

इंडियन बैंक



Indian Bank

ALLAHABAD

ALLAHABAD

Zonal Office, SCO 88, Urban Estate,
Phase-1, Dugri, Ludhiana-141013
Phone No.: 0161-5232104

NOTICE INVITING OFFERS FOR LEASING OF OFFICE PREMISES

Indian Bank, a Public Sector Bank invites offer letters under Two bid system (Technical & Financial) from owners of office premises willing to offer on lease basis (Readily built / Premises Under construction, at Focal Point Jalandhar, measuring 1300-1500 sq. ft. (approx.) Carpet area with frontage not less than 20 ft, at Ground Floor with good parking facility, for a lease period of 15 years for setting up its new Branch.

Offer letters will be accepted up to 07/01/2022 till 05:00 pm.

The details may be collected from Indian Bank Zonal Office SCF 88 Urban Estate Phase -1 Dugri Ludhiana-141003 or can be downloaded from Banks websites www.indianbank.co.in.

Format of Technical and Financial Bids and Final offer letter can be obtained from above mentioned address.

Offers from agents/brokers will not be accepted

The Bank reserves the right to accept or reject any or all offers without assigning any reasons whatsoever.

**For More Details, Please Contact Shri J.K Sillay(Chief Manager) Premises.
Contact : 7347035004**

ZONAL MANGER, INDIAN BANK

Indian Bank

ALLAHABAD

जोनल आफिस, एससीओ 88, अर्बन
एस्टेट, फेज-1, डुगरी, लुधियाना-
141013, फोन नं. 0161-5232104

कार्यालय परिसर को लीज पर देने के लिए प्रस्ताव आमंत्रण सूचना

इंडियन बैंक, सार्वजनिक क्षेत्र का बैंक फोकल प्वाइंट जालंधर अपनी नई शाखा की स्थापना के लिए 15 वर्ष की लीज अवधि के लिए 1300-1500 वर्ग फुट (लगभग) के कारपेंट वाले (रेडीली बिल्ट/निर्माणाधीन परिसर कार्यालय परिसर के स्वामियों से दो बोली प्रणाली (तकनीकी व वित्तीय) में प्रस्ताव आमंत्रित करता है। परिसर में भूतल पर समुचित पार्किंग क्षेत्र व फ्रंटेज 20 फुट से कम न हो। प्रस्ताव पत्र 07.01.2022 को सायं 5 बजे तक स्वीकार किए जाएंगे।

अधिक विवरण इंडियन बैंक जोनल ऑफिस एससीएफ 88 अर्बन इस्टेट फेज-1 डुगरी, लुधियाना-141003 से प्राप्त किए जा सकते हैं अथवा बैंक की वेबसाइट www.indianbank.co.in से डाउनलोड किए जा सकते हैं। तकनीकी व वित्तीय बोलियों का प्रारूप तथा अंतिम ऑफर लैटर उक्त वर्णित पते से प्राप्त किया जा सकता है।

एजेंटों/दलालों के प्रस्ताव स्वीकार नहीं किए जाएंगे।

बैंक बिना कोई कारण बताए कोई/सभी प्रस्ताव स्वीकार या अस्वीकार करने का अधिकार आरक्षित रखते हैं।

अधिक जानकारी के लिए कृपया श्री जे.के. सिलाय (मुख्य प्रबंधक) परिसर से संपर्क करें।

संपर्क : 7347035004

आंचलिक प्रबंधक, इंडियन बैंक

ਦਿਲਾਗਾਬਾਦ



Indian Bank

成化三年丙午歲次

ਖੇਤਰੀ ਦਫਤਰ, ਐੱਸ. ਸੀ. ਓ. ੪੮, ਅਰਬਨ
ਐਸਟੇਟ, ਫੇਜ਼-1, ਫੁਰਾਰੀ, ਲੁਧਿਆਣਾ-141013
ਫੋਨ ਨੰ. : 0161-5232104

ਟਵੰਟੀ ਪ੍ਰਿਮਮਿਜ਼ ਦੀ ਲੀਜ਼ਿੰਗ ਲਈ ਟੈਂਡਰਾਂ ਦਾ ਸੱਦਾ ਦਿੰਦਾ ਨੇਟਿਸ

ਇੰਡੀਅਨ ਬੈਂਕ, ਜੋ ਜਨਤਕ ਖੇਤਰ ਦਾ ਬੈਂਕ ਹੈ, ਫੋਕਲ ਪੁਆਇੰਟ ਜਲੰਧਰ ਵਿਖੇ 1300-1500 ਵਰਗ ਫੁੱਟ (ਅੰਦਾਜ਼ਨ) ਦੀ ਪੈਮਾਇਸ਼ ਵਾਲੇ ਦਫਤਰੀ ਪ੍ਰਿਮਸਿਜ਼ (ਤਿਆਰ ਬਣੇ ਹੋਏ/ਉਸਾਰੀ ਅਧੀਨ) ਨੂੰ ਲੀਜ਼ 'ਤੇ ਦੇਣ ਦੇ ਇੱਛੁਕ ਮਾਲਕਾਂ ਨੂੰ ਦੋਹਰੀ ਬੋਲੀ ਪ੍ਰਣਾਲੀ (ਤਕਨੀਕੀ ਤੇ ਵਿੱਤੀ) ਤਹਿਤ ਆਫਰ ਲੈਟਰਜ਼ ਦਾ ਸੱਦਾ ਦਿੰਦਾ ਹੈ। ਇਸ ਦਾ ਕਾਰਪੋਟ ਏਗੀਆ ਚੰਗੀ ਪਾਰਕਿੰਗ ਸਹੂਲਤ ਸਮੇਤ ਗਰਾਊਂਡ ਫਲੋਰ 'ਤੇ 20 ਫੁੱਟ ਤੋਂ ਘੱਟ ਦੇ ਮੱਥੇ ਵਾਲਾ ਨਾ ਹੋਵੇ, ਜੋ ਇਸ ਦੀ ਨਵੀਂ ਬ੍ਰਾਂਚ ਬਣਾਉਣ ਲਈ 15 ਸਾਲ ਦੇ ਲੀਜ਼ ਪੀਰੀਅਡ ਲਈ ਹੋਵੇਗਾ।

ਆਫਰ ਲੈਟਰ 07.01.2022 ਸ਼ਾਮ 5 ਵਜੇ ਤਕ ਮਨਜ਼ੂਰ ਕੀਤੇ ਜਾਣਗੇ।

ਵਿਸਤ੍ਰਿਤ ਜਾਣਕਾਰੀ ਇੰਡੀਅਨ ਬੈਂਕ, ਖੇਤਰੀ ਦਫਤਰ, ਐੱਸ. ਸੀ. ਐੱਫ. 88, ਅਰਬਨ ਐਸਟੇਟ, ਫੇਜ਼-1, ਭੁਗਰੀ, ਲੁਧਿਆਣਾ-141003 ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ ਜਾਂ ਬੈਂਕ ਦੀ ਵੈੱਬਸਾਈਟ www.indianbank.co.in ਤੋਂ ਡਾਊਨਲੋਡ ਕਰ ਸਕਦੇ ਹੋ।

ਤਕਨੀਕੀ ਤੇ ਵਿੱਤੀ ਬੋਲੀਆਂ ਦਾ ਫਾਰਮੈਟ ਅਤੇ ਅੰਤਿਮ ਆਫਰ ਲੈਟਰ ਉੱਪਰ ਦੱਸੇ ਪਤੇ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾ ਸਕਦੇ ਹਨ।
ਏਜੰਟਾਂ/ਬ੍ਰੋਕਰਜ਼ ਤੋਂ ਮਿਲੇ ਪ੍ਰਸਤਾਵਾਂ ਨੂੰ ਪ੍ਰਵਾਨ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ।

