

NOTICE INVITING OFFERS FOR PREMISES ON LEASE

JHARKHAND RAJYA GRAMIN BANK

Regional Office, RO-V, Guru Babban

Complex, Babugaon Chowk, Korra, Hazaribag-825303

Jharkhand Rajya Gramin Bank, invites applications from Landlords (PSUs/ Government Departments/ Promoters/ Private Parties) willing to offer RCC building premises for immediate occupation, preferably on ground floor on lease rental basis to the Bank for housing it's under mentioned branch offices preferably in and around the present location of branch in prominent market and business area.

Name of the Branch/Office	Address/Centre	U/SU/Rural	Block/Area	District	Required Carpet Area
Ramgarh	JRGB Ramgarh Branch, Gola Road, Chatti Bazar, Sanjay Market, Ramgarh- 829122	SU	Ramgarh	Ramgarh	1250 Sq Feet & above
Shila	JRGB Shila Branch, Simaria Road, at & po- Shila, Distt-Chatra- 825103	Rural	Simaria	Chatra	1000 Sq feet & above

Premises should have adequate access from main road and must have adequate parking facility for customers as well as bank's staff. Premises in ground floor would be preferred. ***Owners of building under construction or having vacant land and willing to construct as per bank's specification within short time shall also apply.***

Interested owners are requested to submit their offers in two separate sealed envelopes Super scribed "Technical Bid" & "Price Bid" as per Annexure A & B on or before 4.00 PM on 05/04/2025 to "Regional Manager, Regional Office, RO-V, Babugaon Chowk, Korra, Hazaribag - 825303" OR at JRGB Ramgarh Branch OR JRGB Shila Branch. Please enclose the above envelopes in a big envelope Super Scribed "OFFER FOR PREMISES FOR RAMGARH BRANCH/SHILA BRANCH."

a) The minimum criteria for short listing the premises shall be as under:

- The applicants shall be the bona fide owners (s) or power of attorney holders of the premises.
- The applicants shall be an income tax assessee(s) with PAN no and Income tax returns must be up-to date.

- iii) The RCC building should have been constructed as per the sanction/ approved plan of the competent development authority/town planning authority. The building should be well ventilated and maintained.
- iv) The entire area of the Premises offered should be located in Ground floor (preferably) or in ground and first floor in and around existing branch premises within radius of 1 km with parking/movement space for minimum 1 four wheelers and also for at least 10 -15 no's two wheelers would be preferred.
- v) The building should be free from special hazards like fire, water logging, flood, etc.
- vi) Supply of adequate potable water round the clock should be available at the premises. Preferably separate overhead tank fitted with motor pump linked to permanent water source be arranged.
- vii) The landlord should clear all the dues and other statutory obligations of municipality /corporation as well revenue authority
- viii) The occupancy certificate of the premises from the local authority should be available.
- ix) The landlord should be in a position to give vacant possession of the premises within 30 days of our approval and after carrying out necessary changes / alterations as required by the bank.
- x) The adequate power / connected load/ transformer should be arranged by the landlord before occupation.
- xi) Approved Building Plan and Clear location sketch plan to identify the building with land mark should be enclosed.
- xii) Space should be given for placing Bank's name board at entrance/front/sides.
- xiii) Rent to be quoted only for the carpet area offered and not for built up area.
- xiv) Bid will be considered on the total amount quoted in price bid.
- xv) The offer should be valid for a minimum period of 3 months.
- xvi) The period of lease shall be for initial 15 years with minimum one option of renewal for five (5) years in Bank's favour with an increase of rent @15% -25% on every 5 years.
- xvii) The lease deed (on draft format) should be registered with the sub registrar and the cost of registration / stamp duty /expenses will be shared equally.
- xviii) Superior quality flooring as required by Bank and skirting for the entire area and non-slippery tiles/glazed tiles for toilet floors/walls have to be provided.
- xix) Electrical wiring with concealed conduits including light/fan points, switches, DB, panels etc. to be provided.

- xx) Painting of walls to be done with cement putty/POP work, bath room/ toilets with fittings to be constructed as per bank's requirement.
- xxi) UPS/Server room/space to be constructed as per bank's specification.
- xxii) Covered space to be provided for placing DG Set for power backup.
- xxiii) Roof top space approximately 350 Sq Feet is to be provided for installation of V-Set /RF Tower and or Solar Panel for 5 - 10 KVA power generation.
- xxiv) Please note the bids received with changes/amendments in the standard Terms and Conditions are liable to be rejected.
- xxv) If the Bids are submitted by an authorized agent / General Power of Attorney holder, they should be countersigned by the owner or an authority letter specifying clearly the powers and responsibilities of the agent to be enclosed.
- xxvi) Bank reserves the right to accept or reject any or all bids without assigning any reasons.
- xxvii) All pages of the draft agreement shall be signed as a token of acceptance and shall be submitted along with technical bid. Applications without signed agreement copy shall summarily be rejected.

b) Method of final selection:

Final selection of the premises will be based on the combined weighted score (50:50) of Technical Bid(50) and Price Bid(50). Technical bid submitted by the owners will be evaluated based on the following technical measurable parameters. Marks will be awarded after visiting the premises by the Premises selection committee. The parameters are as under;

S/no	Parameters	Max.Marks
1	<u>Location</u> Location shall include factors such as general characteristics/nature of the locality, whether low-lying, Zoning and its suitability for Branch	10
2	<u>Approach Road</u> Approach road shall include width of the road and its accessibility to the premises	10

3	<u>Nature of the Building</u> Nature of the building shall include the design intent of the building and its suitability for Branch. Availability of the space in Ground floor, ceiling height of 10 to 12 feet etc.	10
4	<u>Frontage</u> Frontage shall include space availability for ease of maneuverability for Medium size trucks and also availability of parking spaces etc.	10
5	<u>Otherservices</u> Otherservicesshallincludeavailabilityof	10
	Commercial property, Visibility of Premises, Space for Keeping Generator, Provision of Water etc.	
	Total	50Marks

ii) The real marks secured by the premises both in Technical and Price bids will be converted into percentile (Normalized) with reference to highest score in technical bid and lowest rent submitted in price bid and combined weighted score (50:50) will be derived to determine the highest scoring premises for final selection.

SD -

REGIONAL MANAGER

Date-17.03.2025

ACCEPTED.

SIGNATURE OF THE OWNER(S).

OFFER FOR LEASING PREMISES

Annexure-"A"

Technical Bid

With reference to your advertisement, we here by offer the premises (ready built/under construction/vacant land to construct RCC building as per bank's specification) owned by us for housing your branch / office on lease basis:

General Information:Location:

- (a) Name of the building :
- (b) Door No. :
- (c) Name of the street and locality :
- (d) Name of the city :
- (e) Pin code :

(b) Name of the owner/s

:Address :

Mobile Number :

Phone Number :

Fax :

Email id :

Technical information:

- a) Building-Load bearing _____ Frame structure _____
- b) No. of floors: _____
- c) Building ready for occupation -Yes/No
- d) Independent Building :Yes/No
- e) Ceilingheight–10to12feetheight

(e)Carpet area of the premises being offered to the Bank: _____ Sqft.

(Please enclose the location map and internallay out/sketch plans)Details of area floor wise:

Ground floor: Sft
First floor: Sft

(Preference shall be given to premises where entire area offered is in GF)

Amenitiesavailable:

Electricity power supply –	Yes/No,
If yes,the available power	_____KW
Running water supply–	Yes/No
Whether NOC from the department obtained–	Yes/No
Whether approval for building obtained(Commercial use)	Yes/No
Whether occupation certificate has been received–	Yes/No
Whether direct access is available from the main road–	Yes/No
Whether captive power supply is available–	Yes/No
If yes ,the capacity of generator	_____KW
(AMC of generator should be taken care by the owners).	
Whether lift facilities are available	–Yes/No

(AMC of lift should be taken care by the owners)

Whether exclusive parking facilities available for at least for 1 covered car parking and 10-15 two-wheelers covered parking. : Yes / No

If yes,-covered car parking available : _____Nos.

- Parking available for two wheelers : _____ Nos.

Whether Property Tax paid up to date : Yes/No

If yes, latest tax receipts to be enclosed.

Whether any encumbrance there in the property : Yes/No

We understand that the Bank is entitled to reject the bid without as signing any reason.

SIGNATURE OF THE OWNER(S)

NOTE: *The offerer should not specify any rent in the technical bid and if it is mentioned ,the offer is liable to be rejected.*

PARTII-FINANCIALDETAILS

The Regional Manager,
Jharkhand Rajya Gramin Bank
Korra, Hazaribag-825303

Dear Sir,

Financial details of the premises offered to Bank on lease basis

I/We offer to lease our premises located at _____ (other details of which are given in Part I) at the following rates:

SrNo		Carpet area in sqft	Rate per sqft of carpet area	Total Price/Rent P.m.*Rs
1	Basement			
2	Ground floor			
3	First floor			
4	Second floor			
TOTAL				Rs.

(Pillars, walls, passage, toilets etc. will not form part of carpet area offered for bank's premises) I/We agree to :

- Execute Lease Deed in Bank's standard format;
- Bear all the taxes and cesses related to the premises;
- Bear the cost of execution and registration of Lease Deed;
- Initial period of the premises in favour of Bank for 15 years with one option of 5(Five) Years in Bank's favour with 15/20% increase in rent after every five years;

Do you require loan for construction of premises/building?

Yes/No

If yes, then

Estimated cost of construction :Rs.

Loan amount required :Rs.

Any other terms and conditions (Please specify)

Note: Increase in % required at the end of every 5 years (should be between 15% to 20%)

My/Our offer will be valid for next six months from the date of Offer. Please specify whether the rate is negotiable or not.

Encl: Plan of premises.

Strike out whichever is not applicable.

Place:
Date:

Signature of the Offeror
Name:
Address

Telephone Fax No

