



GRAMIN BANK OF ARYAVART

HEAD OFFICE, A – 2/46, GOMTINAGAR, LUCKNOW (U.P.) 226010

PURCHASE OF COMMERCIAL/OFFICE PREMISES AT LUCKNOW CITY, UTTAR PRADESH

Gramin Bank of Aryavart invites offers for purchase of commercial/ office premises admeasuring approximately 1400 sq.mt - 1650 sq.mt. preferably in Gomti Nagar/Gomti Nagar Extension in Lucknow, Uttar Pradesh. For further details, please log on to the Bank's website www.aryavart-rrb.com under Tender section. Last Date for submission of applications/offers in prescribed form is 30.08.2018 (Thursday) before 5.00PM. The Bank reserves the right to reject any or all the tenders received without assigning any reason whatsoever.

The General Manager
Gramin Bank of Aryavart
Head Office,
A-2/46, Vijay Khand,
Gomti Nagar, Lucknow -226011



GRAMIN BANK OF ARYAVART

HEAD OFFICE, A – 2/46, GOMTINAGAR, LUCKNOW (U.P.) 226010

लखनऊ शहर, उत्तर प्रदेश में कमर्शियल/ कार्यालय परिसर खरीदने हेतु

ग्रामीण बैंक ऑफ आर्यावर्त, लखनऊ, उत्तर प्रदेश के अधिमानतः गोमती नगर / गोमती नगर एक्सटेंसन क्षेत्र में लगभग 1400 sq.mt.- 1650sq.mt. के कमर्शियल/ कार्यालीन परिसर खरीद के लिए निविदाएं आमंत्रित करता है। अतिरिक्त जानकारी के लिए, कृपया हमारे बैंक की वेबसाइट www.aryavart-rrb.com पर **Tender section** को देखें। निर्धारित प्रारूप में आवेदनों /प्रस्तावों को जमा करने की अंतिम तिथि 30.08.2018 (गुरुवार) सां 5.00 बजे तक है। प्राप्त किसी भी या समस्त निविदाओं को बिना कोई कारण रद्द करने का अधिकार बैंक के पास सुरक्षित है।

महाप्रबंधक

ग्रामीण बैंक ऑफ आर्यावर्त,

प्रधान कार्यालय

A-2/46, विजय खंड, गोमती नगर लखनऊ -226010





GRAMIN BANK OF ARYAVART
HEAD OFFICE, A – 2/46, GOMTINAGAR, LUCKNOW (U.P.) 226010
NOTICE INVITING TENDER

Ho/A&S/VCA/197/2018-19

Date 21.07.2018

PURCHASE OF COMMERCIAL/OFFICE PREMISES IN LUCKNOW CITY, UTTAR PRADESH

Date of issue of tender forms	From 30.07.2018 to 30.08.2018 during the office hours.
Last date of submission of tender	30.08.2018 (Thursday) by 5.00 pm at Bank' Head Office, A-2/46, Vijay Khand, Gomti Nagar, Lucknow-226010
Date of opening of tender	31.08.2018 at 3.30 pm at Bank's Head Office, A-2/46, Vijay Khand, Gomti Nagar, Lucknow
Date of Pre-bid meeting	13.08.2018 @ 11.00 AM at Bank's Head Office, Vijay Khand, Gomti Nagar, Lucknow.
Tender form	Available on Bank's Website
Tenders to be submitted at	Bank's Head Office, A-2/46, Vijay Khand, Gomti Nagar, Lucknow
Cost of Tender document	Rs 500/- (non refundable) to be paid by pay order in favour of GBA. Cost of tender forms downloaded from the website should be paid upfront in form of pay order/ DD at the time of deposit of sealed tender documents at Head Office on the above mentioned address.
Earnest Money Deposit	Earnest money Deposit- Rs.1,00,000/- (One lakh) refundable, to be paid by pay order/ DD in favour of Gramin Bank of Aryavart payable at Lucknow

Address: -
Gramin Bank of Aryavart
Head Office,
A-2/46, Vijay Khand,
Gomti Nagar,
Lucknow-226010





GRAMIN BANK OF ARYAVART
HEAD OFFICE, A – 2/46, GOMTINAGAR, LUCKNOW (U.P.) 226010

NOTICE INVITING TENDER

PURCHASE OF COMMERCIAL/OFFICE PREMISES IN LUCKNOW CITY

Ho/A&S/VCA/197/2018-19

Date 21.07.2018

Gramin Bank of Aryavart intends to purchase / acquire commercial property preferably in Gomti Nagar /Gomti Nagar Extension area in Lucknow City, Uttar Pradesh admeasuring 1400sq. mt.- 1650 sq.mt.to be used for its Head office. The carpet area should not be less than 929 sq. mt. There must be minimum parking space of 15 cars in/ the premise. The applicant may submit application for the ready built properties or properties which are under construction and for which guaranteed possession will be available within 12 months from the date of application. However, the Bank will prefer the properties which are in ready possession or likely to be available within 6 months for possession. The prescribed application form can be downloaded from Bank's Website www.aryavart-rrb.com.

The offers from Development Authorities/ State Governments / PSUs / Reputed builders / Developers, Corporate Houses, Individuals etc. having clear title/ownership will be considered.

1. The prospective offerers fulfilling above requirement may download the tender documents viz. Technical Bid and Price Bid from the Bank's website www.aryavart-rrb.com. The sealed tender document should be submitted in original, duly signed and stamped. The tender documents will be available on the Bank's website www.aryavart-rrb.com from 30.07.2018 to 30.08.2018. The Bank is liable to reject any incomplete tender.

