

ALLAHABAD UP GRAMIN BANK

(Sponsored by Allahabad Bank)

Premises Required

Bank desires to engage one 3 BHK flat /Bungalow having 2000-2500 sft area each with minimum 2 car parking facilities in a block for its Guest House in any of the following locations.

- 1) **Vibhuti Khand Gomti Nagar,Lucknow**
- 2) **Vikrant Khand Gomti Nagar,Lucknow**
- 3) **Vijayant Khand Gomti Nagar,Lucknow**
- 4) **Vishesh Khand Gomti Nagar,Lucknow**
- 5) **Vivek Khand Gomti Nagar,Lucknow**
- 6) **Vijay Khand Gomti Nagar,Lucknow**
- 7) **Vinay Khand Gomti Nagar,Lucknow**

Offers are invited in two bid system i.e. Technical Bid & Financial Bid. Interested parties (**except brokers**) may obtain the prescribed format of Technical bid (Annex-I) and Financial bid (Annexure-II) from Allahabad UP Gramin Bank's project Office, Shalimar Titanium Park,Vibhuti Khand, Gomti Nagar,Lucknow (between 10-00 AM to 5:00 PM on Monday to Friday and 10:00 AM to 2:00 PM on Saturday up to **20.08.2014**

OR may be downloaded from bank's website www.allahabadgraminbank.in.

The offer complete in all respect in two separate sealed covers marked as Technical Bid & Financial Bid and superscribing "**Offer For 3 BHK Guest House in Gomti Nagar Lucknow**" on top and name address & contact no. of the offerer at bottom left corner should be addressed to:

**The General Manager,
Allahabad UP Gramin Bank,
Head Office,
D.M.Colony,Civil Lines,
Banda-210001**

The last date of submission of complete application in separate sealed covers in two parts (Technical & Financial Bid) is 20.08.2014 up to 2:00 P.M. Submission of location Plan, layout Plan and photographs showing entrance from road, interiors and nearby roads & buildings of offered premises with the Technical bid is compulsory.

The technical bids shall be opened on next working day at 3.00 p.m. and date of opening of financial bid will be intimated to short listed offerers subsequently. Interested offerers may depute their representatives in bid opening programme.

The Bank reserves right to cancel any or all tenders and stop the process at any point of time without assigning any reason or notice whatsoever. Any clarification, if needed to fill up the bid, may be sought from Head Office (Property Deptt) in person or telephone no. 05192-221096,220109.

General Manager

ALLAHABAD UP GRAMIN BANK
(H.O. D.M. Colony, Civil Lines Banda)

Technical Bid

(To be put in separate sealed cover superscribed as Technical bid)

To,
The General Manager,
Allahabad UP Gramin Bank,
Head Office,
D.M.Colony,Civil Lines
Banda-210001

Ref- Your advertisement dated 20.07.2014 in / on Times Of India/ Hindusta/ Bank's website. For Bank's Guest House at Lucknow

Dear Sir,

With reference to the 'Ad' for Bank's Guest House I / we, offer to give you on lease the premises described below:

1.	Name of the Owner/s	
2.	Constitution (Individual, HUF, Partnership Firm, Trust, Private Ltd. Co., Public Ltd. Company, Govt./Local Authority/Institution, Association of persons)	
3.	Share of each owner if any under Joint Ownership	
4.	Full address of the flat offered with Pin code and land mark nearby	
5.	Composition of the floor (no. of bedrooms, toilets , balconies, pantry, kitchen with their size in sq.ft)	Flat /Bungalow Rooms(No./Area) Hall (Area) Bathrooms (No./Area) Kitchen(No./Area) Pantry(No./Area) Balconies(No./Area) Attendant Room (No./Area)

6	Leasehold/freehold (if leasehold, furnish the name of the lessor/lessee, nature of lease, duration of lease, lease rent, balance period and term).	
7	Boundaries of the flat/Bungalow North South East West	

8	Copy of drawing (plan) of the flat/Bungalow	
9	Type of construction (Load bearing / R.C.C. / Steel framed structure).	
10	Clear floor height from floor to ceiling.	
11	Age of the building.	
12	Basic facilities available in the houses (wardrobes, modular kitchen, PNG, Water purifier, Geyser, exhausts etc.)	
13	Special features, if any regarding location of the house/flats	
14.	Details of Security arrangement available	
14	Are repairs and/or renovation necessary? (If so, will they be performed by the landlord before handing over the premises to the landlord).	
15	Details of parking spaces available	
16	Whether potable water supply facilities available 24 hours (alongwith storage facility)	
17.	Whether 24 hour power backup available (inside the premises and for common facilities like lifts, lighting in common areas).	
18	Sanctioned/applied load Energy meter capacity and in whose name it is installed. KVA
19.	Maintenance liability (monthly/ quarterly whether it will be borne by landlord or Bank)	

