

Bank of India, New Delhi Zone, Star House Building, H-2, Connaught Circus, New Delhi- 110 001, Tel: - 28844098/23319231 Email: Newdelhi.GOD@bankofindia.co.in

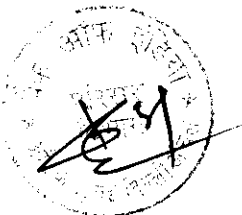
REQUIREMENT OF PREMISES (FOR VASANT VIHAR Branch & ATM)

Offers in two separate sealed covers containing technical details and financial details respectively are invited from interested parties, who are ready to lease out their readily available premises located in VASANT VIHAR for opening a Branch Premises/ new ATM (approx. carpet area 2500 sqft) VASANT VIHAR or nearby preferably on the Ground Floor on long term lease basis, preferably for 15 years or more. Presently, the existing branch is situated at plot no. 12, local shopping complex, Block D, Vasant Vihar, New Delhi-57, Bank may accept for the new premises having greater visibility on the main road as per suitability of the Bank.

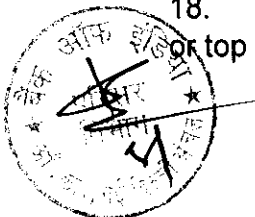
The premises should be in the commercial complex or in residential premises duly recognized by the Government in accordance with the Master Plan for Delhi 2021 (MPD-2021) vide which permission has been granted for establishing the ATM /Bank in Non-Confirming areas for which required No Objection Certificate (NOC) has to be obtained from DDA/MCD/Concerned Authority by the owners/land lords on their own expense.

Note :- Premises will be taken only on the Carpet area basis. Bids quoting rates on the basis of Built up/Super-Built up area are liable to be rejected`

1. Vitrified tiles flooring shall be done by the landlord inside the branch premises. Owner shall provide rolling shutter with central lock embedded beside side lock and collapsible gate at his own cost. Internal Painting shall be done by the landlord .Two separate toilets for ladies & gents and a pantry should be constructed by the landlord as per requirement of the bank inside the proposed premises.
2. Lease deed to be executed as per banks format and both the parties lessor and lessee should be borne equally 50:50 for the stamp duty and registration cost. Rent will be paid on the carpet area i.e built area minus area occupied by pillars ,stair case toilet strong room walls after measuring the carpet area by the bank Architect in presence of branch manager and the landlord .The owner will construct the strong room 250sft appx as per RBI Specification with his own cost.
3. A certificate in respect of completion of the required civil work and strong room will be provided by the Bank Appointed Architect before taking possession of the premises for deciding the date of release of rent in full or in parts as the case may be.
4. The owner will arrange the required power load of about 25-30 KW .The Bank will pay to the owner the cost of power consumed, calculated on actual basis. The owner will bear electric & water supply during the execution of the furnishing works by the bank, if required.



5. Any sort of Addition/Alternation in the existing building structure will be carried by the bank, if at all required, at its own cost and in consultation with the owner.
6. NOC should be provided by the owner to the bank at the earliest form the concerned authority at his own cost & expenditure.
7. If the premises is selected, landlord shall construct strong room as per RBI Specification at his own cost as per requirement & specification of the bank and ramp for the branch premises.
8. The building plan should be approved for commercial purpose /commercial license of the said premises be available .The owner should have legal rights to lease out the premises to the Bank and submit the relevant paper along with technical bids such as title bids/sanctioned map during the submission of tender document.
9. Bank is not bound to rectify any sort of defects /breakage etc arising out of shifting of construction material, lockers safes, safe door etc to the premises.
10. Temporary space for storage of the materials, lockers, safes, furniture's etc is to be provided (if required)by the owner within the same premises at no extra cost
11. No extra /additional rent for the ATM will be given if the ATM is situated within acquired premises. The owner will have to coordinate with the vendors, agencies ,architect & contractors during the course of furnishing works. Ramp is also required.
12. Permission from the concerned authorities (i.e police administration etc) for executing the furnishing work which may be carried out day and night & on holidays has to be arranged by the owner himself.
13. NOC for commercial utilization must be provided by the owner to the bank at the earliest from the concerned authority at his own cost & expenditure.
14. The owner should have legal rights to lease out the premises to the Bank .
15. Temporary space for storage of the Interior furnishing materials, ATM machine, UPS , Battery bank etc is to be provided (if required) by the owner within the same premises at no extra cost.
16. Proper signage space having maximum visibility & as per the banks requirement has to be provided by the owners at no extra cost in any manner..
17. Proper air conditioner outdoor machine space and Proper signage space having maximum visibility & as per the banks' requirement has to be provided by the owners at no extra cost in any manner.
18. The owner has to provide appropriate place for installation of R/F tower i.e. terrace or top of the building for smooth connectivity at branch without extra cost.



