

**ALLAHABAD UP GRAMIN BANK**  
**HEAD OFFICE : DM COLONY CIVIL LINES BANDA (UP) 210001**

**NOTICE FOR PURCHASE OF PREMISES AT LUCKNOW**

ALLAHABAD UP GRAMIN BANK invites sealed offers in two bid system (Technical and Financial bid) for purchase of PREMISES (SINGLE FLOOR) on outright purchase basis having an area of about 4500 sq ft to 5000 sq ft for construction of its DATA CENTRE AND PROJECT MANAGEMENT OFFICE. The location of the premises should be in HAZRATGANJ, MAHANAGAR, INDIRANAGAR OR GOMTINAGAR.

The details of requirement for the premises to be purchased are as under;

- 1 It should be located on the main road having width more than 12 meters.
- 2 The area of the premises or floor should be about 4500 to 5000 sq ft, having facility of water supply, kitchen, lavatory etc
- 3 It should be preferably of a rectangular shape.
- 4 The premises should be in the fully secured and free from water logging area.
- 5 It should have minimum 800 kgs per sq ft load bearing capacity.
- 6 The clear height of the slab should not be less than 12 ft.
- 7 There should be an emergency exit in case of fire etc.
- 8 There should be space available on roof top for putting ACs outdoors minimum of 100 sq ft and for installation of V-SAT.
- 9 There should be space available on ground level for installing our 3 soundless DG sets of 70 KVA each and separate earthing pit.
- 10 There should be parking place for minimum 5 office cars.
- 11 All the required certificates/clearances must be available as regards to fire brigade, pollution control board etc from the appropriate authority

**Schedule**

The last date for submission of offer	26.05.2011	at 3.00 pm
Opening of technical bid	27.05.2011	at 3.30 pm

The offer will be in two bid system. Technical Bid including terms & conditions along with required certificates/papers and the Financial bid, will be submitted in two Separate sealed envelopes super scribed as Technical or Financial bid for purchase of premises. Separate bids are to be submitted for each proposal. Both the sealed envelopes will be placed in a single envelope super scribing with the legend “**offer for the purchase of premises**”. All Offerers are requested to submit the tender documents (TECHNICAL BID and FINANCIAL BID) duly filled in, with all relevant documents / and complete & correct information at the following address: -

**The Chairman**  
**Allahabad UP Gramin Bank**  
**Head Office**  
**DM Colony, civil Lines**  
**Banda (UP) 210001**

Priority will be given to the property owned by the Public Sector Banks/ Undertakings or Central/State/Quasi Govt's Departments/Local Development Authority/Municipal Corporation/Improved Trust/Competent Authority under the Urban Land(Ceiling & Regulation) Act 1976/ Income Tax Department, Auction Bid by Central/State/Quasi Govt or dealing with

sale/allotment of the properties at the center, if they can provide to the Bank, provided Bank's requirement and rates thereof are in consonance with the extant rules of the Bank/CVC.

CHAIRMAN

**OTHER TERMS & CONDITIONS OF THE OFFER**

- 1 All columns of the tender documents must be duly filled in and no column should be left blank.
- 2 All the pages of the tender documents are to be signed by the tenderer or authorized signatory of the tenderer. Any over-writing or use of white ink is to be duly initialed by the tenderer.
- 3 The Bank reserves the right to reject the incomplete tenders.
- 4 In case the space in the tender document is found insufficient, the tenderers may attach separate sheets.
- 5 The offer should remain **valid at least for a period of 6 months** to be reckoned from the last date of submission of offer i.e. 26.05.2011
- 6 All the technical bids will be opened at 3.30 pm on 27.05.2011 in the presence of tenderers who choose to be present at the above office. All tenderers are advised in their own interest to be present on that date at the specified time. However, the process will not be discontinued if any or all bidders or their authorized representatives are not present at that time.
- 7 The Bank reserves the right to reject any or all the tenders without assigning any reason thereof.
- 8 Sites of all the short listed offers, as per terms & requirement of Bank, on the basis of technical bids, will be visited by the Committee formed by the Bank and offerers have to cooperate the committee. The offerer shall have to provide all required documents/certificates at the time of visit at their own cost and no re-imbursment will be given by the Bank.
- 9 The financial bids shall only be opened for those offers which are found suitable after site visit made by the committee.
- 10 Income Tax and other statutory clearances shall be obtained by the tenderers at their own cost as and when required.
- 11 All payments to the successful tenderers shall be made by **Account Payee Cheque** only and no cash transaction will be made.
- 12 **The bids will be evaluated on techno commercial basis** giving weightage to the qualitative aspects in various parameters like frontage on the main road, visibility, location, amenities available, nearby surroundings, availability of infrastructural services such as road, water, electricity & telephone lines, public transport, proneness to water logging / flood etc.
- 13 The premises should be vacant and free from all encroachments/ encumbrances. The title to the property should be clear and marketable.
- 14 The area/building should be declared for commercial purpose by the competent authority.
- 15 **Conveyance of the property** will be made in the name of the Bank immediately after finalization of the deal. Taxes, any other dues and statutory payments etc. due on premises up to the date of handing over is to be borne by the owner before the transfer of the property in favor of Bank.
- 16 In case, the offer is accepted, the **payment** will be made against the conveyance of property in the name of the Bank and after taking possession of the property by the

Bank which will be based on the actual area measured and agreed to jointly at finalized rate.

