



प्रथमा यू०पी० ग्रामीण बैंक

(प्रवर्तक: पंजाब नैशनल बैंक)
क्षेत्रीय कार्यालय गाजियाबाद ३०४०
E- Mail : rmgzb@prathamaupbank.com

क्षेत्रीय कार्यालय:

18 संजय नगर, डिस्ट्रिक्ट सेंटर,
राजनगर, गाजियाबाद (उ०प्र०)
फोन- 7217028476

बैंक शाखा खोलने हेतु पट्टे पर परिसर की आवश्यकता

प्रथमा यू०पी० ग्रामीण बैंक को निम्न स्थानों पर नयी शाखाओं के लिए पट्टे पर परिसर की आवश्यकता है –

अपेक्षित अनुमानित क्षेत्र कार्पेट एरिया (वर्ग फीट में)

शहरी / अर्धशहरी क्षेत्र लगभग 1000 वर्गफीट
ग्रामीण क्षेत्र लगभग 800 वर्गफीट

जिला गाजियाबाद

मोदीनगर (शहरी)

मुरादनगर (अर्ध-शहरी)

जिला गौतम बुद्ध नगर

जहांगीरपुर (अर्ध-शहरी)

जिला - बुलंदशहर

सिकंदराबाद (शहरी)

औरंगाबाद (अर्ध-शहरी)

अनुपशहर (अर्ध-शहरी)

डिबाई (अर्ध-शहरी)

जिला हापुड़

गढमुक्तेश्वर (अर्ध-शहरी)

सिंभावली (शहरी)

जिला मेरठ

शास्त्री नगर (शहरी)

गंगानगर (शहरी)

हस्तिनापुर (अर्ध-शहरी)

दौराला (अर्ध-शहरी)

दादरी (मेरठ) (ग्रामीण)

सरधना (अर्ध-शहरी)

परीक्षितगढ़ किला (अर्ध-शहरी)

इंचौली (अर्ध-शहरी)

ढाड़रा (शहरी)

सम्बन्धित परिसर वाणिज्यिक प्रयोग के लिये अनुमोदित वाणिज्यिक कॉम्प्लेक्स/ भवन में होने चाहिये अथवा भवन स्वामी भविष्य में आवश्यकतानुसार इसे वाणिज्यिक उपयोग हेतु परिवर्तित करा कर देंगे। परिसर में स्वतंत्र प्रवेश, बिजली और पानी की आपूर्ति की व्यवस्था होनी चाहिये। परिसर की छत पर वी०सेट०/आर०एफ टावर/सोलर लगाने के लिये स्थान, जनरेटर सैट लगाने के लिए तथा स्टाफ व सार्वजनिक पार्किंग के लिए समुचित जगह का होना आवश्यक है, जिसका कोई अतिरिक्त किराया देय नहीं होगा। इच्छुक व्यक्ति अपना प्रस्ताव दो बिड़स सिस्टम के अन्तर्गत दे, जिसमें पहली बिड में तकनीकी विवरण व दूसरी बिड दर से सम्बन्धित है इस प्रकाशन के 15 दिन (दिनांक 19.06.2023 तक) के अन्तर्गत किराया, स्थान का नक्शा व अन्य शर्तों सहित सील बन्द लिफाफो में बैंक के क्षेत्रीय कार्यालय-18, संजय नगर डिस्ट्रिक्ट सेंटर राजनगर गाजियाबाद (उ.प्र.) पर प्रेषित करें। बैंक के पास बिना कोई कारण बताये किसी अथवा सभी प्रस्तावों को निरस्त करने का अधिकार सुरक्षित है और इस संदर्भ में कोई पत्राचार नहीं किया जायेगा। भवन मालिक को बैंक की आवश्यकतानुसार एवं मानदण्डों के अनुरूप निश्चित समय सीमा में भवन बैंक को उपलब्ध कराना होगा। विस्तृत विवरण व अन्य नियमशर्तों की जानकारी के लिये बैंक की वेबसाइट www.prathamaupbank.com पर देखें।

क्षेत्रीय प्रबन्धक



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Terms and conditions

Some of the terms and conditions, which an offerer should ensure while applying for the proposed premises:

1. Applicant will be required:
 - i. To provide proof of ownership along with application and
 - ii. NOC for opening of Bank from Competent Authority of their area at their own cost at the time of finalization.
2. The offerer must have a clear title to the property.
3. The premises must be suitable from the point of view of security and have all civic facilities such as adequate sanitary arrangements. Water and electricity, natural light and Ventilation.
4. The premises should be strong and modern and should provide for natural structural safety from hazards of fire, theft and collapse.
5. The premises should be strong enough to bear the weight of strong room. Strong room doors, safe and lockers cabinet. RCC construction for strong room/ Currency chest should be as per RBI approved BIS specifications.
6. The offerer of the premises will have to execute Bank's standard lease deed & bear the cost of execution & registration of Lease Deed.
7. The offerer should bear all the taxes including Service Tax, non-confirming/ misuse/conversion/parking charges, ceases etc. related to the premises.
8. Bank will get commercial electricity connection ***in its own name & at its own cost*** & lessor shall provide necessary support to get the same. Electricity consumption running charges will be borne by the Bank.
9. Lessor will provide water facility, (He/She) washroom at his/ her/their own cost.
10. That the lessor(s) shall provide the necessary electrical wirings and the Bank shall provide the decorative electrical fittings at its own cost.
11. That the Bank shall, for its business of banking, be free and entitled to put up counters, partitions, changed electrical fittings etc. and make any other non-structural additions alterations in the leased premises that may be necessary, but shall not carry out any structural changes in the leased premises.
12. That the lessor(s) shall not be entitled to increase the rent hereinafter reserved during the period of the lease or the renewed period.