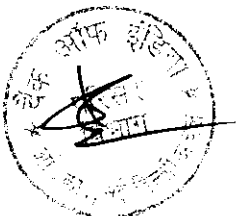
19. The L-1 will be decided on the basis of the rent quoted for ground floor.

The offer as above should be submitted in Bank's prescribed format only, which may be obtained from Bank of India, Zonal office H-2, Star House, Connaught Circus, New Delhi-110001 or downloaded from Banks website at www.bankofindia.com under head Tender from 26.02.2021 to 11.03.2021. The duly filled application formats in all respects should be submitted to the zonal office up to 11.03.2021.

A Non-Refundable Demand Draft/Pay order of Rs.2000/- favoring Bank of India and submitted in separate envelope marked as Demand Draft must be attached with the envelope of Technical Bid (Envelope No. 1). Last date for bid receiving is 11.03.2021 up to 1700 hrs (05.00 pm).

The Technical Bids will be opened in presence of tender opening committee members and inspections of short listed premises will be carried out within the next fortnight after the last date of Tender submission. Please Note that if any of the envelope found unsealed or if Non-Refundable Demand Draft/Pay Order of Rs.2000/- is not found attached with the envelope of the technical bid that bid will be out rightly rejected. The Bank reserves the right to accept /reject any/all offers without assigning any reason whatsoever. No Brokerage will be paid by the Bank.


Zonal Manager
New Delhi Zone



QUOTATION FORM PART I (TECHNICAL BID)

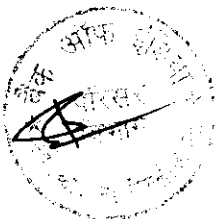
The Zonal Manager
Bank of India
New Delhi Zone

Dear Sir,

The details of premises which I/we offer to sell/lease out* to the Bank are as under:-

- 1) Name of owner/s
 - 2) Share of each owner if any Under joint ownership
 - 3) Location
 - a) Name of the Building
 - b) Number and street
 - c) Ward/Area
 - 4) Building:
 - a) Type of building (Residential/Commercial/Industrial/Mixed)
 - b) Type of building (Load bearing/RCC/framed structure)
 - c) Clear floor height from floor to ceiling.
 - d) Rentable Carpet area offered to Bank
 - i) At Basement
 - j) At ground floor
 - k) At first floor
 - l) At second floor
 - m) Any other floor (pls specify)
 - Total area.
 - e. Specification of construction:
 - 1) Floor
 - 2) Roof
 - 3) Walls
 - 4) Doors and windows
 - 5) Are M.S. grills provided to windows? Y/No
 - f. Running water facility available Yes/No
 - g. Sanitary facilities available Yes/No
 - h. Electrical supply with separate meter available Yes/No
 - i. Parking facility Yes/No
- I/We agree to execute Lease Deed in bank's standard format. My/our offer will be valid for next six months from the date of offer.
- Place: Signature of the offeror
- Date: _____ Name: _____
Address: _____
E-mail : _____
Mobile No.: _____

Encls: Plan of premises • Strike out whichever is not applicable.



**QUOTATION FORM PART II
FINANCIAL BID**

The Zonal Manager
Bank of India
New Delhi Zone
Dear Sir,

I/we offer to sell/lease* our premises located at (other details of which are given in part I) at following rate:

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Carpet Area Rate (Rs. Total price/rent p.m.*) Total Increase in Rent-
 Per sq. ft (Rs.) No of Years (15%-20%)every 5years

Basement
Ground floor
(Preferably)
Any other floor

.....
Total

.....
I/We agree to:

- i) Execute Lease Deed in Bank's standard format.
- ii) Bear all the taxes and cesses related to the premises.
- iii) Bear the cost of execution and registration of Lease Deed.
- iv) To lease the premises in favour of Bank for years with options of years each with % increase in rent at each option.

Do you require loan for construction of premises/building ? If yes, then Estimated cost of construction Rs. Loan amount required Rs. Any other terms and conditions (Please specify)

My/our offer will be valid for next six months from the date of offer.

Place:
Date:

Signature of the offeror

Name:
Address:
E-mail:
Mobile No.:

Encls: Plan of premises
Strike out whichever is not applicable