- 17 The measurement of premises will be done jointly in presence of Govt. Surveyor and finalized accordingly.
- 18 The finally selected bidder based on the techno-commercial evaluation of the property will have to give an irrevocable letter of undertaking to the Bank that he will keep his commitment for sale of premises to the Bank and will not back out for any reason whatsoever.
- 19 The offerer has to submit this offer document along with technical bid by putting his full signature as acceptance of terms & condition of the offer with a CERTIFICATE that "We have carefully perused the aforesaid terms and conditions and agree to abide by the same in the event of our offer is accepted by ALLAHABAD UP GRAMIN BANK"

# ALLAHABAD UP GRAMIN BANK

HEAD OFFICE: DM COLONY, CIVIL LINES, BANDA (UP) 210001

(To be placed in a separate envelope super scribing - **Offer for Premises-Technical Bid**).

## DETAILS OF OFFER – TECHNICAL BID

1	Detail of advertisement ( News paper & date)	
2	Details of tenderer / firm / owner	
2.1	Name of the offerer	
2.2	Address & Phone No. Fax No. & E-mail address	
2.3	Name of Contact Person duly authorized and his mobile / phone no.	
2.4	Status of tenderer / firm : (Whether Individual/ Proprietorship / Partnership Pvt. Ltd., / Public Ltd.,/Government Body/Quasi-Govt/PSU etc.,)	
2.5	Is title of the property free from encumbrances and marketable?	
3	Solicitor's / Advocate's name & address Phone / Fax nos.	
4	Details of the property	
	Area in sq ft - Carpet Area	
	Area in Sqr. Ft. – Super Built-up area	
	Height of slab from floor	
	No. of pillars and area covering	
	Load bearing Capacity in case of a property not situated in Ground Floor	
	Beam spacing	
4.1	a) Name of the owner	
	b) How & when the property was acquired? (photocopies of Chain of Title Deeds to be submitted)	
	c) Any other legal document in support of the Title	
	d) Tax Receipt - Latest	
	e) Approved Plan	
	f) Architect/Engineer's design and cost estimate	
	g) Valuation Report, if any	
	h) Regulatory Certificates – Fire/Pollution Control Board Certificate	
	i) Completion Certificate from Authority(In case of Completed building)	
4.2	Usage of property (As approved by Competent Authority – Urban development/Municipal/State Govt Authorities)	
	a) Residential	
	b) Commercial	
	c) Residential & Commercial	
	d) Shopping Centre	

5	Details of site	
5.1	a) Area of the premises/floor	
5.2	b) Survey No./ Plot No. Sq. ft.	
5.3	c) Mohalla	
5.4	d) Block	
5.5	e) Taluka	
5.6	f) District	
5.7	Source of water supply to the premises	
5.8	Any establishment easements regarding Right of way/passing for mains of water/ Electricity	
5.9	Does the site or portion fall within railway/ National highway and whether underground cable Traverses the site	
5.10	Whether the locality is free from Special hazards like fire/flood etc	
5.11	Whether the locality has protection from adverse influence such as	
	a) Encroachment	
	b) Industrial Nuisance, smoke, noise etc	
6	. Locality's proximity to the following places in kms	
	a) Market place	
	b) Hospitals	
	c) Bus stand	
	d) Airport	
	e) Railway station	
	f) Post Office	
7	Prominent Landmark	
	Details of boundary and adjacent building	
8	Boundary of the property	
	a) North	
	b) East	
	c) South	
	d) West	

9	Road width (Width of road abetting/ connected to the premises)	
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**Certificate** We have carefully perused the aforesaid terms and conditions and agree to abide by the same in the event of our offer is accepted by Allahabad UP Gramin Bank

Place:

Date:

**Signature of theTenderer with seal**

**ALLAHABAD UP GRAMIN BANK**  
HEAD OFFICE: DM COLONY, CIVIL LINES, BANDA (UP) 261001  
(To be submitted in a separate envelop super scribing with the legend  
“Offer for premises – Financial Bid”)

**FINANCIAL BID**

Sl no	Particulars	Details by offerer
1	Detail of advertisement i.e. name of newspaper & date	
2	Name ,father’s name with full address of the offerer with phone number	
3	Full address of the property proposed	
4	Total area in sq ft	
5	Rate per sq ft in Rs	
6	Total cost in Rs excluding stamp duty	
	Cost in words	
7	Floor (ground/first/second etc.)	
8	Any other information which offerer wants to mention herein	

**Declaration:**

- 1 I declare that the rates quoted as above are inclusive of all the basic facilities like water, parking, passage and facilities required by the bank as parking place, place for DG sets, earthing pit and emergency fire exit passage.
- 2 I declare that the cost will be based on the final measurement of the premises jointly by me and Bank.
- 3 I declare that the Bank is not bound to accept my proposal and Bank may reject it any time without assigning any reason at any time/stage.
- 4 I /we have carefully perused the offer document issued by the Bank and its terms in detail and agree to abide by the same in the event of our offer is accepted finally by the Allahabad UP Gramin Bank.

Place:

Date:

Name of the offerer:

Signature of the Offerer

Full Address:

Phone no.: