

क्षेत्रीय कार्यालय, पटना

RO/PATN/BSD/2023-24/154

Regional Office, Patna

Date: 07.10.2023

**Annexure 6**

Central Bank of India, Regional office Patna, invites sealed tender for suitable premises on long term lease basis for new branches at 1. Gola Road, 2. Khagaul Road, 3. Khemni Chak 4. Rajapur (Boring Canal Road) presently situated in Patna District.

**Required Carpet floor area details-**

Sr.	Place for Branch	Carpet floor area(Sq. Ft.) (+/-15%)
1	Gola Road	1200-1800sq.ft.
2	Khagaul Road	1200-1800sq.ft.
3	Khemni Chak	1200-1800sq.ft.
4	Rajapur	1200-1800sq.ft.

Interested Owners/Power of Attorney holders of Premises in and around 1. Gola Road, 2. Khagaul Road, 3. Khemni Chak 4. Rajapur (Boring Canal Road) locality preferably in the ground floor with proper front entry to the premises and with all facilities including KVA power connection and parking.

The Technical Bid and Financial Bid Formats can be downloaded from Bank's website [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in). The formats are also available at our Patna Branch/Regional Office and can be collected during office hours.

The minimum criteria for prequalification will be as under:

- The Applicant(s) should be the bonafide Owner(s) or Power of Attorney Holder(s) of the premises:
- The Applicant(s) should be an Income Tax assessee(s) with PAN No. and its Tax returns must be up-to-date.
- The building should be constructed as per the sanctioned/approved Plan of the competent development Authority. The building should be well maintained and not older than 20 years.
- The Premise should be situated in good residential/commercial locality preferable on ground floor with proper accessibility and provision for dedicated parking.
- The building should be free from special Hazards like fire, water logging, flood, etc.
- Supply of adequate potable water round the clock should be available at the premises and appropriate approvals/sanctions from the local municipal authorities should be in hand.
- The landlord should be clear all the dues and other statutory obligation of Municipality, Corporation as well as of Revenue Authorities.
- The Occupancy Certificates of the premises (in case of Apartments) from the local authority should be available for leasing the premises.
- The Landlord should be in a position to give vacant possession of the premises immediately after carrying out necessary changes/ alteration as required by the bank.

- Method of submitting Tenders : Tenders should be submitted inly in sealed covers. Tenders covers will have three parts.



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- **First cover – Technical Bid cover –** This cover should contain Part I of application duly filled and signed by the bidder/s in all pages, along with necessary enclosures. The cover should be closed and sealed and super scribed as “Technical bid (as per Annexure A) for 1. Gola Road, 2. Khagaul Road, 3. Khemni Chak 4. Rajapur (Boring Canal Road) branch/offices premises” and should also contain the name and address of the bidder on the cover.
  - **Second cover- Financial Bid cover-** This cover should contain Part II of the application duly signed by the bidder/s in all pages. This cover should be closed and sealed and super scribed as “Financial Bid (as per Annexure B) for 1. Gola Road, 2. Khagaul Road, 3. Khemni Chak 4. Rajapur (Boring Canal Road) branch/ Office premises” and should also contain the name and address of the bidder/s on the cover.
  - **Third cover-** Both the first and second cover should be placed in the third cover and should be super scribed as “SEALED TENDER FOR 1.Gola Road 2.Khagaul Road , 3.Khemnichak 4.Rajapur (Boring Canal Road) OFFICE PREMISES” and to be addressed to Central Bank of India, BSD/GAD deptt., Regional Office Patna, 2<sup>nd</sup> Floor Block B, Maurya Lok Complex, Dak Bungalow Road, Patna-800001.
2. Last date for submission of Tender: 18/10/2023 up to 16:00 hours.
  3. Place for submission: CENTRAL BANK OF INDIA, REGIONAL OFFICE, PATNA, 2<sup>nd</sup> FLOOR BLOCK-B, MAURYA LOK COMPLEX, DAK BUNGALOW ROAD, PATNA-800001.
  4. Tenders will be opened at REGIONAL OFFICE on 18/10/2023 or at any date decided by the Bank in due course.
  5. Bidder should ensure that the tender is received by the Bank before the date and time specified and no consideration whatsoever shall be given for postal or any kind of delay. Tenders receive after the specified date and time are liable to be rejected and the decision is at the sole discretion of the Bank.
  6. Central Bank of India reserves the right to accept or reject or cancel any or all tenders without assigning any reason thereof and also reserve the right to place the order to any technically suitable Bidder/s who may not be the lowest as it deemed fit and proper.
  7. Only unconditional tenders will be accepted. Any conditional tender will be liable for rejection. Any bidder of imposing any condition having financial implication should load the tender appropriately and should not put any condition in the tender.
  8. Bank will shortlist the offers based on information provided in Technical Bid tender in accordance with Bank's requirement, viz., locality of the proposed site, area of the premises offered, accessibility from the main road, parking space provided, amenities & other infrastructure provided (like lift, back up DG set etc) and other essential requirements spelt out in Technical Bid.
  9. The Financial Bid would be opened only for those short listed offers, on a future date and will be intimated to the short listed bidders at a later date.
  10. Banks decision on selection of the prospective offer is final.
  11. In case of dispute the decision of the Bank will be final and binding on all.
  12. Rent: The Bank shall start paying the rent from the date of taking of possession from the landlord. Before taking possession, it shall be ensured that necessary occupancy certificate is obtained from the appropriate authorities by the landlord and alterations agreed to be

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- carried out by the landlord have actually been carried out to the bank's satisfaction. Joint measurement of the premises will be taken based on floor area.
13. Execution of the lease Documents: Once the premises is taken on lease by the Bank, the lease deed as per the Bank's Standard lease format shall be executed and it shall be registered with the appropriate authorities. The stamp duty charges relating to the registration shall be borne by the landlord and Bank on 50:50 basis.
14. Landlord will be responsible for construction of strong room as per the requirement of the bank at his cost for which specifications will be provided at the time of finalization of premises.
15. Earnest Money for Bidding in ( Rs. 3,000/- Three thousand Only).

TENDER REFERENCE	RO/BSD/2023-24/124 date 09.10.2023
LAST DATE	18/10/2023
END AMOUNT	Rs 3,000/- (Three Thousand Only) DD in favor of "Central bank of India", Payable at Patna
ADDRESS FOR COMMUNICATION	CENTRAL BANK OF INDIA, REGIONAL OFFICE- PATNA GAD DEPTT Maurya Lok Complex, Dak Bungalow Road, Patna-800001
CONTACT TELEPHONE NO	

- Earnest money of unsuccessful bidders will be returned within 1 month of after completion of process.
- In case, after completion of process, successful bidder backs out, earnest deposit will be forfeited and fresh advertisement will be floated.

For Central Bank of India,



(R. R. SINHA)

REGIONAL HEAD

