



WEBSITE ADVERTISEMENT

REQUIREMENT OF NEW PREMISES FOR TEKNIWAS BRANCH

Offer in two separate sealed covers containing technical details and financial details respectively are invited from owners, who are ready to lease out their readily available premises or partially constructed premises (if remaining construction can be completed within 3 month's time) located at **Tekniwas Bazar, Dist-Saran, State- Bihar, Pin- 841213** on long term lease basis (15/20 years). It should be ensured that title to the property being offered on lease is clear and unencumbered. The approximate carpet area of premises should be 1000-1100 sq.ft. Preferably on ground floor. Rate should be quoted per sq.ft. of carpet area, inclusive of all taxes, cesses and charges.

2. The cover containing technical details should be marked **Envelope No.1** and superscribed with **"TECHNICAL BID"** and cover containing financial details should be marked **Envelope No.2** and superscribed with **"FINANCIAL BID"**. Both these covers duly signed should be put in a **3rd cover** superscribed with **"Offer of premises for Tekniwas Branch"** and it should also bear the name and address/phone No. of the offerer. The **3rd cover** duly sealed should be addressed to the Zonal Manager, Bank of India, Siwan Zonal Office, Corporate Services Department, Bank of India, Bldg., 1st floor Tarwara More Dist-Siwan-841226 and submitted as detailed above.

3. The offer as above should be submitted in Bank's prescribed format only, which may be obtained from Bank of India, Zonal Office at above address between 10.00 a.m. to 5.00 p.m. (working days) on payment of non-refundable amount of Rs.500/- in the form of DD/Pay Order favoring Bank of India. **The forms may also be downloaded from our Bank's Web-Site i.e. www.bankofindia.com** and submitted along with DD/Pay order as detailed above. The sealed offers will be received at the above address between 10.00 a.m. to 5.00 p.m. (on working days) up to **19.04.2024 (last Date)**. The Bank reserves the right to accept/reject/ any/all offers without assigning any reason whatsoever. **No Brokerage will be paid by the Bank.**

These tenders can be obtained from / :

- | | | |
|-------------------------------|---|--|
| (1) Shri Navin Kumar Gaurav | - | Mob No-9833620691 at Siwan Zonal Office |
| (2) Shri Abhishek Kumar Singh | - | Mob. No.9561602900 at Siwan Zonal Office |

SD/-
Dy. ZONAL MANAGER
SIWAN ZONE

Ref.No.SZO:CSD:2024-25:

Dt. 04.04.2024

To,

Dear Sir,

**Requirement of NEW Premises for
Bank of India, Tekniwas Branch.**

Please refer to our advertisement dated 04.04.2024 regarding above referred matter.

2 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 Siwan Zonal Office, 1st Floor Tarwara More, Siwan-841226 on or before 19-04-2024, **up to 05.00 p.m.**

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

- i) Lease period should be minimum 15 years.
- ii) Increase in rent after 5 years _____%
- 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.
- 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, toilet (ladies/Gents), pantry ATM/E-Gallery vitrified floor tiles/ any other civil work as per requirement at Bank within stipulated period at their own cost.
 - xvii) Standard format for lease deed is enclosed with the tender.
 - xviii) 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.
 - xix) To provide suitable space for installation of Generator set at their cost.
 - xx) To arrange 3 phase electric connection with required power load on their own cost.
 - xxi) Fill up all the information asked for, in the enclosed form itself
 - xxii) Do not quote rate anywhere in part I of the form
 - xxiii) Should have regular water connection/supply and dedicated water storage facility
 - xxiv) 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 New Premises for BANK OF INDIA TEKNIWAS 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, 1st floor Tarwara More, Zonal Office Siwan 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 **20.04.2024 at 4.30 p.m.** at abovementioned address. The cost of Tender document i.e. Rs.500/- in form of DD/Pay Order should be enclosed with Technical bid.
 - xxv) Area required 1100 Sqft (approx) (as per requirement).
 - xxvi) The premises should preferably be in Ground Floor.
 - xxvii) The rate quoted for the ground floors, will be the basis of comparison for deciding L-1
 - xxviii) 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 payment of Rent.
4. 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,

SD/-
Yours faithfully,
Dy.Zonal Manager

The Zonal Manager,
Bank of India,
Siwan 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

j) I/We confirm that my/our name is not appearing in defaulter list of CIBIL, ECGC SAL list, RBI. Further I/We confirm that I/We have not defaulter of any Bank/Financial Institutions Yes/No

k) I/We confirm that my proposed premises are free from any encumbrance. Yes/No

If No – Name o the Lending Institution _____
& Nature and amount of liabilities _____

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:

NAME:

Date:

ADDRESS:

Telephone no.

Mobile. No:

Email ID:

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

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Tekniwas Branch/Siwan Zonal office

PART – II (FINANCIAL BID)

The Zonal Manager,
Bank of India,
Siwan 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:

- Execute Lease Deed in Bank's Standard Format
- Bear the cost of execution and registration of Lease Deed (50:50).
- GST on Lease Rent to be borne by bank.
- Construct Strong Room, ATM, E-gallery as per RBI / Bank's Standardized requirement and cost will be borne by landlord.

- iv) To lease the premises in favour of bank for minimum 15 to 20 years with _____ % 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:

Address

Contact Details:

Email ID: