



झारखण्ड ग्रामीण बैंक
JHARKHAND GRAMIN BANK

Ref:JGB:HO:A&S:2016-17: 1443

Date: 08.03.2017

NOTICE

Requirement of Premises for our Dimna Chowk Branch of Jamshedpur.

Offers are invited from interested parties, who are ready to lease out their premises for **Dimna Chowk Branch, Dist. East Singhbhum** on long lease for 10-15-20 years or more. Preference will be given to the premises, preferably on the Ground Floor and ready to occupy on main Road.

The cover containing **TECHNICAL** details should be marked **Envelope no. 1** and super scribed with '**TECHNICAL BID**' and cover containing **FINANCIAL** details should be marked **Envelope no. 2** and super scribed with '**FINANCIAL BID**'. Both these covers duly sealed should be put in a 3rd cover super scribed with "Offer of Premises for Jharkhand Gramin bank, Dimna Chowk Branch, Jamshedpur, Dist. East Singhbhum" and it should also bear the name and address/ phone no/mobile no. of the offeror. The 3rd cover duly sealed should be submitted to our Head Office at the following address:

The General Manager
Jharkhand Gramin Bank,
Head Office, Rajendra Place,
5, Main Road, Ranchi-834001
Phn. No. 0651-2202120

The 3rd cover duly sealed should be submitted within the last date (i.e. by 5 pm of 21th March 2017) and submitted as detailed below.

- 1) The premises should be a fully constructed one and the landlord should be able to arrange requisite internal modification/additional civil works within a reasonable period. The structural condition of premises should be satisfactory. In the event of any partially constructed premise, the landlord should be in a position to complete the construction and handover the premises in proper condition within a maximum period of one month.
- 2) Premises should preferably be on ground floor & on main Road within 01-02 kilometer radius from existing Dimna Chowk Branch premises except on Dimna Road leading towards Mango from Dimna Chowk on NH-33.



- 3) The carpet area of the premises should be in the range of 800-1000 sq.ft. The carpet area will not include the staircase portion or any common area. The space should mostly be open type i.e. without much partition/load bearing walls. Provision of space for generator set is mandatory.
- 4) Premises should be leased to Bank preferably for a period of 10-15-20 years. Lease deed is to be executed as per Bank format only. The enhancement of rent during lease period would take place after every 5 years and the rate of enhancement would be in the range of 10% to 20% depending on the locality/premises concerned. The landlord should be ready to abide by **Bank's standard lease terms**.
- 5) The premises must have permission/ license for commercial usage or the landlord should be in a position to arrange such permission/license from appropriate authority for establishing commercial status of the premises before handing over possession.
- 6) Landlord should submit offer directly and not through Brokers.
- 7) The premises must be **free from any dispute / court case** and also there must be absolute ownership document/deed in the name of the offeror/s in respect of the premises.
- 8) The premises should have electricity connections by separate meter, Running drinking water supply facilities, toilets and other basic facilities.
- 9) The offers as above should be submitted in **Bank's prescribed format** only (enclosed herewith).
- 10) **The offers in which Technical and Financial bids are not found in separate sealed cover would be rejected and not considered.**
- 11) **The Bank reserves the right to accept/reject any/ all offers without assigning any reason whatsoever.**

Last date for submission of application:- 21.03.2017

The sealed offers would be opened at 05.00 PM on 22.03.2017 and the bidders desirous to be present at the time of opening tenders may make it convenient to attend the same at 05.00 PM at our Head Office premises.

Place: Ranchi

Date: 08.03.2017



(A.K.Sharma)

General Manager .



Part-I

TECHNICAL BID

Offer of Premises for your DimnaChowk Branch

The General Manager
 Jharkhand Gramin BANK,
 Head Office, 5 main road
 Rajendra Place,Ranchi-834001
Jharkhand

The details of premises which I/We offer to lease out to the Bank are as under:

1)	Name address and Contact Phone/Mobile No. of Owner/s	
2)	Share of each owner, if any,Under joint ownership	
3)	Location and Address of Land/Premises: Premises a. Name of the building b. Number and street c. Ward/Area d. Pin code	
4)	Land/Building: a. Plot area: b. Type of building: Residential/Commercial/Industrial/Mixed) c. Type of constructions (Load bearing/RCC framed structure) d. Clear floor height: (from floor to ceiling) e. Rentable carpet Area: (Offered to Bank) I) At Ground floor: II) At FF/Mezanine floor: (Pl. specify) Total Carpet Area:	Sq.ft. Sq.ft.sq.ft.
5)	Specification of construction: 1) Floor 2) Roof 3) Walls 4) Doors and windows 5) Are M.S.Grills provided to windows?	Yes/No
6)	Is the premises ready to shift?	Yes/No

7)	Availability of Basic Amenities	
	a. Running water facility available:	Yes/NO
	b. Sanitary facilities available:	Yes/NO
	c. Elctricitcal supply with separate meter	Yes/NO
	d. Parking facility	Yes/NO
	e. Can Premises be made/ altered? i.e. for Strong Room etc. as per the Bank's requirement	Yes/NO
	f. Can Premises be Constructed as per Banks's requirement(in case of land)	Yes/NO
	g. Plan of Premises enclosed	Yes/NO
	h. Space for Gen Set in Ground Floor available	Yes/NO
	i. Space for VSAT Installation at roof top available	Yes/NO
	j. Three Phase Electricity connection available	Yes/NO

I/We agree to construct/alter the premises as per Bank's requirement.

I/We agree to execute Lease Deed in bank's standard format.

I/We enclose plan of the premises.

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

Place:

Signature of the Offeror/s

Date:

Name & Address

Encl: Plan of Premises, copy of ROR/Patta

Part-II
FINANCIAL BID

The General Manager
Jharkhand Gramin BANK,
Head Office, 5 main road
Rajendra Place,Ranchi-834001
Jharkhand

Dear Sir,

Offer of Premises for your DimnaChowk Branch

I/We offer to lease out premises located at:

(Other details of which are given in part I) at following rate.

Carpet Area (insq.ft.)	Rate(Rs.)	Total Rent Per month(Rs.)
Ground Floor :		
First 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 15/20 years
With% increase in rent at every 5 years.

Do you require loan for construction of premises/building? YES/NO

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 6 (six) months from the date of offer.

Place:

Signature of the offeror/s

Date:

Name, Address & Contact Number