



क्षेत्रीय कार्यालय, पुणे

REGIONAL OFFICE, PUNE

317, M.G.Road, PUNE CAMP-411 001

PREMISES REQUIRED FOR HOLIDAY HOME ACCOMODATION AT LONAVALA

Central Bank of India invites quotations from interested Hotel owners (having amenities of 3 Star facilities) preferably situated near LONAVALA for fully furnished 3 A.C. rooms/suites for its Holiday Home. Kindly download the formats /terms and conditions from the website <http://www.centralbankofindia.co.in> or collect the same from Central Bank of India, Branch Khandala Ramdas Hall Nr. Shri Ram Mandir, Bhangarwadi, Lonavala, 410401 DISTRICT: PUNE STATE: MAHARASHTRA PIN: 410401, Regional Office at 2nd Floor 31, M. G. Road, camp Pune- 411001 during office hours. Interested owners should send their proposals in prescribed formats in two separate and sealed covers super scribed as Technical Bid (Cover-I) and Financial Bid (Cover-II). tender fees of Rs.2000/- and Earnest Money Deposit for ₹ 5000/- in shape of DD/Pay Order (separately) favouring Central Bank of India, Pune RO payable at Pune should be enclosed along with Technical Bid. The last date for submission of offers is 25.10.2023 upto 4:00 p.m.at Regional Office, Pune. The authority reserves the right to accept or reject any or all the proposals without assigning any reason thereof.

Asst. General Manager

Date: 15.10.2023



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Tender Document for Holiday Home at Lonavala on lease basis

Central Bank of India, Regional office, Pune, invites sealed tenders for suitable premises on long term lease basis (minimum lease period of 3 years extendible up to next 3 or 6 years) for Holiday Home tie-ups (for 2 or 3 rooms/ suits) at **Lonavala** from reputed hospitality providers, Interested Owners / Power of Attorney holders from 3 star hotels / hotels having 3 star facilities.

The Technical Bid and Financial Bid , Formats can be downloaded from Bank's website www.centralbankofindia.co.in. The formats are also available at our **Regional Office Pune, (2nd Floor, 317 M.G. Road Camp Pune -411001)** and can be collected during office hours.



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The minimum criteria for prequalification will be as under:-

- a. The Applicant(s) should be the bonafide Owner(s) or Power of Attorney Holder(s) of the hotel / resort;
 - b. The Applicant(s) should be an Income Tax assessee(s) with PAN No. and its Tax returns must be up-to-date.
 - c. The hotel / resort should have been constructed as per the sanctioned / approved Plan of the competent development Authority. The hotel should be well maintained.
 - d. The hotel / resort should be situated at location with proper approach road from city of **Lonavala**.
 - e. The hotel should be free from special Hazards like fire, water logging, flood, etc.
 - f. The hotel should be 3 star rated by Ministry of Tourism, Government of India or confirming the checklist of facilities for 3 star hotels issued by Ministry of Tourism, Government of India vide circular no. 8-TH-I(3)/2013-Pt-1 dated 19.01.2018.
 - g. The hotel should be in a position to give on lease the rooms immediately after carrying out necessary changes / alterations as required by the Bank.
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1. Method of submitting Tenders: Tenders should be submitted only in sealed covers. Tender covers will have three parts.
 - **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 Holiday Home **at Lonavala**” and should also contain the name and address of the bidder on the cover.
 - **Tender fees of Rs.2000/-** and Earnest Money Deposit of Rs.5000/-in the form of D.D./ Pay order (separately) in Favour of Regional Office Pune, Payable at Pune should be submitted with Technical Bid envelope.
 - **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 Holiday Home **at Lonavala**” 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 HOLIDAY HOME **AT Lonavala** and to be addressed to Central Bank of India, Business Support Department, Regional Office, **Pune** (2nd Floor, 317 M.G. Road Camp Pune -411001) last date for submission of Tender: **25.10.2023 at 04:00 PM.**
 2. **Place for submission** – Central Bank of India, Business Support Department, Regional Office, **Pune** (2nd Floor, 317 M.G. Road Camp Pune -411001).
 3. Tenders (Technical bid) will be opened at Regional Office, on **26.10.2023 at 04:00** or at any date decided by the Bank in due course.



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4. 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 received after the specified date and time are liable to be rejected and the decision is at the sole discretion of the Bank.
5. 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.
6. Only unconditional tenders will be accepted. Any conditional tender will be liable for rejection. Any bidder desire of imposing any condition having financial implication should load the tender appropriately and should not put any condition in the tender.
7. Bank will shortlist the offers based on information provided in Technical Bid tender in accordance with Bank's requirement, viz., location of the hotel, accessibility for **Lonavala** Town (the hotel in **Lonavala** or in the vicinity shall have preference), total number of room in the hotel (hotel having more number of rooms shall have preference), overall atmosphere / ambience, parking space provided, amenities & other infrastructure provided (like lift, back up DG set etc) and other essential requirements spelt out in Technical Bid.
8. The Financial Bid would be opened after short listing of Offers based on Technical Bid. 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.
9. Banks decision on selection of the prospective offer is final.
10. In case of dispute the decision of the Bank will be final and binding on all.
11. **Rent:** The Bank shall start paying the rent from the date of taking of possession from the owners. Before taking possession, it shall be ensured that necessary alterations agreed to be 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.
12. **Execution of the lease Documents:** Once the rooms are 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.

For Central Bank of India,

REGIONAL HEAD
REGIONAL OFFICE, PUNE



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(Proforma for Technical Bid)

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

REG: Technical Bid for hotel / resort at **Lonavala**

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

OWNERSHIP DETAILS			
1	NAMES & ADDRESSES OF THE HOTEL	Telephone/ Mobile No.	
		E- mail	
		Website	
2	NAME AND ADDRESS OF THE OWNER		
3	NAME AND ADDRESS OF THE AUTHORISED OFFICIAL / PA HOLDER		
4	IF THE HOTEL IS READY FOR USE		
	Year of construction		
	Type of building / construction Details of the Building. RCC Construction or Load Bearing Brick Construction (please mention)		
	Whether plans are approved by the local authorities Yes/No.		
	Whether NOC from the department obtained – Yes/No.		

[illegible]



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GENERAL :-

1. The tender (both Technical and financial bids) shall be signed on all pages only by the authorized signatory.
2. Rent quoted shall be net inclusive of all taxes, cesses, 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.
3. The offer shall be valid for Four months from the date of opening of Price Bid.
4. The Hotel shall execute the Lease Deed Agreement in Bank's standard format.
5. The lease period shall be minimum 3 years certain with one or two option periods of 3 years each in favor of Bank after expiry of initial lease period.
6. Enhancement in rent expected after the end of the original lease period of 3 years -
.....

NOTE: Quote in percentage only

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:

Documents for proof of owner ship (Tax receipt/Electricity Bill)

Location map

1. Photographs showing exterior as well as interior
2. Certificate from Ministry of Tourism, Government of India for 3 star rating of the hotel



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(Proforma for Financial Bid)

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

Reg Financial Bid for Holiday Home at **Lonavala** .

Ref Your advertisement dated **dd/mm/yyyy** published in Newspaper and
on Bank's website

Dear Sir,

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

.....,

I / We hereby offer the 2/3(tick whichever applicable) rooms on lease / rental basis as under :-

Rent per room per month Rs.+GST (Rupees
.....+ GST)

Total for 2/3 rooms per month Rs. (Rupees
.....+GST)

The rate quoted is inclusive of all taxes, cess, service charges, parking charges, etc. and also
the amenities for the rooms as detailed in the Technical bid but excluding GST)

Yours faithfully,

(Name)

Place :

Date :