



www.syndicatebank.in

REGIONAL OFFICE CIVIL LINES MORADABAD
Tel: 0591-2411154 (AGM), 2411155 (GEN), 2435127 (IT) Fax: 0591-2410749

Premises Required for Bank Branches

At following centers

Sl. No.	Place	Carpet Area (about)
1	Moradabad	1500
2	Kashipur	1200
3	Nainital	1200
4	Kichha	1200
5	Baheri (Distt.Bareilly)	1200
6	Barielly	1500
7	Dehradun Sahastradhara Road	1500
8	Dehradun GMS Road	1500
9	Hardwar Shivalik Nagar	1500
10	New Tehri	1200
11	Almora	1200
12	Pithoragarh	1200
13	Puranpur (Dist-Pilibhit)	1200
14	Badaun	1500
15	Pilibhit	1500
16	Bijnor	1200
17	Najibabad	1200
18	Nagina (Distt.Bijnor)	1200

Interested Parties to submit their offers for renting out their building for a period of 15-20 years, preferably on ground floor, ready for immediate possession with all basic amenities, having permission for commercial use, ready to construct strong room and ATM room as per Bank's specification.

Parties having clear title to the property may send their offers on or before 08.02.2012 at the address given below in the sealed envelope (containing two sealed envelopes, one for Financial Bid and second for Technical Bid along with address of the proposed building) super scribed as Bid for Branch premises of..... Otherwise these will be rejected.

The formats for Technical and Financial Bids will be available at our nearest Branches or can be downloaded from Bank's website www.syndicatebank.co.in

Bank reserves the right to accept or reject any / all offers without assigning any reason. No brokerage will be paid by the Bank.

Syndicate Bank, Regional Office, Civil Lines, Moradabad-244001
Phone no. 0591-2411155

Dy. General Manager.

(FORMAT FOR TECHNICAL BID)

SITE AT _____

To

The Dy. General Manager,
Syndicate Bank,
Regional Office,
Civil Lines
Moradabad 244 001

01. Name of the owner/s _____

02. Share of each owner, _____
(if any under joint ownership)

03. Location/ Address:

- a) Type of building
(Residential/Commercial/
Industrial) _____
- b) Type of construction
(Load bearing/ RCC/ framed
structure) _____
- c) Clear floor height from floor
to ceiling _____
- d) Rentable carpet area offered
to Bank:
 - i) At Basement _____
 - ii) At Ground Floor _____
 - iii) At First Floor _____
 - iv) At Second Floor _____
 - v) Any other floor (pls
specify) _____

Total carpet area (in sq.ft.): _____

[Note: The carpet area shall be the covered floor area excluding the following portions.

- i) Sanitary accommodation _____
- ii) Open verandas, corridors & passages. _____
- iii) Kitchen & Pantries _____
- iv) Staircase and Munties _____
- v) Space occupied by pillars, columns and thickness of walls & wall skirting etc.]

e) Whether premises is constructed as per approved plan of statutory authorities and permitted
to be used for commercial purposes. _____

f) Width of the road in front of the premises. _____

g) Running water facility available Yes / No

h) Sanitary facilities available Yes / No

i) Electrical supply with separate meter available.

Yes / No

If yes, mention the quantum of power load sanctioned / available for the premises and also mention the load type commercial / residential / other, single phase /three phase etc.

j) The Bank requires 15-25 KVA power load for its exclusive use depending upon the requirement. Hence, if the Electricity load is inadequate, whether you are agreeable to provide adequate power load as per Bank's Requirement at your own cost. Yes/No

k) Whether adequate parking facility available. Yes/No

l) Whether the premises is in a conforming area. Yes/No

(l.i) If not, whether you will be able to produce NOC from DDA/MCD for opening of Bank's branch in the above premises and permission to carry out Commercial activities therein. Yes/No

m) Whether adequate space is available for keeping the generator set in the premises. Yes/No

n) Whether provision for safe deposit vault is available. Yes/No

o) If not, whether you are prepared to provide the same at your cost as per standard specification of the Bank. Yes/No

04 Age of the premises and quality of construction (mention whether I Class RCC or tiled roof etc.) _____

05. (i)Whether adequate frontage for parking available _____
(ii)Whether proper ventilation is provided _____

06. Whether premises has independent and proper access for easy movement of staff, customers and Bank's assets. _____

07. Whether titles of the property are clear and offerer is real owner or power of attorney holder. (Attach copy of ownership document)

08. Whether leasing of premises involves violation of HRC Act, ULC Act or any other Act. _____

09. Whether owner is agreeable to provide space for keeping Generator and Antenna on roof top for ATM free of rent as Bank proposes to install ATM also in the proposed premises. _____
10. Whether offerer is agreeable to construct strong room as well as other civil/electrical work at his cost as per Bank's specifications. _____
(Tentative list of work expected is attached)

I agree to:

- 1 bear all the taxes and cesses related to the premises.
- 2 bear the cost of execution and registration of lease deed.
3. To construct 12" thick reinforced concrete Strong Room of the required size at the specified floor at my cost strictly as per Bank's specification.
- 4 My / our offer will be valid for the next six months from the date of offer.
- 5 I/we agree to lease the premises in favour of the Bank for...years with...option of ... years each with ...% increase in rent at each option.
- 6 Execute lease deed in Bank's standard lease deed.
- 7 I require/do not require loan for construction of premises / building.

If yes, then

Estimate cost of construction _____

Loan amount required. _____

Any other terms and conditions
(Please specify). _____

Encl : Plan of the premises.

SIGNATURE OF THE OFFERER

NAME _____

ADDRESS _____

DATE:

TELE:

1. (This format shall be sent in a separate cover superscribed "TECHNICAL BID - REF – ADVERTISEMENT IN(Furnish the name of Newspaper) _____ dtd._____)
2. THE BANK DOES NOT NEGOTIATE THROUGH BROKERS AND NO BROKERAGE SHALL BE PAID BY THE BANK.
3. THE BANK RESERVES THE RIGHT TO REJECT ANY OFFER WITHOUT ASSIGNING ANY REASON WHATSOEVER.

FORMAT FOR FINANCIAL BID

SITE AT _____

To:

The Dy. General Manager
SyndicateBank,
Regional Office
Civil Lines
Moradabad 244 001

1 Monthly rent quoted.(Rs.) : _____

2 Rate of rent psft/p.m: _____ on the carpet area floor wise. The carpet area shall be the covered floor area excluding the following portions:

- a Sanitary accommodation _____
- b Open verandas, corridors and passages. _____
- c Kitchen and pantries. _____
- d Staircase and munties. _____
- e Space occupied by pillars, columns and thickness of walls & wall skirting etc.

3 Lease period (20 years period preferred). _____

4. (a)Whether owner is agreeable to bear Taxes _____

(b)Whether the owner is agreeable to bear maintenance charges. _____

(c)Whether owner is agreeable to bear cost of stamp duty & registration charges.

(Bank does not normally bear Taxes, Maintenance cost, cost of stamp duty etc.)

5 Whether rent should be split into rent and service charges and if so at what ratio and details of extra amenities provided to justify such splitting.

DATE: _____

SIGNATURE OF THE OFFERER

NAME: _____

ADDRESS: _____

TELE : _____

This format shall be sent in a separate cover superscribed 'FINANCIAL BID REF ADVERTISEMENT',in _____ (Furnish the name of Newspaper) dated _____