2. If the owner / offerer has more than one projects / premises to offer, at different locations, separate tenders have to be submitted for each of the locations.

3. The completed tender documents (Technical Bid and Price Bid in separate sealed envelopes, duly marked as "Technical Bid" and "Price Bid" are to be placed in a single cover super scribed "Tender for COMMERCIAL/OFFICE PREMISES in Lucknow City, Uttar Pradesh" along with

- Copy of IOD (Intimation of project approval) / Approval from local statutory authority.
- Copy of commencement Certificate of the project.
- Copy of Occupation Certification / Completion Certificate issued by local statutory authority
- Set of approved plans.
- Clear title certificate or ownership document or development agreement.
- Earnest Money Deposit (EMD) of Rs 1 lakh as demand draft, in favour of Gramin Bank of Aryavart, payable at Lucknow.

4. The offerer has to submit three envelopes and mark the envelopes as I, II & III. Usage of envelopes will be as under:

i) Envelope marked as I : Technical Bid, duly completed in all respects, be put in this envelope and sealed. The envelope would be superscribed as "Technical Bid". Following Documents must be enclosed with the Technical Bid :

- Copy of IOD (Intimation of Disapproval) / Approval from local statutory authority.
- Copy of Occupation Certification / Completion Certificate issued by local statutory authority
- Set of approved plans.
- Clear title certificate or ownership document or development agreement.
- Earnest Money Deposit (EMD) of Rs 1,00,000 (Rs One lakh) as demand draft, in favour of Gramin Bank of Aryavart, payable at Lucknow.**
- Adequate documentary evidence of having clear unencumbered market title should be furnished along with the Technical Bid.
- Plans duly approved by municipal authorities/competent authority should be submitted along with the Technical Bid. Particulars of TDR (Transfer of Development Right in Lucknow) used, if any, and the eligible FSI and FSI used, etc. are to be furnished in the respective column along with the requisite certificates issued by the competent authorities. For old buildings, NOC from the Society may be enclosed.
- The title certificate issued by Bank's Solicitor / Advocate shall only be considered.
- Copy of title investigation and Search Report along with copy of Title Deed documents.
- Commencement Certificate from competent authority.
- Structural Stability Certificate from licensed structural engineer of Municipal Corporation / Local authority.



ii) **Envelope marked as II** : Financial bid be put in this envelope and sealed along with duly signed and stamped Annexure 1 must be submitted. This envelope would be superscribed as "Financial Bid". The envelope will be opened if the offer is found suitable fulfilling the requirements stipulated by the Bank.

iii) **Envelope marked as III**: The above two sealed envelopes No.I & No.II be placed in envelope No.III and sealed (i.e. envelope marked as III, will contain two envelopes marked as I & II). This envelope marked as No.III would be superscribed as "Offer for COMMERCIAL/OFFICE PREMISES in Lucknow City, Uttar Pradesh."

5. The duly filled in and sealed and superscribed tender envelopes must be submitted by hand or through courier/post but must reach us on or before 5.00 PM, 30.08.2018 (Thursday).

6. A pre-bid meeting of all the desirous tenderers shall be held on 13.08.2018 at 11.00 a.m. at Bank's Head Office A-2/46, Vijay Khand, Gomti Nagar, Lucknow where the intended offerers can have detailed dialogue regarding the tender, procedure for filling-in the Technical Bid, Financial Bid or any other matter / clarifications concerning the tender. Prospective tenderers shall have to forward their queries/issues before 12.08.2018 by e-mail on Ho.ans@gba-rrb.com and **only the same will be discussed in the pre-bid meeting.**

7. The Technical Bids will be opened on 31.08.2018 at 3.30 p.m. in Bank's Head Office, A-2/46, Vijay Khand, Gomti Nagar, Lucknow in presence of the bidders and Bank's Tender Committee members. All the bidders are advised in their own interest to be present on the date at the specified time.

8. **Offers from Brokers/Intermediaries will not be entertained as Bank does not pay brokerage / commission.**

9. Bank reserves the right to reject any or all the tenders without assigning any reason whatsoever. Canvassing in any form will disqualify the tenderer.

10. For further information, please contact :

Mr. V C Agrawal

Chief Manager of Administration and Services Department whose contact details are given below.

Chief Manager

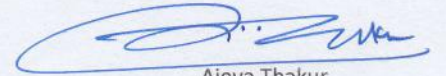
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Administration & Services Deptt.

Head Office, Gramin Bank of Aryavart

A-2/46, Vijay Khand, Gomti Nagar,

Lucknow-226010



Ajeya Thakur
(General Manager)



PURCHASE OF COMMERCIAL/OFFICE PREMISES IN LUCKNOW CITY, UTTAR PRADESH

TERMS AND CONDITIONS:

- 1.1 The terms and conditions shall form part of the tender to be submitted by the vendor to Gramin Bank of Aryavart hereinafter termed as "Bank".
- 1.2 Tender document received by the Bank after due date and time i.e. after 5.00 p.m. on 30.08.2018 shall be rejected outright.
- 1.3 All vendors are requested to submit the tender documents (TECHNICAL BID AND PRICE BID) duly filled, supported by relevant documents at the Bank's Head Office, Lucknow along with Rs 500/- application fee to be paid upfront at the time of deposit of tender documents in form of DD/ payorder in favour of Gramin Bank of Aryavart, Lucknow
- 1.4 *All columns in the tender document must be duly filled and no column should be left blank. "Nil" or "Not Applicable" should be marked where there is nothing to report. All the pages of the tender documents should be signed by the authorized signatory of the tenderer. Any over-writing or use of white ink should be duly authenticated by the tenderer. The Bank reserves the right to reject incomplete tenders or in cases where information submitted is found incorrect.*
- 1.5 In case the space in the tender document is found insufficient, the vendor may use separate sheets to provide full information.
- 1.6 The offer should remain valid at least for a period of 180 days from the date of opening of price bids. During the validity period of the offer, the vendor should not withdraw / modify the offer in terms of price and other terms and conditions quoted in the technical and price bids.
- 1.7 There should not be any deviations in the terms & conditions as have been stipulated in the tender document. However, in the event of imposition of any other condition, which may lead to deviation with respect of the terms & conditions as mentioned in the tender document, the tenderer is required to attach a separate sheet marking "list of deviations". In case the list of deviations is not attached it will be presumed that there are no deviations to be offered by the tenderer in the terms and condition.
- 1.8 Canvassing in any form will automatically disqualify the offerer. No brokerage will be paid.
- 1.9 Property should be situated in good area in specified locations with congenial surroundings and proximity to public amenities with adequate visibility and parking space. The property shall also be elevated and not prone to water logging. The locality should be prime commercial area. The locality shall have amenities of water supply, sewerage, Storm water drain.
- 1.10 Offers, which are ready for possession or guaranteed possession within 6 months, will be preferred. The Bank may also consider purchase of entire building, if available, with area more than required.
- 1.11 Offers of extended constructions over the existing buildings with external columns will not be considered.
- 1.12 The payment will be made by Pay Order/ RTGS/ NEFT against the possession of property to the extent of 97% of the purchase cost. The balance 3% payment will be retained as Retention money towards rectification of defects / repairs that may arise during one-year period after taking possession. The selected vendor should attend to the defects / repairs free of cost during the period of one year from the date of possession. The payment for projects which are under construction and likely to take time for completion, only token amount / part payment to the extent of 20% of the purchase cost (maximum to be decided by the Bank) against Bank Guarantee (equivalent to 30% of the purchase cost) valid up to possession date committed + one month. The vendor availing advance payment of 20% of purchase cost should also agree to pay penalty @ 18% per annum on the token amount / part payment in case of delay beyond the committed date of possession. No advance will be considered where the property is fully ready for possession and that 97% of purchase cost will be made against possession and after signing sale agreement / conveyance deed, whichever may be the case.
- 1.13 The particulars of amenities provided / proposed to be provided inside the offered property, building, complex should be furnished in the Technical Bid.
- 1.14 **Carpet area (Minimum of 929 sq.mt.)**
The carpet area would mean the usable carpet area at any floor level and include area occupied by all internal partitions, internal columns, internal door jams, internal balconies, internal bathrooms, internal lavatories and internal kitchen and pantry. Joint measurement will be taken in the presence of bank officials and vendor / authorized representative for computing/finalizing the exact carpet area. For computation of the carpet area, the definition adopted in this tender will be the covered areas excluding the outer walls, i.e. from plastered to plastered surface of the walls. Niches, flowerbeds, sit outs, open balconies and stair cases etc. will not be taken into consideration for calculating the carpet area.
- 1.15 Technical Bids will be opened on 31.07.2018 at 3.30 p.m. at Bank's Head Office, A-2/46, Vijay Khand, Gomti Nagar, Lucknow-226022 in the presence of the tenderers/ authorized representatives (if present) and the Bank's tender committee. All the tenderers are advised in their own interest to be present on the date at the specified time.
- 1.16 All the offers received will be screened and short listed by the in-house committee of the bank based on the requirement specified and the details submitted by the bidder, if required by carrying out inspection of the offered



sites/premises. All such short listed offers will be further inspected, examined scrutinized by the committee or by any authorized person and will be further evaluated on the qualitative aspects in various parameters. The detailed list and marks assigned to each parameter is as under:

Sr.No	Parameters	Maximum Marks
1.	Location Factor: a) Good commercial locality & without any slums/foul smell area around such as storing garbage, slaughter house, clumsy roads, heavy traffic movement, highway road etc. (20 marks) b) Other combinations (Max-5 marks)	20
2	Radial Distance from Patrakarpuram Chauraha in Gomti Nagar, Lucknow I Upto two Kms (25 marks) ii Upto three Kms (20 marks) iii Upto four Kms (15 marks) iv Upto five Kms (10 marks) v Above five Kms (No marks)	25
3.	Time required to deliver possession from date of acceptance I Ready for occupation and upto/within four months (25 marks) li Within six months (15 marks) iii More than six months but less than 12 months (10 marks) iv More than 12 months (0 marks)	25
4.	Exclusivity and No. of floors offered I Fully exclusive building/complex with lift (50 marks) li Exclusive building without lift (30 marks) liii Fully exclusive Floor with exclusive lift (20 marks) Iv Fully exclusive floor with common lift (15 marks) V Exclusive two floors with an exclusive lift (15 marks) Vi Exclusive two floors with common lift (10 marks) Vii Exclusive more than two floors with common lift (00 marks)	50
5.	Premises location Floor wise weightage I Ground, First and serially above floor/s (20 marks) ii Second, third and serially above floor/s (15 marks) iii Fourth, fifth and serially above floor/s (10 marks)	20
5.	Quality of construction etc i Excellent (15 marks) ii Good /above average (10 marks) iii Above average (05 marks) iv Others (0 marks)	15
7.	Internal layout of premises and layout of building in complex and other facilities i Most suitable (10 marks) ii Good (06 marks) iii Average (03 marks)	10
8.	Reputation of Builder I Excellent (10 marks) li Good (06 marks) liii Above Average (03 marks) Iv Others (0 marks)	10