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13. That the lessor(s) shall provide doors/collapsible shutters grills etc. wherever necessary , in the leased premises as per the requirements of the Bank, at his/her/their own cost.
14. That the Bank shall allow the lessor(s) or any of his/her/their authorized representatives to visit the leased premises from time to time for effective repairs, replacements whitewashing etc. in the leased premises, without lessor permission.
15. That the lessor(s) shall be responsible for the due maintenance of the leased premises and will get the white washing/distempering of the leased premises on his/her/their own cost in every 3 years & painting in 5 years.
16. That if during the continuance of this lease, the leased premises of any Part thereof is damaged or destroyed by earthquake, or otherwise so as to render the leased premises unfit for use, the lessor(s) shall restore the leased premises to its former condition within a reasonable time at his/her/their own cost and in such a case the Bank shall make the leased premises available to the lessor(s) for necessary repairs or reconstructions.
17. That the lessor(s) will provide sufficient space to install VSAT/RF Towers , Solar Power on roof for which no extra payment will be made by the Bank .
18. The expenses of execution of lease deed will be shared 50:50 by lessee & lessor.
19. That the Bank shall have the right to fix sign boards in the leased premises.
20. In case of strong room is to be built, the lessor will ensure that the same is built as per RBI norms, however, strong room gate will be provided by the lessee.
21. That subject to the observance and fulfillment of the terms and Conditions herein contained, the Bank shall have the exclusive, undisturbed and unrestricted right to the quiet and free enjoyment of leased premises together with the right of access to use of paths, passages, etc. without any hindrances, interferences, claim or demand. The lessor(s) further undertake (s) to indemnify the Bank at all times during the continuance of this lease against any such interferences, hindrances, claim or demand.
22. That the Bank shall use the leased premises for the purpose of its business of banking for which the same has been leased out, and shall not sub let or part with the possession of the same to any person(s) without the written consent of the lessor(s).
23. If the Bank decides, can vacate building giving one month's notice or month's rent in lieu thereof. In case the lessor wishes to get the premises vacated, he/she/ they must give notice period of minimum 3 months in advance to the lessor..



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24. That the lessor(s) will provide sufficient space for installation of KVA Generator set for supply of electricity in the Branch, for which No Rent shall be paid by the Bank.
25. That the lessor(s) will provide sufficient parking space (with 15 feet depth), for which No separate Rent will be paid.
26. That on the expiry of the terms of the lease or the renewed terms, the Bank shall vacate possession to lessor(s) along with all the electrical and sanitary fittings, which belonged to the lessor(s).
27. Other terms and conditions as applicable time to time.



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QUOTATION FORM PART-I (TECHNICAL BID)

CITY/ TOWN'S NAME: -----

Regional Manager
Regional Office Ghaziabad
18, Sanjay Nagar
District Center Rajnagar
Ghaziabad

Dear Sir,

The details of premises which I/ we offer to 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
 - ii) At ground floor
 - iii) At first floor
 - iv) At second floor
 - v) Any other floor (please specify)



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Total Area:

e- Specification of construction

- i. Floor
- ii. Roof
- iii. Walls
- iv. Doors and windows

v. Are M.S. grills provided to windows? Yes/ 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

J- Electricity of -----KVA power load with three phase connection is available in proposed premises.

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.

Signature of the offerer

Name: _____

Address: _____

Phone No. _____

Mobile No. _____

Place:

Date:

- Strike out whichever is not applicable.



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QUOTATION FORM PART-II (FINANCIAL BID)

CITY/ TOWN'S NAME: -----

Regional Manager
Regional Office Ghaziabad
18, Sanjay Nagar
District Center Rajnagar
Ghaziabad

Dear Sir,

I/ We offer to lease our premised located at _____ (Other details of which are given in Part I) as following rate:

Floor.	Carpet Area (In sq. ft.)	Rate (Rs. Per sq. ft.)	Total price/ rent p.m. (Rs.)
Basement			
Ground floor			
First floor			
Second floor			
Any other floor			
Total:			

I/ We agree to:

- i) Execute Lease Deed in Bank's standard format.
- ii) Bear all the taxes including Service Tax, non-confirming/ misuse/ conversion/ parking charges, cesses etc. 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? Yes/ No



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If yes, then estimated cost of construction Rs.

Any other terms and conditions (Please specify)

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

Signature of the offerer

Name: _____

Address: _____

Phone No.

Mobile No.

Place:

Date:

Strike out whichever is not applicable.