



CORPORATE OFFICE, PREMISES, EXPENDITURE & ESTATE DEPT

Nos.254 – 260, Avvai Shanmugam Salai, Royapettah, Chennai 600014
Ph No. 2813 4618, 4305, 4401, 4498 email: ibluzproject@indianbank.co.in

Date :20/01/2023

NOTICE INVITING TENDER

Indian Bank, a PSB intends to take on lease around 20 flats (05nos of 3BHK and 15nos of 2BHK) having carpet area of at least 700 Sq.ft of 2BHK and 900 Sq.ft of 3BHK, with minimum 4 units in a block (partly/ fully) for the use of Bank's Top Executives in Chennai, in and around Royapettah within approx.8-10km radius.

Preference will be given to the buildings where more than 10 flats are available in a single building.

The bank invites sealed tenders (offline mode) under 2 bid system (Technical & Financial Bid) submitted in separate envelopes and sealed, from owners of flats (2BHK & 3BHK) with covered/open car parking willing to lease out readily built Premises to occupy, located in and around Royapettah (Chennai-14) for a minimum 3 Years period.

The duly filled in tenders are to be submitted in prescribed format to the Bank along with refundable EMD of **Rs.5,000/-** by way of DD favoring 'INDIAN BANK' on or before 07/02/2023 at 3:00 PM. The DD must be submitted along with the Technical bid envelope.

Incomplete tenders / Late tenders / tenders not accompanied by requisite EMD / tenders not in the form specified are liable to be rejected.

Priority will be given to tenders from Public Sector undertaking / Govt. Organizations.

Only the 'Technically' qualified bidders' price bid will be opened.

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

Tenders from agents / brokers will not be accepted.

The tender forms can be downloaded from <https://www.indianbank.in/tenders/>.

Assistant General Manager (Estate)



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

Assistant General Manager
Premises, Expenditure & Estate Dept.
Indian Bank
Corporate Office
Royapettah,
Chennai-14

Dear Sir,

Sub: Offer to give on lease the premises for your Bank Executives

I/We refer to your advertisement dated in..... and offer to give you on lease the premises described here below for your Bank's Executives residence in Chennai and furnish the technical details thereon

| PART:A GENERAL INFORMATION: | | |
|--------------------------------------|--|--|
| 1. | Details of Owner /firm/builder : | |
| | Name of the Tenderer (M/s) | |
| | Address, Phone No & Mobile, e-mail address | |
| | Name of the contact person Mobile no. | |
| | Constitution of the vendor / firm | |
| 2 | Details of property: | |
| | Name of the owner | |
| | Location & Address of the property | |
| | Survey. No | |
| | Door No., Street | |
| | Location | |
| 3 | Distance from | |
| | Corporate Office (Royapettah), Avvai Shanmugam Salai | |
| | Nearest Main road | |
| 4. | Whether the locality is free from special hazards like fire, flood, etc. | |
| PART:B: TECHNICAL INFORMATION | | |
| 1 | DETAILS OF LAND/SITE | |
| | Tenure of the land | |
| | Free hold | |
| | Lease hold | |
| | If lease hold, give residual period of lease and name of the title holders | |
| | BUILDING | |
| 1 | Specifications | |
| | Type of building (Residential / Mixed Usage) | |

Adm



| | | | |
|----------|--|-----|--------------------|
| | Type of construction (Load bearing/RCC) | | |
| | Details of flooring (Ceramic/Vitrified/Marble) | | |
| | No. of flats in each floor | | |
| | 2BHK / 3BHK | | |
| | No. of flats in the building | | |
| | Total no. of flats offered (Floor-wise with Flat Nos) | | |
| | Natural Ventilation 2 side/3 side /4 side | | |
| 2 | CARPET AREA DETAILS | | |
| | Total area of flat (in sq.ft) | | |
| | Carpet area per flat | | |
| | If flats are not identical and vary in built up areas, a separate sheet statement for all the flats may be enclosed. | | |
| | No. of storeys and height of the each floor including basement. | | |
| | Total No. of flats in the building/wing and No. of flats in each floor. | | |
| 3 | Details of rooms | Nos | Total Area in sqft |
| | a. Hall | | |
| | b. Dining room | | |
| | c. Bed rooms: 1. Master Bedroom | | |
| | 2. Bedroom | | |
| | d. Kitchen | | |
| | e. Bathroom-cum-Toilet (attached) | | |
| | f. Bathroom-cum-Toilet (common) | | |
| | g. Store room, utility, etc | | |
| | h. Balcony | | |
| | i. Others | | |
| 4 | AGE / CONDITION OF THE CONSTRUCTION / BUILDING | | |
| | Newly constructed within 2 years (Completion and Occupation certificate with date to be enclosed) | | |
| | Old construction – Mention the year of completion | | |
| 5 | Details of Boundaries and adjacent buildings | | |
| | Boundary of the property: | | |
| | North | | |
| | East | | |
| | South | | |
| | West | | |
| 6 | COMMON FACILITIES PROVIDED | | |
| | Car parking space | | Covered / open |
| | Scooter parking | | Covered / open |
| | Power / Electricity | | |
| | Lifts and their nos, if any | | |
| | Backup generator for emergency | | |
| 7 | Availability of Water supply | | |
| | Municipal Water Supply | | |
| | Bore well | | |
| | Overhead Tank – Capacity | | |
| 8 | Availability of Electrical supply | | |
| | Individual Energy meter /Sub meter | | |
| | Tariff :Commercial /Residential | | |

Adm



| DECLARATION | | |
|-------------|--|-------------|
| I | 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 |
| II | The following amenities are available in the premises or I/We agreeable to provide the following amenities: <i>(pl tick the applicable item)</i> | |
| a | Fans | |
| b | Geysers | |
| c | EWC | |
| d | Wash basins and mirrors in Bathroom-cum-Toilets | |
| e | Magic Eye in the main door | |
| f | Showers in both Bathroom-cum- Toilets | |
| g | Water treatment plant/ RO | |
| h | Kitchen platform & Cupboards | |
| i | Exhaust Fans | |
| j | Electrical fittings – Door Bell T.V./Telephone Point & AC point etc | |
| k | Any other facility like intercom/ telephone/dish antenna/internet etc | |
| l | Club House | |
| m | Swimming Pool | |
| n | Horticulture & Landscaping | |
| o | Any other amenities | |

- 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.
- EMD Rs.5,000/- (Refundable) to be enclosed along with technical Bids. Non enclosing of EMD, the tender (technical bid) is liable to be rejected.
- The termination of lease can be made after serving a notice of 3 months on either side.

Yours faithfully,

(Signature of Owner/s)

Place:

Date:

Address of the owner/s