9	Availability of car parking	25
	i. Exclusive car parking for 15 four wheelers, 40 two wheelers (25 marks)	
	ii. Exclusive car parking for 10 four wheelers and 30 two wheelers (20 marks)	
	iii. Exclusive car parking for 5 four wheelers and 20 two wheelers (15 marks)	
	iv. Exclusive car parking for less than 5 four wheelers (00 marks)	
Total		200

Financial bids will be opened only if at least two bidders are technically qualified and deposit security (as mentioned in clause No.12)

1.17 Bidders are advised to note importantly that evaluation of offers will be under Combined Quality cum Cost Based Systems (CQCCBS). The methodology under this system will be as under:

- I. Preliminary evaluation of the technical bids will be done to ensure that the bidders fulfill the basic selection criteria as per detailed terms and conditions specified in the tender documents.
- II. Thereafter, the technical bids will be subjected to detailed evaluation by allotting marks on various parameters/criteria prescribed in the bid documents to arrive at the qualifying marks.
- III. Qualifying marks obtained by each bidder will be intimated before opening of financial bid and will be allotted a weightage of 70 % while the financial bid will be allotted weightage of 30%.
- IV. The financial bids of only those bidders, who qualify technically by obtaining the minimum qualifying mark of 50% in their technical evaluation, will be opened.
- V. Financial Bid of the bidder with the lowest cost will be given a financial score of 100 and other bids will be given financial score that are inversely proportional to their quoted prices. Similarly technical bid of the bidder having obtained highest marks will be given technical score of 100 and other bids will be given technical score proportional to the marks obtained by them.
- VI. The total score, both technical and financial, shall be obtained by weighing the quality and cost score and adding them up.
- VII. On the basis of the combined weightage score for quality and cost, the bidders shall be ranked in terms of the total score obtained. The bidder obtaining the highest total combined score in evaluation of cost and quality will be ranked as H-1 followed by the bidders securing lesser marks as H-2, H-3 etc. The bidder securing the highest combined score and ranked as H-1 will be invited for negotiation, if required and shall be considered for awarding the contract/order. The formula of working out the combined score will be as under:

$$\text{Total score} = T(w) \times T(s) + F(w) \times F(s)$$

T(w) stands for weightage for technical score i.e 0.7

T(s) stands for technical score evaluated as maintained in (V) above

F(w) stands for weightage for financial score i.e, 0.3

F(s) stands for financial score evaluated as maintained in (V) above

We produce below as example to clarify the matters. Suppose, there are three bidders (A, B and C) qualified based on the marks received/technical parameters and the marks received by them and rate quoted by them are as under:

Bidder	Marks obtained in technical bid	Rate quoted per sq. ft. built up area
A	80%	6000
B	70%	5000
C	75%	5500

For the purpose of evaluation, the three bidders will be given scores as under:

Bidder	Technical score	Financial Score
A	100	83.33
B	87.50	100
C	93.75	90.91



Total score of the bidder will be as under:

A=0.7 X 100 +0.3 X 83.33	95	(H1)
B=0.7 X 87.5 + 0.3 X 100	91.25	(H3)
C= 0.7 X 93.75 + 0.3 X 90.91	92.90	(H2)

Bidder A is the successful as A has scored the maximum marks in the CQCCBS. Bank may purchase premise from A after due evaluation

- 1.18 The short-listed properties complying with advertisement criteria will be visited by Bank Officials / empanelled valuers & Architect for assessing the valuation and to verify the quality of construction, materials used, etc. The tenderer should provide the requisite information / documentary proof to the visiting officials / Bank's approved valuers for verification.
- 1.19 The bidder who will score the maximum marks in CQCCBS will stand as L1 in the tender process.
- 1.20 The particulars of wing, building name, etc. should be furnished in the Technical Bid. Details of measurements of the proposed offered premises should invariably be furnished in the Technical Bid. *The tenderer should clearly understand concept of carpet area as explained above in para 1.14 and the same only will be considered for payment.*
- 1.21 The property offered should be unencumbered and have clear and marketable title. Adequate documentary evidence to this effect should be furnished along with the Technical Bid.
- 1.22 While furnishing the information in Technical Bid, full details of the items / materials used including the brand name, size, quantity, quality, etc. should be furnished for each and every item in the respective columns. In case of flooring, windows, doors, door shutters, etc. full particulars of quality of material used, thickness, size, brand name, etc. should be furnished. These details are subject to verification.
- 1.23 Plans duly approved by Municipal authorities/competent authority should be submitted along with the Technical Bid. Particulars of TDR (Transfer of Development Right in Lucknow) used, if any, and the eligible FSI (Floor Space Index) and FSI used, etc. are to be furnished in the respective column along with the requisite certificates issued by the competent authorities. For old buildings, NOC from the Society may be enclosed.
- 1.24 All the legal documents required by the Bank for verification of the title clearance of the property should be submitted. The title certificate issued by Bank's Solicitor / Advocate shall only be considered.
- 1.25 It is the policy of the Bank to issue Public Notice in the leading newspapers inviting claims from the public, if any, before entering into conveyance deed / MOU for the offered property. The vendor should not have any objection in this regard.
- 1.26 The vendors, at their own cost, shall obtain Income Tax and other statutory clearances as and when required.
- 1.27 The following documents should be enclosed with the offers:
- Copy of sanctioned plan and layout.
 - Copy of title investigation and Search Report along with copy of Title Deed documents.
 - Commencement Certificate from competent authority.
 - Structural Stability Certificate from licensed structural engineer of Municipal Corporation / Local authority.
- 1.28 Security deposit: All the offerers have to deposit security of Rs.1,00,000/- (Rs one lakh) towards all the premises offered for sale by the offerer by a crossed pay order/demand draft favoring Gramin Bank of Aryavart payable at Lucknow along with their technical bid .
- 1.29 The price bid of the offerer who does not deposit such security deposit shall not be opened and their offer shall stand automatically rejected. Security deposit will be forfeited if the offerer fails to honour the commitment in any manner. Security Deposit of unsuccessful offerers will be returned (without interest) within 45 days of opening of financial bid. In case any of the bidder /offerer fails to participate in the financial bid, the bank shall have the right to proceed with the remaining bidders.
- The offer submitted shall confirm to area norms specified. Variation up to 20± % shall only be acceptable.
- 1.30 Bank reserves the right to accept or reject any or all the tenders / offers without assigning any reason whatsoever.
- 1.31 The bidder shall indemnify, protect and save the Bank and hold the Bank harmless from and against all claims, losses, costs, damages, expenses, action suits and other proceedings (including reasonable attorney fees), relating to or resulting directly or indirectly from:
- ❖ an act or omission of the bidder, director/ authorized signatory, its agents, or partners of the firm etc. in the performance of the services provided by the bidder,
 - ❖ breach of any of the terms of this RFP or breach of any representation or warranty by the bidder,
 - ❖ use of the deliverables and or services provided by the bidder,
 - ❖ infringement of any patent, trademarks, copyrights etc. or such other statutory infringements in respect of all components provided to fulfill the scope of the work herein Bidder shall further indemnify the Bank against any loss or damage to the Bank's premises or property, Bank's data, loss of life, etc., due to the acts of the bidder's employees or representatives.



