

Sahyadri Shopping Centre, Railway Lines, Solapur - 413001
Phone Number:- 0217-2319476-79, E-mail ID:- Solapur.AandS@bankofindia.co.in

Ref No. SZO/A&S/MP/2024-25/001

Date: - 01-06-2024

WEBSITE ADVERTISEMENT
REQUIREMENT OF ALTERNATE PREMISES FOR LATUR BRANCH

Offers in two separate sealed covers containing Technical details and Financial details respectively are invited from interested parties, who are ready to lease their readily available premises at a prominent location at LATUR, on the Ground floor and in a building having OCCUPATION CERTIFICATE.

The approximate carpet area of premises should be 2300 - 2500 Sq.Ft Carpet area on the ground floor. 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 Alternate Premises for Bank of India LATUR 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, Solapur Zone** at the above address and submitted as detailed hereunder.

The offer as above should be submitted in Bank's prescribed format only, which may be obtained from Bank of India, Solapur Zonal Office, **Sahyadri Shopping Centre, Railway Lines, Solapur – 413001** between 10.00 a.m. to 5.00 p.m. (on working days) and on 1st, 3rd & 5th Saturday or can be downloaded from Bank's website from 01-06-2024 to 21-06-2024. The sealed offers necessarily should be submitted at Solapur Zonal Office between 10.00 a.m. to 5.00 p.m. (on working days and on 1st, 3rd & 5th Saturday) up to 21-06-2024 up to 5.00 pm. The Tenders (Technical Bids) will be opened on 24-06-2024 at 3.00 P.M. at Bank of India Solapur Zonal Office. The Bank reserves the right to accept /reject any / all offers without assigning any reason whatsoever. **No Brokerage will be paid by the Bank. No broker should apply.**

THOSE OWNERS OF READILY AVAIBALE PREMISES WHO DON'T HAVE OCCUPATION CERTIFICATE NEED NOT APPLY.



These tenders can be obtained from:

- (1) Shri Mahesh Patil -Tel. No. 020-2553-5408 *at Solapur Zonal Office.*
- (2) Shri Guntuka Jayadev -Tel. No. 020-2553-5414 *at Solapur Zonal Office.*
- (3) *Bank of India, Latur Branch*

**ZONAL MANAGER
SOLAPUR ZONE**





Solapur Zonal Office

Ref. No. SZO/A&S/MP/ADV/2024-25/001

Date: - 31-05-2024

To,

Dear Sir,

**Requirement of Alternate Premises for
Bank of India, Latur Branch.**

Please refer to our newspaper advertisement dated **01-06-2024** regarding above referred matter.

You are requested to submit your offer in enclosed quotation forms in two separate sealed covers. Please ensure to submit the same to our Office at Solapur Zonal Office on or before **21-06-2024, up to 05.00 p.m.**

While filling the tender/quotation forms, please ensure to follow below-mentioned instructions:

- i) Lease period should be minimum 10 years.
- ii) Increase in rent after 5 years 15%
- iii) No broker should apply
- iv) Only owner should apply in the tender, property shall be in his/her name.
- v) Apply only in Bank's format. If bid submitted in another format, it will not be considered and rejected.
- vi) All pages should be signed by the bidder.
- vii) Conditional offer shall be rejected.
- viii) **Offer by Post shall not be considered.**
- ix) The offered building should have clear and marketable title free from encumbrance and permission to use for commercial purpose.
- x) **Definition of Carpet Area: The carpet area would mean the usable carpet area based on net finished wall to wall measurements.**
- xi) Lease deed shall be executed in Bank's standard format.
- xii) **Property tax, Society Charges, Maintenance charges, water charges etc shall be paid by the landlord only.**
- xiii) GST will be paid by the Bank as and when applicable.



