

क्षेत्रीय कार्यालय, अयोध्या

REGIONAL OFFICE, AYODHYA

Name of reporting Officer : Vineet Verma

Designation : Chief Manager ,BSD

Date : 28.11.2024

Place : Ayodhya

Tender Document format for acquiring premises on lease basis

Central Bank of India, Regional office, Ayodhya , invites sealed tenders for suitable premises on long term lease basis for carpet floor area 800 to 1000 sq.ft ($\pm 15\%$) for branch /Office **KADIPUR**, Dist **SULTANPUR** from Interested Owners / Power of Attorney holders of premises in and around KADIPUR, Dist SULTANPUR ,UP within market area 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 obtained from branch Office _ **KADIPUR** and Central bank of India , Regional Office -Ayodhya , Deokali , Ayodhya during office hours

Or

downloaded from Bank's website www.centralbankofindia.co.in.

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 Premises should be situated in good residential/commercial locality on ground floor/1st 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 clear all the dues and other statutory obligations of Municipality, Corporation as well as of revenue authorities.
- The occupancy certificate of the premises (in case of Apartments) from the local authorities should be available for leasing the premises.
- The landlord should be in a position to give vacant procession of the premises immediately after carrying out necessary changes/alterations as required by the Bank.

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 **KADIPUR** branch /office premises|| and should also contain the name and address of the bidder on the cover.

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• **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 **KADIPUR** 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 KADIPUR BRANCH/ OFFICE PREMISES** and to be addressed to **Central Bank of India, BSD dept., Regional Office, Ayodhya Deokali Faizabad UP 224001.**

2. Last date for submission of Tender 23rd December 2024 at 16:00 hours

3. Place for submission : : **CENTRAL BANK OF INDIA BRANCH OFFICE KADIPUR OR CENTRAL BANK OF INDIA REGIONAL OFFICE, AYODHYA DEOKALI FAIZABAD UP -224001.**

4. Tenders will be opened at Regional Office, **AYODHYA** 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 received 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 desire 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 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 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.

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 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

प्रथम तल, आर एल कॉम्प्लेक्स, निकट पारले बिस्किट फैक्ट्री, देवकाली बाईपास, फैजाबाद, जिला : अयोध्या - 224001
1st Floor, RL Complex, Near Parley Biscuit Factory, Deokali Bypass, Faizabad, District : Ayodhya - 224001


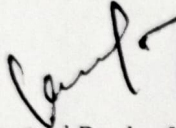
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REGIONAL OFFICE, AYODHYA

authorities. The stamp duty charges relating to the registration shall be borne by the landlord and Bank on 50:50 basis.

14. For Premises at ground floor, Floor should be two to three feet above the main metaled road of the area.

15. There should not be water blockage in & around the premises .



सेन्ट्रल बैंक ऑफ इंडिया
क्षेत्रीय कार्यालय, अयोध्या
R.O., Ayodhya

For Central Bank of India,

Chief Manager



Draft Notice for advertisement to be printed (in both languages) is as follows:

परिसर के लिये निविदाओं का आमंत्रण

सेंट्रल बैंक ऑफ इंडिया की 1 शाखा के लिए ऐसे नए परिसर की आवश्यकता है जो तैयार हो या जो 2 माह के भीतर उपयोग में लाया जा सके। नवीन परिसर भूतल पर स्थित हो और परिसर के साथ पर्याप्त पार्किंग सुविधा होना अति आवश्यक है एवं परिसर में रोड स्थित हो। वांछित परिसर हमारी वर्तमान शाखा से 1 कि.मी. के भीतर होना चाहिए। वांछित परिसर का पता एवं कुल कार्पेट एरिया कुछ इस प्रकार होना चाहिए।

| क्र. स. | शाखा का नाम | पता | वांछित परिसर कुल कार्पेट एरिया |
|---------|----------------|--------------------------------------------------------------|----------------------------------------------------------------------------------|
| 1. | कादीपुर (0187) | पोस्ट कादीपुर जिला: सुलतानपुर (ऊ० प्र०) पिनकोड: 228145 | कुल कार्पेट एरिया 74.32 से 92.90 वर्ग मीटर (800 से 1000 वर्ग फुट) का होना चाहिए। |

सरकारी, अर्धसरकारी, व सार्वजनिक क्षेत्र के अधीन परिसर को प्राथमिकता दी जाएगी। ब्रोकर और मध्यस्थों के प्रस्तावों पर विचार नहीं किया जाएगा। निबन्धन और शर्तों की अधिक जानकारी, हमारी वेबसाइट www.centralbankofindia.co.in से डाउनलोड करें अथवा किसी भी कार्य दिवस में सेंट्रल बैंक ऑफ इंडिया की उपरोक्त शाखाओं से व क्षेत्रीय कार्यालय: अयोध्या, प्रथम तल, आर एल कॉम्प्लेक्स, देवकाली बायपास, पारले बिसकुट फैक्टरी के पास पिन कोड फैज़ाबाद :224001 से प्राप्त कर सकते हैं। सभी प्रस्ताव रुपये 1000.00 के डिमांड ड्राफ्ट (नान रिफंडेबल) एवं रुपये 3000/- ई. एम. डी. (रिफंडेबल) के साथ दिनांक 23.12.2024 को शाम 4.00 बजे तक ही स्वीकार किये जाएंगे। बैंक किसी भी निविदा अथवा सभी निविदा को बिना कोई कारण बताये निरस्त करने का अधिकार सुरक्षित रखता है।

बिनीत

मुख्य प्रबन्धक

दिनांक: 28/11/2024



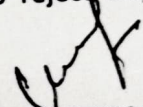
INVITATION OF BIDS / OFFERS FOR PREMISES ON LEASE

Central Bank of India requires a premise in ready possession / ready for possession within 2 months within the territory of 1 Km from current branch location of below mentioned branch:

| Sr No | Branch | Address nearby branch address | Proposed Premises Carpet Area |
|-------|----------------|---------------------------------------------------------|--------------------------------------------------------------------|
| 1. | KADIPUR (0187) | P.O.KADIPUR DIST: SULTANPUR (U.P.) PIN :228145 | Total Carpet area Between 74.32 to 92.90 sq.m (800-1000 sq.ft.) |

Premise should be preferably on the ground floor with adequate parking space for the Branch / Office also location of the proposed premise should be on road. No brokers or intermediaries will be entertained. 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 above mentioned Central Bank of India branch / Regional Office Ayodhya at -1st Floor R L Complex Deokali Bypass near Parle Biscuit Factory PIN Code Faizabad- 224001 during office hours. The last date for Submission of offers is 23.12.2024 up to 04:00 P.M., which shall be accompanied with a DD of Rs. 1000/- (Non-Refundable) and EMD of Rs 3000/- (Refundable). Bank reserves the right to reject any or all bids without assigning any reason thereof.

DATE:- 28/11/2024


CHIEF MANAGER