ਬੈਂਕ ਕੋਲ ਕਿਸੇ ਵੀ ਜਾਂ ਸਾਰੀਆਂ ਪੇਸ਼ਕਸ਼ਾਂ ਨੂੰ ਬਿਨਾਂ ਕਾਰਣ ਦੱਸੇ ਰੱਦ ਕਰਨ ਦਾ ਅਧਿਕਾਰ ਰਾਖਵਾਂ ਹੈ।

ਦਫ਼ਤਰੇ ਸਾਹਿਬਾਨੀ ਲਈ ਵਿਰਧਾ ਕਰ ਕੇ ਜੇ. ਕੇ. ਸਿੱਲੇ (ਚੀਫ ਮੈਨੇਜਰ) ਪ੍ਰਿਅਸਿੰਘ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।

ਸੰਪਰਕ : 7347035004

ਜ਼ੋਨਲ ਮੈਨੇਜਰ, ਇੰਡੀਅਨ ਬੈਂਕ

TECHNICAL BID**TO BE GIVEN BY THE OWNER (S) OFFERING
PREMISES ON LEASE (Technical Details)**

(To be kept in a separate sealed envelope superscribing "Technical Bid" on the top of the envelope)

From

To

Dear Sir,

Sub: Offer to give on lease the premises for your Branch/Office.

I/We refer to your advertisement dated in..... and offer to give you on lease the premises described here below for your _____ Branch/Office and furnish the technical details thereon.

a)	Name of the Owner	:	
b)	Name of the Co-Owners/ Partners/ Directors (Wherever applicable)	:	
c)	Full Address of premises offered on lease	:	
d)	Whether Freehold/Lease Hold	:	
e)	Distance from the main road/cross road	:	
f)	Whether there is direct access to the premises from the main road	:	
g)	Area Offered floor wise	:	Floor area _____ Usable Carpet area _____ in Sq.ft.
h)	Specify whether the area is Carpet	:	
i)	Type of Construction	:	

j)	Year of Construction	:	
k)	If the building is new, whether occupancy certificate is obtained from competent local planning authority.	:	
l)	If the building is yet to be constructed i) Whether the plan of the building is approved (Copy enclosed) ii) Time required for completing the construction	: :	
m)	If the building is old whether repairs/ Renovation is required i) If so time required for its completion	:	
n)	Boundaries East West North South	:	
o)	Ventilation is available from	:	_____ No. of sides

TERMS AND CONDITIONS:

Bank at its liberty to vacate the premises at any time during the pendency of lease by giving three month's notice in writing, without paying any compensation for earlier termination.

DECLARATION

1	The following amenities are available in the premises or I/We agreeable to provide the following amenities: (pl tick the applicable item)	
a.	The strong room will be constructed strictly as per the Bank's specifications. Strong Room door, grill gate and ventilators are to be supplied by the Bank	
b.	A partition wall will be provided inside the strong room segregating the locker room and cash room.	
c.	Partition wall(s) required for provision of ATM room with rolling shutter(s).	
d.	A lunchroom for staff and stock/stationery room will be provided as per the requirement/ specifications of the Bank. A wash basin will also be provided in the lunchroom.	
e.	Separate toilets for gents and ladies will be provided.	
f.	A collapsible gate and rolling shutters will be provided at the	