- xiv) Electricity Bill will be paid by the Bank.
- xv) Copy of title deeds and Map layout of premises to be enclosed.
- xvi) To construct strong room within stipulated time period of approx. 300 sqft area (Technical Details Attached herewith) at Landlords own cost. An Indicative cost for construction of Strong room is around Rs.4500/- to Rs.5000/- per sqft.
- xvii) To construct toilet (Ladies/Gents separate), pantry, ATM/E-Gallery as per Banks requirement.
- xviii) Vitrified floor tiles/ any other civil work as per requirement at Bank within stipulated period at their own cost.
- xix) Standard format for lease deed is enclosed with the tender.
- xx) 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.
- xxi) To provide suitable space for installation of Generator set at their cost.
- xxii) To arrange 3 phase electric connection with required power load on their own cost.
- xxiii) Fill up all the information asked for, in the enclosed form itself.
- xxiv) Do not quote rate anywhere in part I of the form.
- xxv) Should have regular water connection/supply and dedicated water storage facility.
- xxvi) Each part should be kept in a separate cover and 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 Alternate Premises for Bank of India Latur Branch" and it should also bear the Name, Address and Telephone No. of the offeror. The '3rd Envelope' duly sealed should be addressed to The Zonal Manager, Solapur Zonal Office and submitted before the last date mentioned above and should indicate offer of premises on outright sale basis on the top of the cover. Technical bids will be opened on 24-06-2024 at 3.00 P.M. at abovementioned address. TENDERS SUBMITTED WITHOUT OC FOR



READILY AVAILABLE BUILDING WILL NOT BE CONSIDERED AND WILL BE DISQUALIFIED.

- xxvii) Carpet Area required is between 2300 sqft. to 2500 sqft.
- xxviii) The premises should preferably be on Ground Floor. If the premises is spread over ground and first floor minimum 1300 sq.ft clear carpet area should be in the ground floor.
- xxix) *The rate quoted for the ground floors, will be the basis of comparison for deciding L-1.*
- xxx) *If the premises is spread in two floors, rate quoted for 1st floor will be considered maximum 75% of the rate quoted for the rate quoted for ground floor or the actual quote for the first floor whichever is less, for the purpose of comparison as well as for pay.*

Please note that Quotation submitted in other format/paper will not be entertained, by the Bank and such offers will be liable for rejection. **Bank reserves the right to accept any offer and reject any/all offers without assigning any reason. No brokerage will be paid by the Bank.**

Thanking You,



Yours faithfully,

Zonal Manager

PART – I (TECHNICAL BID)

The Zonal Manager,
Bank of India,
Solapur Zone.

Dear Sir,

The details of premises, which I/We offer to lease to the bank, are as under:

- 1) Name of Owner/s: _____

- 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) Carpet Area offered to Bank
 - i) At ground floor: _____Total Area: _____
- e) Water facility available Yes/No
- f) Sanitary facilities available Yes/No
- g) Electrical supply 3 phase with separate meter available Yes/No



- h) Parking facility Yes/No
- i) Occupancy Certificate obtained from
Local municipal Corporation/Gram Panchayat Yes/No

I/We, agree to execute Lease Deed in Bank's standard format

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

Signature of the offeror / s

Place:

Date:

NAME:

ADDRESS:

Telephone no.

Mobile. No:

Email ID:

[SUBMISSION OF OCCUPATION CERTIFICATE COPY IS MANDATORY]

Compulsory Encl: 1 Ownership Document (copy of title deeds)
2] Plan of premises

X-----X-----X-----X-----X-----X



PART – II (FINANCIAL BID)

The Zonal Manager,
Bank of India,
Solapur Zone.

Dear Sir,

I/We offer to lease my/our premises located at _____
_____ (Other details of which are given
in Part –I) at following rate:-

Type of Floor	Carpet Area (in sq. ft.)	Rate (Rs. per sq.ft.)	Total Rent (Rs. per month)
Ground Floor			
First			
Total			
GST (if Applicable) (To be paid by Bank)			
Final Amount (Including GST)			
Panchayat or Any other taxes (If any) (To be paid by Landlord)			

I / We agree to:

- i) Execute Lease Deed in Bank's Standard Format
- ii) Bear the entire cost of execution and registration of Lease Deed.
- iii) GST on Lease Rent to be borne by bank.



- iv) Construct Strong Room of area approx. 300 sqft. and as per the specifications attached herewith with this tender document under the supervision and architectural plan by Bank's empanelled architect.
- v) Construct ATM, E-gallery as per RBI / Bank's Standardized requirement and cost will be borne by landlord.
- vi) To lease the premises in favour of bank for minimum 10 years with 15% of increase in rent at each five years.

To lease the premises in favour of Bank for ----- years.

My / Our offer will be valid for next 6 months from the date of offer.

Place:

Date:

Mobile:

Signature of the offeror / s

Name/s:



SPECIFICATION OF SAFE DEPOSIT 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 x150mm 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 openings.
Security Ventilator (see IS 14387) Exhaust fan (If required)			Height from Floor Level:2100mm, minimum Opening Size: 450mmx450mm, Maximum.