- 1.32 The bidder shall further indemnify the Bank against any loss or damage arising out of loss of data, claims of infringement of third-party copyright, patents, or other intellectual property, and third-party claims on the Bank deliverables at all points of time, provided however,
- ❖ the Bank notifies the bidder in writing immediately on being aware of such claim,
 - ❖ the bidder has sole control of defence and all related settlement negotiations,
 - ❖ the Bank provides the bidder with the assistance, information and authority reasonably necessary to perform the above, and
 - ❖ The bidder shall in no event enter into a settlement, compromise or make any statement (including failure to take appropriate steps) that may be detrimental to the Bank's (and/or its customers' and bidders') rights, interest and reputation.
- 1.33 The bidder should indemnify the Bank (including its employees, directors or representatives) from and against claims, losses, and liabilities arising from:
- ❖ Non-compliance of the bidder with Laws / Governmental Requirements
 - ❖ IP infringement
 - ❖ Negligence and misconduct of the bidder, its employee, and agents
 - ❖ Breach of any terms of RFP, representation or warranty
 - ❖ Act or omission in permission of service
 - ❖ Loss of data
- However, indemnity would cover damages, loss or liabilities suffered by the bank arising out of claims made by its customers and/or regulatory authorities.
- 1.34 The Bank reserves the right to revise the eligibility and technical bid from all the eligible bidders.
- 1.35 The information given in this document is confidential and is for use by the bidder to whom it has been issued. Each party, i.e. the Bank and the bidder, shall treat the other party's information as confidential and will take necessary steps to prevent the disclosure of the other's confidential information to third parties.
- 1.36 Compliance to Terms and Conditions: It is essential that all the bidders should agree to all the above-mentioned terms and conditions and they should submit one statement to that effect on the letterhead of the bidder along with the eligibility bid; otherwise the offer shall be rejected.
- 1.37 The Bank will reserve the right to terminate the contract/cancel the purchase order with one month's notice after giving a reasonable opportunity to the bidder for improvement in the product and services. This reasonable period will not exceed more than 60 days after a communication is sent to the bidder by the Bank to this effect.
- 1.38 **Resolution of disputes and Arbitration**
The Bank and the concerned bidder shall make every effort to resolve any disagreement or dispute amicably, arising in connection with the agreement, by direct and informal negotiation between the designated Officer of the Bank and designated representative of the concerned bidder. If designated Officer of the Bank and representative of concerned bidders are unable to resolve the dispute within a reasonable period as deemed fit by the Bank, they shall immediately escalate the dispute to the senior authorized personnel designated by the Bank and concerned bidder respectively. In the case of lapse of a reasonable period as deemed fit by the Bank, after the commencement of such negotiations when both the parties are unable to resolve contractual dispute amicably, the Bank can refer the dispute or disagreement to formal arbitration by appointing a sole Arbitrator under the provisions of Arbitration & Conciliation Act, 1996. The venue for such Arbitration shall be Lucknow.
- 1.39 **Applicable law and jurisdiction of court**
The agreement with the bidders shall be governed in accordance with the Laws of India for the time being in force and will be subject to the exclusive jurisdiction of Courts at Lucknow, with the exclusion of all other Courts.
- 1.40 **Right to content of the Bids**
All the responses, Bids, accompanying documentation, correspondence by the Bidders etc., once opened and the reports resulting out of the activities of the bidding process will become the property of Bank and will not be returned to the Bidders. The Bid documents which are not opened for any reasons as elaborated in other sections of this RFP will be returned to the Bidders.
- 1.41 Bank is not restricted in its rights to use or disclose any or all of the information contained in the Bid, and can do so without compensation to the Bidder. Bank shall not be bound by any language in the Bid indicating the confidentiality of the Bid by the Bidder or any other restriction on its use or disclosure
- 1.42 The information provided by the Bidders in response to the RFP, including any clarifications provided by the Bidder against the queries from Bank during the bidding process, is deemed to be valid till the end of the contract period, in case the contract is awarded to the Bidder
- 1.43 **Fraudulent and Corrupt Practice**
- ❖ Bank will reject a Bid for award if it determines that the Bidder recommended for award has engaged in corrupt, fraudulent or coercive practices in competing for, or in executing, the project(s)



- ❖ "Fraudulent practice" means a misrepresentation of facts in order to influence a procurement process or the execution of the project and includes collusive practice among Bidders (prior to or after Bid submission) designed to establish Bid prices at artificial non-competitive levels and to deprive the Bank of the benefits of free and open competition
- ❖ "Corrupt Practice" means the offering, giving, receiving or soliciting of anything of value, pressurizing to influence the action of a public official in the process of project execution
- ❖ "Coercive Practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in a procurement process, or affect the execution of a contract.





