



GRAMIN BANK OF ARYAVART

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

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

Gramin Bank of Aryavart invites offers for purchase of commercial/ office premises admeasuring approximately 4000sq. ft.- 5000 sq.ft. in Barabanki, 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 14.06.2018 (Thursday) before 5.00 PM. 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



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

ग्रामीण बैंक ऑफ आर्यावर्त, बाराबंकी शहर, उत्तर प्रदेश में लगभग 4000sq. ft.- 5000 sq.ft.के कमर्शियल/ कार्यालय परिसर खरीद के लिए निविदाएं आमंत्रित करता है अतिरिक्त जानकारी के लिए, कृपया हमारे बैंक की वेबसाइट www.aryavart-rrb.com >>**Tender section** को देखें। निर्धारित प्रारूप में आवेदनों /प्रस्तावों को जमा करने की अंतिम तिथि 14.06.2018 (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/115/2018-19

Date 11.05.2018

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

Date of issue of tender forms	From 14.05.2018 to 14.06.2018 during the office hours.
Last date of submission of tender	14.06.2018 by 5.00 pm at Bank' Head Office, A-2/46, Vijay Khand, Gomti Nagar, Lucknow-226010
Date of opening of tender	15.06.2018 at 3.30 pm at Bank's Head Office, A-2/46, Vijay Khand, Gomti Nagar, Lucknow
Date of Pre-bid meeting	25.05.2018 @ 11.00 am at Bank's Head Office, Vijay Khand, Gomti Nagar, Lucknow.
Tenders 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.
Security deposit	Security deposit- Rs.50,000/- (fifty thousands) 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 BARABANKI CITY

Ho/A&S/VCA/115/2018-19

Date 11.05.2018

Gramin Bank of Aryavart intends to purchase / acquire property in Barabanki City, Uttar Pradesh admeasuring 4000sq. ft.- 5000 sq.ft.to be used for its Regional office. 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 shortest period of time. 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 14.05.2018 to 14.06.2018. The Bank is liable to reject any incomplete tender.

2. If the owner / offerer has more than one projects / premises to be offered, at different locations, separate tenders has 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 Barabanki City, Uttar Pradesh" along with

- a. Copy of IOD (Intimation of project approval) / Approval from local statutory authority.
- b. Copy of commencement Certificate of the project.
- c. Copy of Occupation Certification / Completion Certificate issued by local statutory authority
- d. Set of approved plans.
- e. Clear title certificate or ownership document or development agreement.
- f. Earnest Money Deposit (EMD) of Rs 50 thousands 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 : 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.

ii) Envelope marked as II : 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:

- a. Copy of IOD (Intimation of project approval) / Approval from local statutory authority
- b. Copy of Occupation Certification / Completion Certificate issued by local statutory authority
- c. Set of approved plans.
- d. Clear title certificate or ownership document or development agreement.
- e. **Earnest Money Deposit (EMD) of Rs 50,000 as demand draft, in favour of Gramin Bank of Aryavart, payable at Lucknow.**
- f. Adequate documentary evidence of unencumbered, having clear market title should be furnished along with the Technical Bid.
- g. Plans duly approved by municipal authorities/competent authority should be submitted along with the Technical Bid. Particulars of TDR (Transfer of Development Right in Barabanki) 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.
- h. The title certificate issued by Bank's Solicitor / Advocate shall only be considered.
- i. Copy of sanctioned plan and layout.
- j. Copy of title investigation and Search Report along with copy of Title Deed documents.
- k. Commencement Certificate from competent authority.
- l. Structural Stability Certificate from licensed structural engineer of Municipal Corporation / Local authority.
- m. Site plan copy.
- n. NOC from the Society, in case offered premises is in old building.

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 Barabanki City, Uttar Pradesh."

5. The duly filled in sealed and superscribed tender envelopes must be submitted by hand or through courier/post but must reach us on or before 5.00pm, 14.06.2018.

6. A pre-bid meeting of all the desirous tenderers shall be held on 25.05.2018 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 24.05.2018 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 15.06.2018 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 :

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

Chief Manager :7388800688, 7388800700

Chief Manager : 0522-2398874

Administration & Services Deptt.

Head Office, Gramin Bank of Aryavart

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

Lucknow-226010

PURCHASE OF COMMERCIAL/OFFICE PREMISES IN BARABANKI 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 14.06.2018 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.
- 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 considered / 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**
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 etc. will not be taken into consideration for calculating the carpet area.
- 1.15 Technical Bids will be opened on 15.06.2018 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 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.
- 1.17 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.*
- 1.18 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.
- 1.19 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.

- 1.20 Plans duly approved by Municipal authorities/competent authority should be submitted along with the Technical Bid. Particulars of TDR (Transfer of Development Right in Barabanki) 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.
- 1.21 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.
- 1.22 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.
- 1.23 The vendors, at their own cost, shall obtain Income Tax and other statutory clearances as and when required.
- 1.24 The following documents should be enclosed with the offers:
 - a) Copy of sanctioned plan and layout.
 - b) Copy of title investigation and Search Report along with copy of Title Deed documents.
 - c) Commencement Certificate from competent authority.
 - d) Structural Stability Certificate from licensed structural engineer of Municipal Corporation / Local authority.
 - e) Site plan copy.
 - f) NOC from the Society, in case offered premises is old building.

1.25 Security deposit: All the offerers have to deposit security of Rs.50,000/- (Rs fifty thousands) towards all the premises offered for sale by the offerer by a crossed pay order/demand draft favoring GBA payable at Lucknow along with their technical bid .

1.26 The price bid of the offerer who does not deposit such security deposit shall not be opened and their offer shall stand automatically rejected will be forfeited if the offerer fails to honour the commitment in any manner. Security Deposit of unsuccessful offerers will be returned (without interest) with in 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.



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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 for 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 multi-storied 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.ft. _____ sq.ft. _____ sq.ft.
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.ft. _____ sq.ft.
6	CARPET AREA DETAILS	
6.1	Total Area of premises	_____ sq. ft
6.2	Details of rooms/ halls	
		Dimension
		Area (Carpet) (in sq.ft.)
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 a. Municipal Corpn. b. Borewell c. Overhead Tank	Provided / Not provided Yes / No Yes / No 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 (firefighting/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 ft.	
	b. Depth in ft.	
12.3	Area of the plot	sq.ft.
	a. Coverage area (ground coverage)	sq.ft.
	b. Open area	sq.ft.
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

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) There are 14 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

(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 Barabanki 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 BARABANKI 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 BARABANKI 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. ft.	Rate per sq.ft. 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 BARABANKI 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.ft. 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: