

INVITATION FOR OFFER OF PREMISES

THE NAINITAL BANK LIMITED invites proposals/offers in two bid systems from Owner/ Builders/Developers having clear and marketable titles over land and built-up property/premises for the following on lease/rental basis in the following area are as under: -

S. No.	Residential House/ Flat/ Bungalow	Preferred Location	Carpet Area Sq. ft. (approx.)	Type of Property
1	To be Used As Guest House of the Bank (Furnished or Semi -Furnished House with Minimum 02 rooms with attached bathrooms/ Toilet)	Mall Road or Mallital	500-700	Commercial / Residential
2	To be Used as Residence of Bank's Chief Operating Officer (Minimum 02 Bed Rooms with attached Toilet/Bathrooms/ 01 Drawing cum Dining Room/01Kitchen/01Bathroom)	Mall Road or Mallital	800-1,000	Residential

Location of premises should be nearby Mall Road or Mallital and should be situated in residential/commercial place.

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

Applicant will be required:

- Offeror/ Applicant should have clear and valid title of ownership to the premises proposed to be let out to the Bank and provide proof of ownership along with application.
- NOC for construction of premises under residential/commercial use for opening of Bank's branch from Competent Authority at their own cost at the time of finalization.
- The premises must be suitable from the point of view of security and have all civic facilities such as adequate sanitary arrangements, Water & Electricity, Natural light & Ventilation.
- The premises should be strong and modern and should provide for natural structural safety from hazards of fire, theft and collapse.
- The Offeror/ Applicant of the premises will have to execute Bank's standard lease deed, sharing expenses on 50:50 basis.
- The Offeror/ Applicant should bear all the taxes except Water & Electricity charges on actual consumption basis which will be borne by the Bank.
- The Offeror/ Applicant will have to provide space for Parking of vehicle of Bank's Chief Operating Officer staff free of cost.

- Electricity connection will be arranged by the landlord in the name of Bank.
- The tenancy will commence from the date of possession of the premises by the Bank, duly completed in all respects, as per its requirement and satisfaction.

Offers in two sealed envelopes in conformity with Two-Bid System should contain the following details.

ENVELOPE NO. (1) Marked "TECHNICAL BID": should contain full Technical details viz. location of premises with detailed address, plan drawn to scale with completion/occupation certificate, carpet area of each portion to be acquired, specification of internal finishes, amenities, vehicle parking facility, distance from nearest bus/railway station along-with proof of ownership. *NO indication as to price aspect is given in "Technical Bid".*

ENVELOPE NO. (2) Marked "FINANCIAL BID": should contain strictly financial details viz. rates per sq. ft. on carpet area. Carpet area shall be internal finished wall to wall area measurements **including all internal partitions, Walls, Columns, Door Jams, Balconies, Bathrooms, Lavatories and Kitchen and Pantry** but *excluding Shafts/Ducts, Stilt, Covered/open parking spaces, Lifts, Staircase, Lobbies, Open terraces, Pump Room, Flower Bed, Loft portion, Watchmen/s Chowky, Storage Tanks, Chajja, Canopies, Worship Places* etc. The Builders or landlords should strictly quote as per the above carpet area definition.

ENVELOPE NO. (3) both these duly sealed envelope marked as "TECHNICAL BID" & "FINANCIAL BID" be put in the third envelope super-scribing **"OFFERS FOR RESIDENCE OF COO/ BANK'S GUEST HOUSE LOCATED AT - Nainital"** and it should also bear the Applicant Name, Address with Contact No. of the Offeror/Applicant on all the **three envelopes** and addressed to *"The Associate Vice President (Premises & Planning), The Nainital Bank Limited, Head Office: Seven Oaks, Mallital, Nainital. Distt. Nainital, Uttarakhand. Pin - 263001"* within 15 days from the day of publication of this advertisement/**on or before 21.08.2019 by 05:00 P.M.**

Any decision taken by Bank at any point of time in connection with this process shall be final and conclusive and no claim or dispute from any quarter in that regard shall be entertained.

Date: 06.08.2019

Vice President