

शाखा कार्यालय के लिए नए परिसर हेतु प्रस्ताव का आमंत्रण

जेआरजी बैंक अपने निम्नलिखित शाखा के लिए नए परिसर हेतु भवन/ भूमि मालिकों से अधिमानतः भूतल या प्रथम तल पर बैंक की आवश्यकतानुसार परिवर्तन/ निर्माण कर किराए पर दिए जाने हेतु सीलबंद प्रस्ताव आमंत्रित करता है।

क्रम संख्या	शाखा का नाम	शहरी/ग्रामीण	क्षेत्र	जिला	वांछित कारपेट एरिया
1	कुमारडूंगी	ग्रामीण	कुमारडूंगी	पश्चिमी सिंहभूम	750-1000 वर्गफुट

प्रस्ताव की शर्तें तथा विहित प्रपत्र इत्यादि हमारे वर्तमान **कुमारडूंगी** शाखा एवं क्षेत्रीय कार्यालय से प्राप्त किए जा सकते हैं। यह सूचना, प्रस्ताव की शर्तें तथा विहित प्रपत्र हमारे **website - www.jrgbank.in** पर भी उपलब्ध है।

इक्षुक भवन/ भूमि मालिक विहित प्रपत्र पर सीलबंद प्रस्ताव एक बड़े लिफाफे के अंदर दोहरी बोली प्रणाली (अलग अलग लिफाफे में तकनीकी तथा वित्तीय प्रस्ताव) अधोहस्ताक्षरी के कार्यालय में हाथों हाथ या निबंधित डाक द्वारा दिनांक - **29.08.2025** तक हस्तगत करा दें। दिनांक - **29.08.2025** संध्या **4:00** बजे के बाद प्राप्त प्रस्ताव या डाक द्वारा विलंब से प्राप्त प्रस्ताव पर विचार नहीं किया जा सकेगा।

कृपया नोट करें की भूतल (ग्राउंड फ्लोर) पर स्थित प्रस्तावित भवन को वरीयता दी जाएगी एवं किसी भी प्रस्ताव को स्वीकार / अस्वीकार करने का विशेषाधिकार बैंक के सक्षम अधिकारी के पास सुरक्षित है।

दिनांक - 18.08.2025

क्षेत्रीय प्रबंधक
क्षेत्र -II, सिंहभूम

NOTICE INVITING OFFERS FOR PREMISES ON LEASE

JHARKHAND RAJYA GRAMIN BANK
Regional Office, RO-II, ARCHANA TOWER, 2ND FLOOR,
DIMNA ROAD, MANGO, JAMSHEDPUR-831012

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 office preferably in and around the present location of branch in prominent market and business area.

SN	Name of Branch	U/SU/ Rural	Block/Area	District	Required Carpet Area
1	KUMARDUNGI	Rural	KUMARDUNGI	West Singhbhum	750-1000 Sq Feet

The premise should have adequate access from main road and must have adequate parking facility for customers as well as bank's staff. Premise 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 29/08/2025 to "Regional Manager, Regional Office, RO-II, ARCHANA TOWER, 2ND FLOOR, DIMNA ROAD, MANGO, JAMSHEDPUR-831012". Please enclose the above envelopes in a big envelope Super Scribed "OFFER FOR PREMISE FOR BRANCH OFFICE – KUMARDUNGI".

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

- i) The applicants shall be the bonafide owners (s) or power of attorney holders of the premises.
- ii) 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 wheeler 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 withland 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 @10% -20% 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 counter signed 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	10

	and also availability of parking spaces etc	
5	<u>Other services</u> Other services shall include availability of	10
	Commercial property, Visibility of Premises, Space for Keeping Generator, Provision of Water etc	
	Total	50 Marks

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.

ACCEPTED.

SIGNATURE OF THE OWNER(S).

PART I- TECHNICAL DETAILS

The Regional Manager,
Jharkhand Rajya Gramin Bank
Regional Office, Singhbhum (Jamshedpur)
Ward No. 10,
Archana Tower, 2nd Floor
Dimna Road,
Jamshedpur – 831 012

Dear Sir,

Technical details of the premises offered to Bank on lease basis

The details of the premises which I/We offer on lease to the Bank are as under:

1	Name of the owner/s		
2	Share of each owner, if any, Under joint partnership		
3	Location		
	i	Name of the building	
	ii	Number and street	
	iii	Ward /Area	
4	Building		
	i	Type of the building	Residential / Commercial / Industrial/Mixed
	ii	Type of construction	Load bearing / RCC/ Framed structure
	iii	Clear height from floor to ceiling	
	iv	Rentable carpet area offered to the Bank at	
	a)	Basement floor	Sq. Ft
	b)	Ground floor	Sq. Ft
	c)	First floor	Sq. Ft
	TOTAL AREA		Sq. Ft
	v	Specification of construction	
	a)	Floor (vitrified tiles/marble for the floors)	
	b)	Roof	
	c)	Walls	
	d)	Doors & Windows	
	e)	Are MS Grills provided to windows	Yes/No
	f)	Running water facility available	Yes/No
	g)	Sanitary facilities available	Yes/No
	h)	Electrical supply with separate meter available	Yes/No
	i)	Parking facility	Yes/No

5	Whether there is feasibility of having Safe Deposit Vault in R.C.C. as per Bank's requirement. (in terms of load bearing capacity of the building structure)	
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6. I/We are enclosing the site map, copy of the ownership of the property, khatha certificate and latest encumbrance certificate.
7. I/We agree to execute Lease Deed in Bank's standard format. My/our offer will be valid for next six months from the date of offer.
8. We agree that the Bank reserves the right to accept/reject any/all offers without assigning any reason whatsoever.
9. Any other terms and conditions (please specify)

Signature of the Offeror

Place :

Date :

PART II - FINANCIAL DETAILS

The Regional Manager,
Jharkhand Rajya Gramin Bank
Regional Office, Singhbhum (Jamshedpur)
Ward No. 10,
Archana Tower, 2nd Floor
Dimna Road,
Jamshedpur – 831 012

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:

Sr No		Carpet area in sq ft	Rate per sq ft 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;
- To Lease the premises in favour of Bank for Five years with 3 (Three) options of 5 (Five) Years each with 15% increase in rent at each option;

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)

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