and likewise to hang or affix a frame or notice board or signage or name board bearing the designation of the office of the Lessee.

(e) The stamp duty and registration charges payable in respect of this Lease and a duplicate thereof, shall be borne and paid by the Lessor and Lessee in equal shares and each party hereto shall bear and pay its own lawyers charges AND the Lessee shall be entitled to retain the original Lease deed and the Lessor the duplicate thereof.

5. PROVIDED ALWAYS and it is hereby agreed and declared that the Lessor will on the written request of the Lessee made not less than three calendar months before the expiration of the term hereby created if there shall not at the time of such request be any existing breach or non-observance of any of the covenants on the part of the lessee herein contained grant to the Lessee a renewal of

the Lease of the demised premises for * one/two/three further periods of
Years from the expiration of the term hereby granted at the same rent and containing the same
covenants and provisions as are herein contained * including/excluding this present covenant for
renewal.

IN WITNESS WHEREOF the Lessor/s has/have set his/her hand and the common Seal of
the Lessee has been affixed / Mr. the duly constituted
attorney of the Lessee has set his hand hereunto and to a duplicate hereof the day and year first
above written.

THE SCHEDULE ABOVE REFERRED TO :

.....
.....
.....

Signed and Delivered)

By the above named)

Mr.Lessor in)

The presence of :)

.....

.....

*Signed and Delivered for and on)

behalf of BANK OF INDIA by)

.....

Director

Asst. General Manager

Mr.)

its duly constituted attorney in)

the presence of :)

* Delete inapplicable alternative(s),

* Delete the clause which is not required.

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