20.	Tax Liabilities Name of Authority, quarterly taxes, assessment effective since, assessment for the premises is separate or with other parts of the building	
21.	Document representing title of offerer on the premises like copy of title document, tax receipt etc are to be enclosed	
22.	Whether the flat is constructed as per approved plan & completion certificate has been obtained and requisite NOC if any has been obtained from the appropriate authority	
23.	Probable time for completion and handing over possession of the flat after repair , maintenance (including changes , if required)	
24.	Whether provision is made for installation of Air conditioner(Split/window) , DTH	
25.	Any other information not covered above	

Declarations:

1. The Bank will be entitled to use the premises without any interruption.
2. The transaction does not involve violation of HRC Act, ULC Act and Accommodation Controller Act etc. relevant in this regard.
3. The Bank will be at liberty to use all the installations/fixtures/furniture provided in the flat.
4. Installations required in the flat for functioning of Bank's Guest House may be installed without referring the matter to me/us.
5. All repairs including annual/ periodical painting will be done by me/us at my/our cost. In case, the repairs and or painting is/are not done by me/us as agreed now, the Bank will be at liberty to carry out such repairs white/colour washing etc. at our cost and deduct all such expenses from the rent payable to me/us.
6. I/we undertake to execute a lease agreement, in the Bank's favour on Bank's standard format at an early date.
7. I/We declare that I am/we are the absolute owner of the flat offered and having valid marketable title over the above. Documents certifying title of offerer on the premises like copies of title deed, update tax receipts, sanction plan, completion/ occupancy certificate, site plan of the flat etc are enclosed/will be provided as & when demanded.
8. The Bank is at liberty to remove at the time of vacating the premises, all electrical fittings and fixtures and furniture put up by the Bank.
9. If my/our offer is accepted, I/we will give possession of above premises to the Bank within days from date of receipt of acceptance letter from the Bank.
10. I/We further confirm that the offer is irrevocable and shall be open for 120 days from date hereof, for acceptance by the Bank.

I/ We hereby confirm that, all the above information furnished by me/ us are true in best of my/ our knowledge. Copies of site plan, sanctioned drawings, documents certifying our title on the premises etc are enclosed.

I/We am/are aware that the Bank is not bound to accept my/our offers and may cancel it without assigning any reasons/notice whatsoever.

Location Plan, Layout Plan and three Photographs showing entrance from road, interior & nearby road & building of my offered premises are enclosed.

Place :

Date :

Signature

(Owner/s)

Name of Owners:-

Address:-

Mobile/telephone Nos. :-

ALLAHABAD UP GRAMIN BANK
(H.O. D.M.Colony,Civil Lines Banda 210 001)

Financial Bid

(To be put in separate sealed cover superscribed as Financial bid)

To,
The General Manager,
Allahabad UP Gramin Bank,
Head Office,
D.M.Colony,Civil Lines
Banda-210001

Ref- - Your advertisement dated 20.07.2014 in / on Times Of India/ Hindustan/ Bank's website. For Bank's Guest House at Lucknow

Dear Sir,

With reference to the 'Ad' for Bank's Guest House I / we, offer to give you on lease the premises described below:

1.		Name of the Owner/s	
2.		Full Address of the Premises	
3.	<u>Rent</u>	Monthly rent for flat /Bunglow including parking spaces	Flat / Bunglow No. – Rs.
4.		Maintenance , society and other charges which have to be borne by the bank	
5.	Lease Period	Should be minimum for 3 + 3 years	
6.	Periodical Enhancement	After 3 years %
7.	Cost of execution/ registration of lease deed on Bank's standard format	Will be borne by landlord / Landlord & Bank on 50:50 basis.	

8.	Municipal Tax Liabilities	a) Amount of quarterly Corporation Taxes /other taxes payable after applying rebate	
		b) Present assessment applicable since	
		c) Next assessment due on	
		d) Taxes will be borne by Bank desires that all existing and enhanced Municipal Corporation Taxes, commercial surcharges, rates and cess will be paid by the landlords. Accordingly proposal in this line will be preferred.	
8A.	Service Tax	i. Whether Service Tax is applicable ii. Who will bear the Service Tax, if applicable	
9.	Interest free rent advance / Security Deposit	a) Whether interest free rent advance is required? b) If yes, how many months rent Note- While analysing the L-1, financial burden (interest per month) for granting advance will be added to quoted rent rate. Advance rent can be considered upto 3 months rent, which can be extended to 6 months in exceptional cases.months
10.	Any other information not covered above		

- I/We, am/are aware that the rent mentioned above will be inclusive of all the amenities including parking spaces and other conveniences provided by the landlords.
- I/We, am/are also aware that all the above mentioned financial parameters / demands will be quantified and will be loaded on rent rate to decide the lowest offerer.
- I/We am/are aware that the Bank is not bound to accept my/our offers and may cancel it without assigning any reasons/notice whatsoever.

Place :

Signature

Date :

(Owner/s)

Name of Owners:-

Address:-

Mobile/telephone Nos. :-