GRAMIN BANK OF ARYAVART
HEAD OFFICE, A – 2/46, GOMTINAGAR, LUCKNOW (U.P.) 226010

Details of Offer-Technical Bid

(Please note no column must be left blank, in case it is not pertinent to the offer please mention NA/NIL)

Nature of the center for which offer is submitted: _____

PART A:GENERAL INFORMATION	
1.	Ref No. _____ (This reference number is to be filled by the Vendor. The same reference number is to be quoted in price bid also)
2.	Details of vendor / firm / builder /owner:
2.1	Name of the owner/Co./firm etc.:
2.2	Address & Phone No.: FAX No. & E-mail address:
2.3	Name of the contact person: Mob. No. of the contact person:
2.4	Identity Proofs i.e., Aadhaar/ Voter Card/PAN card/ any other Identity Proof that can be recognized by the Bank.
2.5	GSTIN: (If applicable)
2.6	Constitution of vendor / firm: (Whether Proprietary / Partnership /Pvt. Ltd. / Public Ltd. / PSU etc.):
2.7	Copy of registered Memorandum of Undertaking between Developers and the land owners in case the land does not belong to the builders:
3	Marketability of Title of the vendor:
3.1	Solicitor's / Advocate's name and address, Phone / FAX Nos.
3.2	Detailed report of the Solicitor / Advocate form marketability of titles are to be enclosed:
3.3	Details of encumbrances, if any
4	Details of Property:
4.1	Name of the owner
4.2	Location & Address of the property
	a. Name of the scheme
	b. Sector No.
	c. Street



4.3	Usage of property (as approved by Competent Authority) a. Residential b. Commercial c. Residential/Commercial d. Shopping Complex	
4.4	Distance to public amenities (in Kms.)	
	a. Railway Station	
	b. Bus stop	
	c. Market	
	d. Police Station	
	e. Post Office	
4.5	Details of locality - Type of locality a. Residential b. Commercial c. Shopping Complex d. Industrial e. Slum	
4.6	Whether the locality is free from special hazards like fire, flood, etc.	
4.7	Whether the locality has protection from adverse influence such as Encroachments, unauthorized hutments, Industrial nuisance, smoke, dust, noise, etc.	
PART B: TECHNICAL INFORMATION		
5	BUILDING	
5.1	Type of Building: (Residential/Commercial)	
5.2	Type of Construction (Load Bearing/RCC/Steel framed)	
5.3	Type of Foundation (Structure should be designed to take care of earthquake intensity applicable for the area)	
5.4	Whether the proposal is for sale of COMMERCIAL PROPERTY in multistoried building.	
5.5	No. of Floors and height of each floor including Basement, if any	
5.6	Clear floor height from floor to ceiling	
5.7	Area of premises offered: Super Built-Up area: Plinth area: Carpet area: (Tenderers are advised in their interest not to leave any of the aforesaid columns blank under any circumstances. Tenderers are required to enclose layout plans of the premises on offer.)	_____ sq.mt _____ sq.mt. _____ sq.mt.
5.8	List of common areas included for the purpose of commuting super built up area and its percentage to : Carpet area: Plinth area:	_____ sq.mt. _____ sq.mt
6	CARPET AREA DETAILS	
6.1	Total Area of premises	_____ sq. mt.
6.2	Details of rooms/ halls	



	Dimension	Area (Carpet) (in sq.mt.)
a.		
b.		
c.		
d.		
e.		
7	CONSTRUCTION SPECIFICATIONS / MATERIALS USED (separate Annexure may be used)	
	a. Floor	
	b. Internal Walls	
	c. External Walls	
	d. Doors/Windows	
	e. Kitchen / Pantry	
	f. Bathroom	
	g. Dado in Kitchen / Pantry and wall tiles in bathroom	
	h. Electrical Fittings	
	i. Sanction of electricity load	
	j. Separate meter installed	
7.1	AGE / CONDITION OF THE CONSTRUCTION / BUILDING	
7.1.1	Newly constructed within 2 years (Completion and occupation certificate with date to be enclosed)	
7.1.2	Old construction - Mention year of completion (OC / CC to be enclosed)	
7.1.3	Under construction (Mention stage of construction)	
7.1.4	Time period required to complete the construction, in case it is under construction	
7.1.5	Whether structural stability certificate enclosed (Certificate shall be from Licensed Structural Engineer of Municipal Corporation)	
7.1.6	Likely date of possession	
8	Details of Boundaries and adjacent buildings	
8.1	Boundary of the property	
	a. North	
	b. East	
	c. South	
	d. West	
9	AMENITIES PROVIDED (IN THE PREMISES)	Nos.
	Fans	
	Geysers	
	Wardrobes	
	Exhaust Fan	
	Electric Fittings-Tube Lights	
	Wash Basins & Mirrors	
	Showers in Bathroom/Bathtubs	
	Any other facility like intercom/telephone/dish antenna/internet	



