



SOUTH MUMBAI REGIONAL OFFICE

346 STANDARD BUILDING; DR.D.N.ROAD, FORT, MUMBAI -400 023.

INVITATION OF BIDS / OFFERS FOR PREMISES ON LEASE

Central Bank of India requires premises admeasuring 1200 to 1800 sq. ft. carpet area in ready possession / ready for possession within 3 months at Prabhadevi, Mumbai – 400025 & Byculla (East) Mumbai – 400027 preferably on the ground floor with adequate parking space for their Prabhadevi & Byculla Branch . No brokers or intermediaries please. Priority will be accorded to Government / Semi Govt. bodies or public sector undertakings. Kindly download the formats / terms and conditions from the website <http://www.centralbankofindia.co.in> or collect the same from Central Bank of India South Mumbai Regional Office, 346, Standard Building, 3rd Floor, D. N. Road, Fort, Mumbai – 400001. PH (022) 40345872 during office hours 10 a.m. to 5 p.m. The last date for submission of offers is 18/04/2022 upto 3.00 p.m.

(N.UNNIKRISHNAN)
SR. REGIONAL MANAGER – SMRO

Date: 01.04.2022



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पट्टे पर परिसर लेने हेतु बोलियों / प्रस्तावों का आमंत्रण

सेन्ट्रल बैंक ऑफ़ इंडिया को अपनी प्रभादेवी तथा भायखला शाखाओं के लिए क्रमशः प्रभादेवी, मुंबई - 400025 और भायखला (पूर्व) मुंबई - 400027 में तैयार कब्जे / तीन माह में कब्जे के लिए तैयार, पर्याप्त पार्किंग स्थान के साथ अधिमानतः तल मंजिल पर 1200 से 1800 वर्ग फुट के कार्पेट क्षेत्र के परिसर की आवश्यकता है. कृपया कोई दलाल या मध्यस्थ संपर्क न करें. सरकारी/अर्ध सरकारी निकायों या सार्वजनिक क्षेत्र के उपक्रमों को प्राथमिकता दी जाएगी. कृपया प्रारूप/नियम और शर्तें वेबसाइट <http://centralbankofindia.co.in> से डाउनलोड करें या कार्यालयीन समय सुबह 10.00 से सायं 5.00 बजे के दौरान सेन्ट्रल बैंक ऑफ़ इंडिया दक्षिण मुंबई क्षेत्रीय कार्यालय, 346, स्टैंडर्ड बिल्डिंग, तीसरी मंजिल, डीएन रोड, फोर्ट, मुंबई - 400001, (दूरध्वनि 022 40345872) से इसे प्राप्त करें. प्रस्ताव प्रस्तुत करने की अंतिम तिथि 18/04/2022 अपराह्न 3.00 बजे तक है.

(एन. उन्निकृष्णन)

वरिष्ठ क्षेत्रीय प्रबन्धक- दमुक्षेका

दिनांक 01. 04. 2022



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भाडेपट्टी तत्वावरील जागेसाठी बोली / प्रस्तावांचे आमंत्रण

सेंट्रल बँक ऑफ इंडियाला त्यांच्या प्रभादेवी व भायखळा शाखेसाठी क्रमशः प्रभादेवी, मुंबई - 400025 आणि भायखळा (पूर्व) मुंबई - 400027 येथे तयार ताब्याची / तीन महिन्यात ताब्यासाठी तयार असणारी पुरेशा पार्किंग जागेसह 1200 ते 1800 चौरस फूट चटई क्षेत्रफळाची जागा पाहिजे. कृपया कोणत्याही दलाल किंवा मध्यस्थ यांनी संपर्क करू नये. शासकीय/निमशासकीय संस्था किंवा सार्वजनिक क्षेत्रातील उपक्रम यांना प्राधान्य दिले जाईल. कृपया <http://centralbankofindia.co.in> या वेबसाइटवरून फॉर्मेट /अटी आणि शर्ती डाउनलोड करा किंवा सकाळी १०.०० ते संध्याकाळी ५.०० पर्यंत कार्यालयीन वेळेमध्ये सेंट्रल बँक ऑफ इंडिया, दक्षिण मुंबई प्रादेशिक कार्यालय, 346, स्टँडर्ड बिल्डिंग, 3 रा मजला, डीएन रोड, फोर्ट, मुंबई - ४००००१, (दूरध्वनी ०२२ ४०३४५८७२ येथून ते प्राप्त करा. प्रस्ताव सादर करण्यासाठी शेवटची तारीख 18/04/2022 दुपारी ३.०० वाजेपर्यंत आहे.

एन.उन्निकृष्णन

वरिष्ठ प्रादेशिक व्यवस्थापक - दमुक्षेका

दिनांक: 01.04.2022



SOUTH MUMBAI REGIONAL OFFICE

346 STANDARD BUILDING; DR.D.N.ROAD, FORT, MUMBAI -400 023.

(Proforma for Technical Bid)

To,
Regional Head,
Central Bank of India,
Regional Office,

.....

REG: Technical Bid for premises at

REF: Your advertisement dated _____ published in News Paper and at Bank's website

	OWNERSHIP DETAILS		
1	NAMES & ADDRESSES OF THE OWNERS	Telephone/ Mobile No.	email
2	Whether P A holder has powers to grant premises on lease/sub lease : YES / NO		
3	Name & Address of PA holder		
	Telephone / Mobile No.		
	email address		
4	ADDRESS OF THE PREMISES OFFERED		
5	Any outstanding charges (mortgages/lease/easement/gift/any other interest in the property)		
6	Any pending dues on the property (Arrears of taxes/electricity/telephone etc)		
	TYPE OF THE PREMISES		
7	IF THE PREMISE IS UNDER CONSTRUCTION		
	Whether loan required? if so details		
	Class of construction		
	Likely date of possession of premise		
8	IF THE PREMISES IS READY FOR POSSESSION		



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	Year of construction	
	Type of building/construction Details of Construction of the Building. RCC Construction or Load Bearing Brick Construction (please mention)	
	Whether plans are approved by the local authorities (attach copy of sanctioned Bldg.Plan) – Yes/No.	
	Whether NOC from the department obtained – Yes/No.	
	Whether occupation certificate has been received (attach copy) – Yes/No.	



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	Whether direct access is available from the main road – Yes/No	
	Whether lift facility is available – Yes/No.	
	Title Deed (attach copy of title deed)	
	Whether all statutory obligations are cleared (Please enclose IT Return. Municipality Tax Receipt – Current and other supporting documents) – Yes/No.	
9	Location	
	Type of Building Residential/ Institutional/Industrial	
	Details of civil amenities viz., Schools, Colleges, Hospitals available in and around the premises	
	Details of other financial institutions in and around the premises	
	Proximity from police station, fire station, post office and transport centre	
	Located in an area which is not considered crime prone or vulnerable and is not an isolated area.	
	Whether the locality of the premises is free from Special Hazards like fire, floor, water logging etc. – Yes/No.	
10	Floor and area	
	Built up area in sq.mtrs. / Sq.Ft	
	Carpet area in sq.mtrs. / Sq.Ft	
	<i>Ground Floor</i>	
	First floor	
	Other, if any	
	Total Carpet area in sq.mtrs./ Sq.Ft	
	Ceiling Height	
	Details of tenancy of other floors	



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	Agreeable to construct RCC strong room as per RBI specifications with security arrangements	YES
	For installing ATM	
	Space to install V-SAT antenna on roof-top (applicable for Rural / Semi-Urban)	
	Availability of 3-phase Power supply for installation of ATM Machine.	
	Statutory approvals from local authorities (if applicable)	

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11	AMENITIES AVAILABLE	
	Water facility available	YES / NO
	Parking facility for Bank's Staff / Customers available	YES,sq.mtrs / sq.ft.
	Whether 3 phase(__ kva) power supply available / will be supplied	
	Separate toilets for ladies and gents	
	Accessibility throughout the year	YES / NO
	Proper Ventilation available	YES / NO
	Details of other utilities available	
	Frontage (at least 6- 8 mtrs. / 20-25 ft)	
	Possibility of making ramp from road to branch	
	Collapsible shutters on outer doors, grills on windows and ventilators on outer walls,	
	One main entrance with the regular door and an additional / collapsible gate.	
	Whether proper sanitary/sewage system is available.	
	Whether Power/Electric Supply - Yes/No (Adequate power supply) is available – Yes/No.	
	Whether anti-lightening device is provided – Yes/No	
	Whether captive power supply (generator) is available – Yes/No.	
	Whether adequate water supply is available – Yes/No.	



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	The tender (both Technical and financial bids) has been signed on all pages only by the authorized signatory.	
	Rent quoted shall be net inclusive of all taxes, cesses, parking charges etc. related to the premises, till the tenure of lease, including extended tenure, if any, as per financial bid format only by filling up all three columns (under Rate, Carpet Area, Total Rent Payable) and signed only by premises Owner / Power of Attorney Holder only.	
	I / We further agree to construct the strong room as per your Bank's specifications and ready to carry out modifications as required by the Bank including constructions of ATM civil structure in the proposed premises at our expenses.	
	The offer submitted by me valid for Four months from the date of opening of Price Bid.	

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	Agree to execute the Lease Deed agreement in Bank's standard format (Standard format enclosed).	
	Enhancement in rent expected after the end of the original lease period of _____ years. NOTE: Quote in percentage only	For _____ years with 5 years certain with 2 options of 5 years each with increase @ _____ % hike in rent during each option period. (only percentage and amount should not be filled up)
	Any other terms and conditions (Please specify).	
	(a) Additional financial bearing:	
	(b) Non- Financial bearing:	
	Any other relevant information	



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NOTE:

The carpet area of any floor shall be the covered floor area worked out excluding the following portions of the building

Sanitary accommodation, except mentioned otherwise in a specific case , Verandahs, except where fully enclosed and used as internal passages and corridors, Corridors and Passages, except where used as internal passages and corridors exclusive to the unit, Entrance halls and porches, vertical sun brakes box louvers,

Staircase, Shafts and machine rooms for lifts, Barsaties*, lofts ,Garages,

Air-conditioning ducts and air-conditioning plant rooms, shafts for sanitary piping and garbage ducts more than 2 sq. mtrs. in area.

Rates should not be mentioned here or anywhere in Technical Bid.

DECLARATION

I / We confirm that the above particulars are correct to the best of our knowledge. I / We will give the consent as per your Banks standard Performa if you find our premises suitable.

PLACE:

SIGNATURE:

DATE :

NAME

Encl:

1. Documents for proof of owner ship (Tax receipt/Electricity Bill)
2. Location map and building map.
3. Sketch plan drawn to scale
4. Photographs showing exterior as well as interior
5. Completion certificate
6. Permission to construct
7. Building use permission
8. Certificates from competent authorities

(This is a proforma, Regional Office can make changes within the policy, as per the specific requirement in the location)



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Annexure B

(Proforma for Financial Bid)

To,
Regional Head,
Central Bank of India,
Regional Office,
.....

REG: Financial Bid for premises at

REF: Your advertisement dated _____ published in News Paper and at Bank's website

Dear Sir,

In continuation with the Technical Bid submitted by me / us in respect of premises situated at

I / We hereby offer the premises on lease / rental basis as under :

Sl. No.	Floor	Rent per sq. m of Carpet Area	Total Rent (Payable per month in Rupees)
Total			

The rate quoted is inclusive of all taxes, cess, service charges, parking charges etc., per sq. ft. of carpet floor area calculated as per point ____ of Technical bid.

Yours faithfully,

(Name)

Place :



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