



प्रथमा यू०पी० ग्रामीण बैंक  
(भारत सरकार का उपक्रम)  
(प्रयत्नक: पंजाब नेशनल बैंक)

E- Mail : rmmzn@prathamaupbank.com

क्षेत्रीय कार्यालय:  
127,128 अंकित विहार,  
पचैण्डा रोड, मुजफ्फरनगर (उ०प्र०)  
मोबाइल- 7217028784

## पट्टे पर परिसर की आवश्यकता

प्रथमा यू.पी.ग्रामीण बैंक, क्षेत्रीय कार्यालय मुजफ्फरनगर को जिला सहारनपुर में शाखाओं हेतु निम्नवत् पट्टे पर परिसर की आवश्यकता है, भवन स्वामी को स्ट्रांगरूम/ कैश रूम तथा अन्य निर्माण कार्य बैंक की आवश्यकतानुरूप करना होगा। प्रस्तावित भवन/ परिसर तक पहुँचने के लिये मार्ग इतना चौड़ा होना चाहिये जिस पर चार पहिया वाहन सुगमतापूर्वक चल सकें तथा परिसर के सामने पर्याप्त पार्किंग स्थान होना चाहिये।\* प्रस्ताव भेजने की शर्तें व तकनीकी एवं वित्तीय बिड के निर्धारित प्रारूप दिनांक 31.12.2023 तक किसी भी बैंक कार्यदिवस पर प्रातः 10.00 बजे से साँय 5:00 के बीच बैंक के क्षेत्रीय कार्यालय, 127, 128, पचैण्डा रोड, मुजफ्फरनगर से अथवा हमारी वेबसाइट [www.prathamaupbank.com](http://www.prathamaupbank.com) से प्राप्त किये जा सकते हैं। इच्छुक व्यक्ति वांछित किराये सहित तकनीकी एवं वित्तीय बिड बंद लिफाफे में दिनांक 02.01.2024 तक क्षेत्रीय कार्यालय में उपलब्ध करायें। बैंक सभी अथवा कोई बिड बिना कोई कारण बताये निरस्त करने का अधिकार सुरक्षित रखता है। शाखा का विवरण निम्नवत् है:-

क्र. सं.	विवरण	ब्लाक	जनपद	अनुमानित क्षेत्र कार्पेट ऐरिया (वर्गफीट में)
01	नकुड (NAKUR)	नकुड (NAKUR)	सहारनपुर (SAHARANPUR)	लगभग 1000 वर्गफीट, भूतल
02	छुटमलपुर (CHUTMALPUR)	मुजफ्फराबाद (Muzaffarabad)	सहारनपुर (SAHARANPUR)	लगभग 1000 वर्गफीट, भूतल

\*नियम व शर्तें लागू।

क्षे.प्रबन्धक

## Terms and conditions for the proposed Bank Building /Premise

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

- Applicant will be required to provide KYC- photocopy of Adhar, PAN etc. along with application and
- The offerer must have a clear title to the property.
- 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.
- The premises should be strong and modern and should provide for natural structural safety from hazards of fire, theft and collapse.
- The premises should be strong enough to bear 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.
- The offerer of the premises will have to execute Bank's standard lease deed and bear 50% cost of execution and registration of Lease Deed (50% will be bear by the bank).
- The offerer should bear all the taxes including Service Tax, non-confirming/ misuser/conversion/ parking charges, ceases etc. related to the premises.
- The offerer have to provide space for Canteen, Generator Set, two toilets and Parking free of cost.
- For branch Adequate KVA power load with three phase connection is also required.

Interested parties, who are ready to lease out their available premises located preferably at Ground Floor at the following places with the requisite details on long term lease basis preferably for 10/15 years or more, may apply.

The cover containing technical details should be marked envelope no.1 and super scribed with TECHNICAL BID and the cover containing Financial details should be marked as envelope no.2 and super scribed with FINANCIAL BID. Both these covers duly sealed should be put up in the third cover super scribed with "offers for premises located at----- (Branch)" and it should also bear the name, address and contact number of

the offerer on all the three envelopes. The third cover duly sealed should be addressed to Regional Manager Regional Office 127,128 Ankit Vihar Pachenda Road, Muzaffarnagar (U.P) and submitted as detailed hereunder.

The offer as above should be submitted in the bank's prescribed format only which may be obtained/ submitted from/ to Regional Manager Regional Office 127,128 Ankit Vihar Pachenda Road, Muzaffarnagar (U.P) Contact No. 7217028784 between 10 AM and 5 PM on all working days. The sealed offers will be received at the same address and on the same timings. The bank reserves the rights to reject any/ all offers without assigning any reasons whatsoever. No brokerage will be paid by the bank.

The offerers can download the Performa from the Web site and submit the same at the above address as per time schedule given above.

(Annexure- I for Envelope no-1)

**QUOTATION FORM PART-I (TECHNICAL BID)**

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

Regional Manager  
Regional Office  
127,128 Ankit Vihar Pachenda Road,  
**Muzaffarnagar (U.P)**

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- whether already built up  
b- to be built
  - 5- a- Type of building/ Plot: (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 (भूतल)
    - iii) At first floor
    - iv) At second floor
    - v) Any other floor (please specify)
- Total Area:
- 6- Location of Building:
    - a- Distance from main road
    - b- Distance from main market
  - 7- Specification of construction
    - i) Floor
    - ii) Roof

iii) Walls

iv) Doors and windows

v) Are M.S. grills provided to windows?

- |     |  |         |
|-----|--|---------|
| 8-  | Running water facility available   | Yes/ No |
| 9-  | Sanitary facilities available  | Yes/ No |
| 10- | Electrical supply with separate meter available  | Yes/ No |
| 11- | Parking facility available   | Yes/ No |
| 12- | Is building ready for lease  | Yes/ No |
| 13- | Offerer is agree to renovation/ change<br>in building as per bank requirement                        | Yes/ No |
| 14- | Building/ plot in on main road   | Yes/ No |
| 15- | 4 wheeler can go easy to the building  | Yes/ No |
| 16- | Offerer has valid ownership document   | Yes/ No |
| 17- | Offerer is authorized to lease the building  | Yes/ No |
| 18- | Electricity of -----KVA power load with three phase connection is available in<br>proposed premises. | 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.

Signature of the offerer

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone No. \_\_\_\_\_

Mobile No. \_\_\_\_\_

Place:

Date:

- Strike out whichever is not applicable.

(Annexure- II for Envelope no-II)

**QUOTATION FORM PART-II (FINANCIAL BID)**

Regional Manager  
Prathama UP Gramin Bank,  
Regional Office-Muzaffarnagar,  
127-128, Ankit Vihar,  
Pachenda Road, Muzaffarnagar.

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

Dear sir,

I/ We offer to lease our premises 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

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.

Signature of the offerer

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone No. \_\_\_\_\_

Mobile No. \_\_\_\_\_

Place:

Date:

- Strike out whichever is not applicable.
- प्रस्ताव के साथ प्रस्तावक की आई.डी. प्रूफ एवं नक्शा अवश्य संलग्न करें ।