	entrance and at any other points which gives direct access to outside.		
g.	Entire flooring will be of vitrified tiles and wall painted.		
h.	All windows will be strengthened by grill with glass and mesh door		
i.	Required power load (3 phase – 35 kva) normal functioning of the Bank and the requisite electrical wiring /Points will be provided.		
j.	Continuous Water Supply will be ensured at all times by providing overhead tank and necessary taps. Wherever necessary, electric motor of required capacity will be provided.		
k.	Space for fixing Bank's sign board will be provided.		
l.	Shelter for security guards should be provided as per Bank's specifications.		
m.	Electrical facilities and additional points (lights, fans-power) as recommended by the Bank will be provided along A' class earthing as per specifications.		
n.	Sufficient space for power backup generator/s.		
2.	I/We declare that I am/We are the absolute owner of the plot/building offered to you and having valid marketable title over the above.	Yes	No
3.	You are at liberty to remove at the time of vacating the remises, all electrical fittings & fixtures, counters, safes, safe deposit lockers, cabinets, strong room door, partitions and other furniture put up by you.	Yes	No

- The concept of carpet area for rental purpose was explained to me / us and clearly understood by me / us, according to which the carpet area means area of the premises less toilet, passage, wall / columns, staircases, verandah, lobby, balcony, kitchen etc. even though the same is given for Bank's use.
- If my / our offer is acceptable, I/we will give you possession of the above premises on_____.
- I/we further confirm that this offer is irrevocable and shall be open for _____ days from date hereof, for acceptance by you.

Yours faithfully,

(Signature of Owner/s)

Place:

Date:

Address of the owner/s

Financial Bid

TO BE GIVEN BY THE OWNER(S) OFFERING PREMISES ON LEASE – (Financial Details)
(To be kept in a separate sealed envelope superscribing "Financial Bid" on the top of the envelope)

To

Dear Sir,

Sub : Offer to give on lease the premises for your Branch / Office

I / We, refer to your advertisement dated _____ in _____ and offer to give you on lease the premises described here below for your _____ branch / office.

TERMS AND CONDITIONS

1.	Rent	Carpet Area	Rent Rate per sqft	Total per month (Rs.)
	a. Basic Rent			
	b. Service Tax			
	c. Common Maintenance etc, if any (give details)			
2.	Period of lease	_____ Yrs		
3.	Escalation in rent	_____ % after _____ Yrs		
4.	Cost of lease deed to be borne by	By owner / By Bank / shared by me and Bank in the ratio of _____.		
5.	Water tax to be borne by	By owner		
6.	Corporation / Municipal / Tax to be borne by	By owner		
7.	Service tax amount, if applicable, to be borne by	By owner / Bank		
8.	Any other tax levied / Leviable by Municipal and/or Govt Authorities to be borne by	By owner / By Bank / shared by me and Bank in the ratio of _____.		
9.	Service charges / maintenance charges if any to be borne by	By owner		
11	Rental deposit	_____ months		

j)	Year of Construction	:	
k)	If the building is new, whether occupancy certificate is obtained from competent local planning authority.	:	
l)	If the building is yet to be constructed i) Whether the plan of the building is approved (Copy enclosed) ii) Time required for completing the construction	: : :	
m)	If the building is old whether repairs/ Renovation is required i) If so time required for its completion	:	
n)	Boundaries East West North South	:	
o)	Ventilation is available from	:	_____ No. of sides

TERMS AND CONDITIONS:

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DECLARATION		
1	The following amenities are available in the premises or I/We agreeable to provide the following amenities: (pl tick the applicable item)	
a.	The strong room will be constructed strictly as per the Bank's specifications. Strong Room door, grill gate and ventilators are to be supplied by the Bank	
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2.	I/We declare that I am/We are the absolute owner of the plot/building offered to you and having valid marketable title over the above.	Yes	No
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- The concept of carpet area for rental purpose was explained to me / us and clearly understood by me / us, according to which the carpet area means area of the premises less toilet, passage, wall / columns, staircases, verandah, lobby, balcony, kitchen etc. even though the same is given for Bank's use.
- If my / our offer is acceptable, I/we will give you possession of the above premises on _____.
- I/we further confirm that this offer is irrevocable and shall be open for _____ days from date hereof, for acceptance by you.

Yours faithfully,

(Signature of Owner/s)

Place:

Date:

Address of the owner/s