	etc.	
	Details of internal Furnishing	
9.1	COMMON FACILITIES PROVIDED (Give details)	
	a. Car Parking space	Reserved----- / Open-----
	b. Scooter parking	Reserved----- / Open-----
	c. Power / Electricity	Adequate and available / Not available
	d. Water supply	Provided / Not provided
	i. Municipal Corpn.	Yes / No
	ii. Borewell	Yes / No
	iii. Overhead Tank	Mention Capacity-----
	e. Make of Lifts and their nos., if any	
	f. Generator back-up for emergency services	
	g. Anti-lightening device	
	h. Security arrangements (fire-fighting/anti-burglary device etc.)	
	i. Proper sanitary / sewerage system	
	j. Any other	
9.2	DETAILS OF PLANS / BLUE PRINTS / SANCTIONED PLAN	
9.2.1	Whether the plan of the property is sanctioned by Competent Authority	
9.2.2	If sanctioned, please enclose copy of approved land / site plans	
9.2.3	Names & Address / Phone No. of Architect	
9.3	IF THE PLANS ARE NOT SANCTIONED	
9.3.1	Give reasons	
9.3.2	Can these deviations be regularized?	
10	PROVISION FOR PROPER ARRANGEMENT OF FIRE SAFETY	
10.1	Are the safety measures taken	
10.2	If yes, give details of arrangements	
10.3	Is No Objection Certificate obtained / Secured from the fire control authorities	
10.4	If yes, produce proof/ copies of certificates	
11	COMPLETION / OCCUPATION CERTIFICATE	
11.1	Whether completion / occupation certificate is issued by the competent authority	
11.2	Designation of the authority which has issued the completion / occupation certificate	
11.3	Enclose a certified copy of the completion / occupation certificate	
12	DETAILS OF LAND / SITE	
12.1	Tenure of the land	
	a. Freehold	
	b. Leasehold	
	c. If leasehold give residual period of lease and name of the title holders	



	d. Annual lease rent & amount	
12.2	Size of the plot	
	a. Frontage in mt.	
	b. Depth in mt.	
12.3	Area of the plot	sq.mt.
	a. Coverage area (ground coverage)	sq.mt.
	b. Open area	sq.mt.
12.4	Topography of the land / site	
	a. Level	
	b. Undulated	
	c. Slopping	
	d. Low laying or raised	
12.5	Source of water supply to the building	
12.6	Any establishment easements regarding right of way / passing for mains of water / electricity.	
12.7	Does the site or portion fall within railway / National Highway and whether underground cable traverse the site	
12.8	Site Plan of the land / site to be enclosed	
13	OTHER INFORMATION	
13.1	Whether readymade premises have been constructed and sold by the builder to any Government / Semi Government Institutions / Financial Institutions etc.? If so names and addresses of such clients and total cost of such sales to each client to be given.	
13.2	No. of years in the construction line	
13.2.1	Last 3 years turnover	
13.2.2	Details of last 5 projects completed - Date of commencement - Date of completion - Total value	
13.3	Name and address of the banker	
13.4	Name of the Structural Consultant with license number	
13.5	Any other information not covered above/Other remarks, if any.	
14	LIST OF ANNEXURES: (attached separate sheet if space is found insufficient)	



Certificate from the Owner/s

I/We _____ (Name)M/s. _____ (Name/Company/
Body/Firm) hereby certify that I/we are the owners of the property as described at
_____ (Address) and are legally entitled to sell
the subject property.

Signature of the Owner

I / We declare that the information furnished above is true and correct and conforms to the Bank's specifications.

Signature of Bidder



(on stamp paper of Rs. 100/- and duly notarized)
IRREVOCABLE UNDERTAKING

The General Manager,
Gramin Bank of Aryavart
Head Office,
A-2/46, Vijay Khand, Gomti Nagar,
Lucknow

Pursuant to your advertisement on website / in _____ dated _____
for purchase of COMMERCIAL/ OFFICE PREMISES in Lucknow City, Uttar Pradesh, I / we submit my / our offer,
offering _____ premises situated at _____ in the building by name
_____ strictly in terms of your advertisement. The offer is valid for minimum 180 days from the
date of opening of Price Bid i.e. upto and inclusive of
_____. I/We, in consideration of your agreeing to process and consider our proposal, irrevocably undertake that
during the currency of my / our offer, I / we will not withdraw or modify the offer in terms of price quoted or in terms of other
terms and conditions on which the offer is made. As the Bank has invested good amount of money and time for processing my /
our proposal, in the event of my / our committing default of this undertaking, for any reason whatsoever, I/We hereby further
undertake to pay Gramin Bank of Aryavart liquidated damages equivalent to 1% of my / our offer price subject to maximum of
Rs.5 lacs.

This undertaking is executed on this _____ day of _____ 2018.

Seal

Signature _____

Name _____

Address _____

NOTARY SEAL & SIGN



GRAMIN BANK OF ARYAVART
HEAD OFFICE, A – 2/46, GOMTINAGAR, LUCKNOW (U.P.) 226010
PHONE NO.7388800775/76/88/90, EMAIL ID- ho.ans@gba-rrb.com

NOTICE INVITING TENDER
PURCHASE OF COMMERCIAL/ OFFICE PREMISES IN LUCKNOW CITY, UTTAR PRADESH

PRICE BID





GRAMIN BANK OF ARYAVART
HEAD OFFICE, A – 2/46, GOMTINAGAR, LUCKNOW (U.P.) 226010
PHONE NO.7388800775/76/88/90, EMAIL ID- ho.ans@gba-rrb.com

PRICE BID

(Excluding stamp duty and registration charges)
PURCHASE OF COMMERCIAL / OFFICE PREMISES IN LUCKNOW CITY, UTTAR PRADESH

Ref. No. _____ (The reference number mentioned in the Technical Bid to be furnished)

Commercial property in building named _____ at _____
(place).

