

TECHNICAL BID

ANNEXURE 'A'

(To be submitted in separate sealed envelope super scribing 'Technical Bid' for Premises for RACPC Noida)

With reference to your advertisement in the Business Standard / Amar Ujala dated 06th August 2017 and Hindi edition of Business Standard dated 07th August 2017, I/We hereby offer the premises owned by me/us for housing your RACPC Noida branch on lease basis on the following terms and conditions:

i)	Location:	
a)	Name of the Owner (s)*	
b)	Full address of the Building offered for the Branch	
c)	Any Land Mark	
d)	City / State / Pin Code	

***Premises ownership proof to be enclosed with the proposal.**

ii) **Name of the Building:**

- a) Building – Load bearing /RCC Frame Structure
- b) Type of Building – Mixed Land Use/Commercial
- c) Year of Construction : _____

iii)	Built up area of the premises	
a)	Building for Branch ready for occupation	Yes/No*
	Size of the site _____ (in Sq. Ft.) (built up area) at _____ Floor Width x Depth (in feet) _____ (Please enclose a sketch plan)	
iv)	Amenities Available	
a)	Electrical Power supply (3 phase 30 KVA) with separate meter	Yes/No*
b)	Running Water Supply / Sanitary Facility	Yes/No*
c)	Whether Building Plans are approved by the Local Authority	Yes/No*
d)	Whether NOC from concerned Authority obtained	Yes/No*
e)	Whether possession certificate has been received	Yes/No*
f)	Whether direct access is available from the main road	Yes/No*
g)	Whether air-conditioners can be installed	Yes/No*
h)	Provision for V-Sat Antenna / Generator at the roof top	Yes/No*
i)	Provision of Earthing Pit	Yes/No*
j)	Provision of placing Sign Board for the Branch	Yes/No*
k)	Provision for parking space for customers / staff	Yes/No*
l)	Period of lease (years)	10
m)	Do you require loan, if yes, please specify amount	Rs.
n)	Do you require advance rent, if yes, please specify amount	Rs.

***In case No, please specify whether you are in a position to arrange the same within a short period.**

(v) Whether landlord is ready to carry out : Yes/No
Additions/alterations, new constructions as
Per Bank's requirement (as per enclosed
Specification in Annexure – I)

Whether the premises is located in commercial, commercial pockets in industrial/ institutional area
and specified pockets for commercial use within the residential Sector strictly earmarked for that
activity in the development plan, regulation and provisions of the Act by NOIDA Authorities.

Yes/No

Signature of Owner (s)	
Contact Address	
Phone Number of Owners	Mobile: Residence:

GENERAL SPECIFICATIONS FOR THE BRANCH/OFFICE BUILDING OF STATE BANK OF INDIA

1. Locker room floor slab to be strengthened to take the load of locker safes.
2. All external walls should be at least of 9" thickness in brick masonry, duly plastered, on both sides.
3. All openings/windows to have M.S. Grill 12mm Sq. bars placed at 3" c/c both ways.
4. Flooring to be of vitrified tiles of any reputed make and approved shade (in combination of two shades) of size 600x600 mm.
5. Provision of Gents Toilet (two urinals, one European W.C., oval shaped washbasins over granite stone slab counter and other modern accessories), Ladies toilet (one European W.C., one washbasin and other modern accessories) and toilet attached with B.M.' cabin (one European W.C., one washbasin & other modern accessories).
6. Provision of Ceramic tiles of size 12"x18" with highlighter on walls upto a height of 7' and 12"x12" on floor in toilets.
7. Structural adequacy of the building to be ensured by the landlord. Structural safety certificate is to be submitted by the landlord through his/her architect before handing over possession to the bank.
8. Round the clock adequate water supply. Underground/Overhead water tank storage with water boosting arrangements to be provided by the landlord.
9. Sewer connection/septic tank to be provided in the building.
10. Plinth level of the building to be at least 2' above Centre of present road level.
11. TW doors and windows to be provided in the building with openable glazed panels and wire mesh for windows.
12. Walls/ceiling to be painted with plastic paint of approved shade after applying POP.
13. Collapsible grille to be provided at the entrance and safe room (for Branch).
14. Rolling shutter to be provided at the entrance and emergency door.

15. The front elevation and all external walls of the Bank to be painted with APEX-ULTIMA.
16. Sanitary fitting of first quality such as PARKO/ZIM/JAQUAR or equivalent should be provided in the toilets.
17. A ramp for disabled at the entrance of around 3' width to be provided alongwith SS Railing in addition to steps.
18. Parking space and inner pathways to be provided with Paver Tiles in required design and shades.
19. Electrical load of minimum 30 KW will be provided by the landlord for the exclusive use of the BANK at his cost. Bank will pay actual electrical consumption charges.
20. Electrical wiring, Electrical panel, Earthing will be done as per Bank's requirement. Bank will provide electrical fixtures such as fans/tube lights etc.
21. Proper building plan showing various dimensions, side elevations, proposed designing, parapet wall, sunshades, porch etc. to be submitted by the landlord.
22. Boundary wall will 3' railing over it and Iron Gate.
23. Granite/Marble stone/SS Railing in main entrance area.
24. Construction of Locker room with 12" thick R.C.C. walls, floor and roof (for Branch only). Installation of Strong Room Door & Ventilation in Locker Room, which will be provided by Bank. Construction of Brick walls for stationery room, Record room, Pantry, Toilets, Cash Safe room, ATM etc. as per Bank's requirement.
25. Brick coba water proofing on the roof.

I undertake to construct the building under the supervision of a qualified Architect in accordance with the above specifications before handing over the possession to the Bank. A certificate to this effect and Strong Room Certificate will be provided by me duly signed by the Architect. In case it is found at any stage after the building is taken over by the Bank that any of the above work has not been executed, I undertake to carry out the same on my cost.

SIGNATURE OF LANDLORD

PRICE/FINANCIAL BID

ANNEXURE 'B'

(To be submitted in separate sealed/closed envelop super scribing' Price Bid' for Premises for RACPC Noida)

With reference to your advertisement in the Business Standard / Amar Ujala dated 06th August 2017 and Hindi edition of Business Standard dated 07th August 2017, I/We hereby offer the premises owned by me/us for housing your branch on lease basis on the following terms and conditions:

General Information:

1. Location

- (a) Name of the Building ... :
- (b) Address of Building ... :
- (c) Name of owner(s) ... :
- (d) Address of owner(s) ... :

2. Built-up area of the building : _____ Sq. ft. at _____ Floor.
(To be verified at the time of possession)
Width x Depth (in feet) of area : _____.

3. Rent :
Rent per Sq.ft. of built-up area : Rs.....
(In figures and words)

4. Period of Lease and Enhancement in rent :

Initial 10 years with predetermined increase in rent @15 -25% after expiry of first term of 5 Yrs. After 10 years rent can be negotiated and finalized by Premises Selection Committee (PSC) so that new lease can be executed for further term as per prevailing guidelines of the Bank.

Desired enhancement in rent after 5 years : %

5. Execution of Lease Deed : The lease deed will be registered for the total period of lease. Stamp duty and Registration charges will be shared on 50:50 basis by the landlord and Bank. Other charges in this connection will be borne by the landlord.

Please note that all taxes including Municipal Taxes/Cess/Water Taxes/Service Charges etc. are to be borne by the landlord. Service tax as applicable shall be borne by the Bank.

I/we agree to execute lease deed as per Bank's standard format.

I/we agree to construct locker room / strong room / Cash-room / pantry / record room/ stationery room / ATM Room/Toilets/Server Room etc and other civil work at my own cost as per Bank's / RBI's specification.

I/we agree to carry out charges as per Bank's requirements.

Signature of Owner (s)	
Contact Address	
Phone Number of Owners	Mobile: Residence: