

INVITATION FOR OFFER

The Nainital Bank Ltd. invites proposals / offers in two bid system from owners / Builders / Developers having clear and marketable titles over land and built-up property, having carpet area of 8,000-10,000 Sq. ft. for purchasing premises for opening Office in the following areas in **Ghaziabad/Noida /Greater Noida**.

Location of premises should be within 500mtrs to 1 km(approx.) from nearest metro station.

Offers in two sealed envelopes in conformity with two-bid system should contain the following details.

Envelop 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, car parking facility, distance from railway station. No indication as to price aspect be given in "Technical Bid."

Envelop No. (2) Marked "Financial Bid" Should contain strictly Financial details viz. Rates per sq. mtr. Sq.ft. on carpet area, details of Municipal taxes and Registry expenses etc. Carpet area (as per IS Code 3861-2002) shall exclude staircase, corridor and passage, porch, shaft and machine rooms for lifts, air-conditioning duct, loft, intermediate pillars / columns, partitions & wall and other obstructions, verandahs, balcony, bathrooms and lavatory etc.

**PAYMENT TERMS**

- a) Payment terms shall be made as per the Bank's rules and 95% payment will be made at the time of sale deed and possession of property.
- b) Any interim payments before execution of sale deed / possession shall be against bank guarantee.
- c) Final payment shall be against possession of property and after obtaining conveyance deed
- d) The defect liability period is one year from the date of possession
- e) During defect liability period, all structural repairs to the building internal / external will need to be borne by the owner at his cost
- f) **Retention Money:** Retention money of minimum 5 percent of the purchase price shall be kept with the Bank for a period of one year to ensure that any defects in the property is rectified by the builder at his own expenses.

No interest shall be paid on the retention money kept for the defect liability period.

Bank Guarantee issued by other Nationalized Bank as retention money for equivalent amount is acceptable.

- g) **Penalty:** Penalty will be imposed on successful bidder in case of delayed handing over of the property after sale deed. The penalty clause will be incorporated in the Sale Deed at the rate, decided by the bank, on the amount paid to the owner

Offers should be valid for a minimum period of 90- days from the last date of submission. No brokerage shall be paid. Both the sealed covers marked as TB & PB super scribing advertisement reference and applicant name & address be put in one sealed cover addressed and submitted to Premises Department, Head office, The Nainital Bank Ltd., seven oaks building Nainital-263001 within 15 days from the day of publication of this advertisement / on or before by 17.00 hrs\*

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.

