

लोहरौली शाखा भवन परिसर हेतु निविदा

उत्तर प्रदेश ग्रामीण बैंक क्षेत्रीय कार्यालय खलीलाबाद, अपनी **लोहरौली शाखा** के भवन परिसर हेतु मूलभूत सुविधाओं से युक्त पार्किंग की व्यवस्था सहित 1000 से 1150 वर्गफीट कारपेट एरिया के भवन परिसर लीज/किराये पर लिए जाने की आवश्यकता है (केवल भूतल पर स्थित भवन परिसर को प्राथमिकता दी जाएगी. विस्तृत जानकारी एवं आवेदन पत्र के लिए बैंक की वेबसाइट : www.barodauprrb.co.in से डाउनलोड किए जा सकते हैं. पूर्ण रूप से भरे आवेदन/ प्रस्ताव दिनांक **31-जुलाई-2025 शाम 4:00 बजे** तक क्षेत्रीय कार्यालय खलीलाबाद में स्वीकार किए जाएंगे. बैंक द्वारा इस सम्बन्ध में लिया गया कोई भी निर्णय अंतिम एवं सर्वमान्य होगा एवं इस सम्बन्ध में किसी और के दावे पर कोई विचार नहीं किया जाएगा

दिनांक : 08.07.2025

क्षेत्रीय प्रबंधक

खलीलाबाद

ANNEXURE-II

(Website Advertisement Format)

INVITATION FOR OFFER

UTTAR PRADESH GRAMIN BANK, Regional Office Khalilabad invites proposals / offers in two bid system from owners / Builders / Developers having clear and marketable titles over land and built-up property, having carpet area of 1000 to 1150 Sqft. for acquiring premises for shifting of our **LOHRAULI BRANCH**.

Preference shall be given to offers from Public Sector Units / Bank's / Undertakings and Government Departments.

Location of premises should PREFEREBLY be in nearby Market area. Premises should consist Hall, 1 Seperate ladies Toilets and bathrooms. **Premises should be ready for possession / accommodation within a period of 3 months from the date of advertisement.**

Premises should invariably be on Ground Floor with Roof available to Bank for the purpose of Installing Solar Panel, RF, VSAT without any extra charge.

Adequate space for Parking of Vehicles should be available within the premises without any charge.

Adequate space for installation of Genset at Ground Floor shall be available without any extra charge.

Offers in two sealed envelopes in conformity with two-bid system should contain the following details.

Envelop No. (1) - Marked "Technical Bid" :- should contain full technical details viz. location of premises with detailed address, plan drawn to scale with completion / occupation certificate, carpet area of each portion to be acquired, specification of internal finishes, amenities, car parking facility, distance from railway station. **No indication as to price aspect be given in "Technical Bid."**

Envelop No. (2) Marked "Financial Bid" Should contain strictly Financial details viz. Rates per Sq.ft. on carpet area, details of Municipal taxes and lease expenses etc. Carpet area (as per IS Code 3861-2002) shall **exclude staircase, corridor and passage, porch, shaft and machine rooms for lifts, air-conditioning duct, loft, built-in wardrobes & shelf, intermediate pillars / columns, partitions & wall and other obstructions, verandahs, balcony, bathrooms and lavatory etc.** Offers should be valid for a minimum period of -120- days from the last date of submission. No brokerage shall be paid. Both the sealed covers marked as **TB & PB** super scribing advertisement reference and applicant name & address be put in one sealed cover addressed and submitted to The Regional Manager, UTTAR PRADESH GRAMIN Bank Khalilabad Regional Office Khalilabad with in 21 days from the day of publication of this advertisement / on or before **31-JULY-2025 by 16.00 hrs.***Any decision taken by Bank at any point of time in connection with this process shall be final and conclusive and no claim or dispute from any quarter in that regard shall be entertained.

ANNEXURE-III

SUGGESTED FORMAT FOR TECHNICAL BID

- 1 Name of Owner:
- 2 Telephone No. / Mobile No.:
- 3 Complete Address of Site / Premises Offered :
- 4 Copy of ownership proof (attach copy) :
- 5 Floor offered with details of Carpet area.
- Quote to be in Carpet area and not any other area :
- 6 Year of construction:
- 7 Whether said property has Municipal Approval for commercial use. (Attach Copy) :
- 8 Details of sanctioned plan (Copy to be furnished on demand) :
- 9 Details of completion / occupation certificate (Copy to be furnished on demand) :
- 10 Whether the colony is finally approved by Govt. (Submit the proof):
- 11 Specifications of Internal Finishes:
- 12 Amenities
- 13 Electrical Load :
- 14 Water Supply Connection :
- 15 Type of Structure – RCC / Load Bearing:
- 16 Parking availability:
- 17 V-SAT Antenna Space :
- 18 Distance from Railway / Station etc.

CARE:

1. No indication as to price aspect be given in Technical Bid.

उत्तर प्रदेश ग्रामीण बैंक
Uttar Pradesh Gramin Bank

2. Technical bid and Financial bid are to be submitted in separate sealed covers marked as TB & FB super scribing advertisement reference, name of the applicant and address of the applicant.
3. Both the sealed covers (TB & FB) be put in one sealed cover marked as offer for premises at Regional Office Khalilabad .

ANNEXURE-IV

SUGGESTED FORMAT FOR FINANCIAL BID

1. Full Name of Owner: _____

2. Location of Premises : _____

3. Rental rate per sq.ft. of Carpet area. Quote to be in carpet area only
and not any other area. (Only Ground floor premises to be offered _____
per sq.ft. per month (inclusive of taxes) : _____

4. Municipal Taxes : To be borne by landlord invariably

5. Taxes including revision in future: To be borne by Landlord invariably.

Please note that Municipal taxes / cess/ services to be borne by Landlord. Service charges like Society charges, maintenance charges to be borne by the Bank.

6. Other charges like Society Charges / Maintenance charges / Charges for Amenities (Please quantify) : _____

7. Goods & Service Tax (GST) on rent (to be borne by whom) :

8. Period of Lease : Minimum 10 Year

9. Desired enhancement in rent : Maximum 10% after 5 Years

10. Cost of execution of Lease Deed to be shared in proportion: 50:50

11. Interest free rent advance required, if any : _____

12. Loan amount required for construction / renovation of premises. If any : _____

13. Any other condition, If any : _____