Sl. No	Name of the Building / Location	Floor No.	Carpet Area in sq. mt.	Rate per sq.mt. carpet (Rs. in figures & words)

Number of car parking offered: Covered:.....Nos..Open:.....Nos.

Note:

- i) Carpet area rate should include all the charges, cost, taxes including parking charges, if any. Only stamp duty & registration charges shall be borne by the Bank. Please note that the price shall be quoted for bare shell only.
- ii) Price bid be placed in a sealed envelope superscribed "Price Bid" and the same shall be placed alongwith Technical Bid envelope in a larger envelope superscribed "Offer for sale of COMMERCIAL PROPERTY AT LUCKNOW CITY, UTTAR PRADESH". **The name of the vendor should be mentioned at the bottom left hand corner of the envelope.**



(To be submitted by the vendor) along with Price Bid

Annexure 1

TERMS & CONDITIONS

1. The offer is valid for 6 months from the date of opening of financial bids. During the validity period of the offer I/We, irrevocably undertake not to withdraw / modify the offer in terms of price and other terms and conditions.
2. The rates quoted per sq.mt. for carpet area should be inclusive of all charges whatsoever.
3. Bank will not make any upfront payment towards the cost of the property or any charges.
4. The vendor whose offer is finalised should execute the conveyance deed simultaneously with possession of the property complete in all respects within the time frame informed by the Bank.
5. Payment Terms: 97% of the cost will be payable at the time of execution of conveyance deed simultaneously with possession. 3% of the cost will be held as retention money towards defect liability to be payable after period of one year or expiry of the first monsoon/after formation of apex body (if applicable) / submission of building completion certificate whichever is later. During defect liability period, the vendor has to undertake all structural repairs to the building internal / external at his own cost.
6. The carpet area would mean the usable carpet area at any floor level and includes area occupied by all internal partitions, internal columns, internal door jams, internal balconies, internal bathrooms, internal lavatories and internal kitchen and pantry. Joint measurement will be taken in the presence of bank officials and vendor/authorised representative for finalising the exact carpet area. The carpet area will be measured from the finished surface of the wall to another finished surface i.e. measurement will be taken from plastered to plastered surface of the walls.
7. Niches, flower beds, sit-outs, open balconies etc. will not be taken into consideration for calculating the carpet area.

Signature of the vendor with seal

Date:



DECLARATION

I/We further declare, confirm and undertake:

- (a) To provide structural stability certificate from a qualified Architect/Chartered Engineer within 5 days, when called for.
- (b) That the property has clear marketable title and the property is free from all court cases, litigation and is free from any kind of dispute of any nature.
- (c) That the property, if mortgaged, required NOC would be provided to the satisfaction of the Bank and their solicitors. The process and payment terms as suggested by the Bank and their solicitors will be followed to effectively transfer/assign the premises to the Bank.
- (d) That the property will be delivered mortgage free, if mortgaged, at the time of registration.
- (e) That the drafts of all documentation which may be finalized by the Bank and its solicitors/lawyers shall be final and binding on me/us.
- (f) That all the outgoing and other expenses will be borne by the Bank from the date of handing over of possession of the property on conclusion of the sale transaction, whichever is later. Any expenditure/expenses prior to the said date will be borne by me/us.
- (g) To furnish the No Dues Certificate / NOC from the concerned Society, for which the entire payment will be made by me/us.
- (h) That the transfer expenses or any other charges or contributions or outgo and all other expenses demanded by and / or payable for transfer of the offered premises to the Society, or to any other entity/authorities etc. incurred by either parties shall be borne and paid by me/us alone.
- (i) I/We am/are aware that the Bank is not bound to accept the lowest or any or all the Tenders and will not be required to give any reason for rejecting any Tender.
- (j) That the car parking (whether covered or stilt or open or both) would be as per the measurement at site and would be incorporated in the sale deed before execution of the sale deed or a letter authorizing the said use will be provided by us.
- (k) The form which is downloaded from the website has not been changed or corrected in any manner, and on the conditions as appearing in the original will be treated as valid.
- (l) That all the terms and conditions specified in this Tender Form are acceptable to me/us and that all the required details have been furnished in the appropriate blank places.
- (m) That there is no mention of any financial details in Technical Bid or anywhere else other than Financial Bid, and that there are no technical and commercial conditions in Financial Bid.
- (n) That the following documents as per the requirement of the Bank or its solicitors will be provided:
 - Sale deed or any other title documents through which the offered property was purchased by me/us earlier.
 - All original chain documents pertaining to the property.
 - Receipt of payment of latest Society charges, Electricity Bill and any other charges.
 - Non-encumbrance Certificate and any other document required for effective transfer of the property to the Bank.
- (o) My/our offer is open for acceptance for a period of 6 months from the date of opening of price bids.
- (p) I/We, the undersigned am/are submitting this offer (in a sealed envelope No.III duly superscribed and as per the directions given in the instructions/tender document) for offering the subject property by dropping the same in the Tender Box kept at respective controlling office. I am/we are aware that the offers will be opened at 3.30 p.m. on the said date and I am/we are invited to be present at the time of tender opening.
- (q) I will indemnify the Bank against any loss or damage arising out of loss of data, claims of infringement of third-party copyright, patents, or other intellectual property, and third-party claims on the Bank deliverables at all points of time.
- (r) There are 16 pages in Technical Bid and I have signed on each page, apart from Tender documents and financial bid.

Place:

Date:

SIGNATURE OF VENDOR WITH SEAL

Name of the signatory

