

TECHNICAL BID

ANNEXURE 'A'

(To be submitted in separate sealed envelope super scribing 'Technical Bid' for Premises in Knowledge Park 1 Greater Noida as per advertisement)

With reference to your advertisement in the Amar Ujala (Hindi)/ Statesmen(English)/ Other newspapers, I/We hereby offer the premises owned by me/us on lease basis on the following terms and conditions:

1. Location

- (a) Name of the Building : _____
- (b) Address of the Building : _____
- (c) Name of owner(s) : _____
- (d) Address of owner(s) : _____

2. Technical Information

(a) **Building**

- Load Bearing ... : Yes/No
- RCC Framed Structure ... : Yes/No

(b) **Type of Building**

- Commercial ... : Yes/No

(c) **No. of floor(s)**

- (d) Whether building is earthquake resistant : Yes/No

- (f) Whether water proofing treatment has been done on the terrace ... : Yes/No
- If not, When it will be done ... :
-

- 3. Built-up area of the Premises** ... : Sq. Mt.

- 4.** Whether building plan is enclosed ... : Yes/No
- If 'No' reasons for the same and when it will be submitted :
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- 5.** Whether building plans are approved by the Local Authorities. ... : Yes/No

If 'No' reasons for the same and when :
These will be submitted. :
:

6. Whether building is ready for occupation. ... : Yes/No
If 'No' how much time will be required :
for occupation. :
:

7. **Amenities available :**

(i) **Electric Power Supply** ... : Yes/No

(a) Electric load of minimum 20 KW will be provided by the landlord for the exclusive use of the Bank at his cost. Bank will pay actual electricity consumption charges.

(b) Electrical Wiring, Electrical Panel, Earthing etc. will be done by the landlord as per Bank's requirement. Bank will provide electrical fixtures such as fans/tube lights etc.

(ii) **Water Supply** ... : Yes/No

(a) Municipal Water Connection, underground water supply will be provided by the landlord at his cost.

(iii) Whether N.O.C. from the local authorities : Yes/No
Obtained. :
If 'No' in how much time it will be obtained :

(iv) Whether landlord is ready to carry out : Yes/No
additions/alterations, new constructions as
per Bank's requirement (as per enclosed
Specification in Annexure – I)

8. Whether the premises is located in commercial, commercial pockets in industrial/ institutional area and specified pockets for commercial use within the residential Sector strictly earmarked for that activity in the development plan, regulation and provisions of the Act by Authorities. Yes/No

Date :

SIGNATURE OF OWNER(S)
CONTACT NO. (S)

ANNEXURE '1'

GENERAL SPECIFICATIONS FOR CONSTRUCTION/ADDITION/ ALTERATION OF THE BRANCH BUILDING FOR STATE BANK OF INDIA.

1. Floor slab to be suitably and adequately strengthened to take the load of cash bins, locker safes, cash safe and gold safe etc.
2. All external walls should be at least of 9" thickness in brick masonry, duly plastered, on both side.
3. All openings/windows to have glazed lockable shutters along with M.S. Grill made with 12mm sq. bars placed at 3" c/c both ways.
4. Flooring to be of Glazed Vitrified Tiles (size 600 mm x 600mm) of a reputed manufacturer. (KAJARIA/NITCO/MARBITO/JOHNSON) and shade (in combination of two shades) approved by bank.
5. Provision of Gents Toilet (three Urinals, one European W.C. , two oval- shaped Washbasins over granite stone cladded slab/counter and other modern sanitary fittings and accessories), Ladies Toilet (one European W.C., one washbasin and other modern sanitary fittings and accessories), Guard Toilet (one Urinals, one European W.C., one Washbasin over granite stone cladded slab/counter and other modern sanitary fittings and accessories), and Toilet attached with B.M. Cabin (one European W.C., one Washbasin and other modern sanitary fittings and accessories.)
6. Provision of Ceramic Tiles (size 12" x 18") with highlighter on walls (up to a height of 7') and Ceramic Tiles (size 12"x12") on floor in all Toilets.
7. Structural adequacy of the building to be ensured by the Landlord/ Owner. Structural Safety Certificate is to be submitted by the Landlord through his/her licensed Architect before handing over possession of the premises to the bank.
8. Round the clock adequate Water supply through Underground /Overhead Water Tank storage with water boosting and pumping arrangements to be provided by the Landlord/ Owner.
9. Sewer Connection/Septic Tank of adequate capacity to be provided in the building.

Contd. 2

10. Plinth level of the building to be preferably '2' above centre of present road level to prevent any ingress of rain / flood water in the premises of the Bank.
11. Teak Wood Doors and Windows to be provided in the building with Openable Glazed Teak Wood panels and Outer Wire Mesh Shutters for Windows.
12. Walls /Ceiling to be painted with 2 coats of Emulsion Plastic Paint of a reputed manufacturer Asian / Berger/ Nerolac of approved shade after applying a coat of POP.
13. Collapsible Grill Door to be provided at the Cash Safe Room and Locker Room. (For other than RCC strong room for lockers)
14. Rolling Shutter, Collapsible Grill to be provided at the Main Entrance Door.
15. The front elevation and all external surfaces of the walls of the building to be painted with APEX-ULTIMA.
16. Sanitary fitting of first quality and reputed manufacturer such as PARKO/ZIM/JAQUAR/HINDWARE should be provided in all the toilets.
17. A ramp of around 3' width at the main entrance to be provided along with SS railing in addition to steps at the main entrance. Steps of main entrance to be provided with polished granite stone of approved shade.
18. Parking space and inner pathways to be provided with concrete paver tiles of approved shade in required design.
19. Proper building plan showing various dimensions, side elevations, proposed designing, parapet wall, sunshades, porch etc. to be submitted by the Landlord/Owner to the Bank. Landlord will engage the services of a qualified licensed Architect for the entire work proposed to be done for the Bank. Landlord will engage the service of a Bank's appointed Empanelled Architect at their cost/ expenditure for the entire work of the design, planning construction and approval of Locker Room by Bank respectively proposed to be done by the Landlord for the Bank.
20. Boundary Wall with brick 9" work, iron railing, barbed wire /concertina fencing and iron gate to be provided around the building offered to the bank.

: -3- :

21. Granite/Marble stone to be provided on the steps and main entrance area.
22. Construction of Locker Room of required size to be done with construction of 12" RCC walls, floor and roof with ready mix concrete 1:1:5:3 with 12 mm dia TMT bars placed at 150 mm centre to centre both ways and on both faces. In case of an existing building the roof of Strong Room is to be fortified with 20 mm solid square bars placed at 75mm centre to centre in both ways welded together in MS angle frame of size 75x75x6mm. Construction work of the Locker Room to be got done by the Landlord at their cost / expenditure under continuous supervision of Bank's Empanelled Architect.
23. Construction of Toilets, Stationary Room, Record Room, Pantry and Cash Safe Room etc. to be done with brick walls as per Layout Plan approved by the Bank.
24. Brick -bat Coba Waterproofing Treatment to be done on the roof the building as per the instructions of the Bank.

I undertake to provide the building to the Bank in accordance with the above Specifications and as per requirements of the Bank.

SIGNATURE OF LANDLORD/OWNER(S)

CONTACT NO. (S)

PRICE BID

ANNEXURE 'B'

(To be submitted in separate sealed envelop super scribing' Price Bid' for Premises in Knowledge Park 1 Greater Noida as per advertisement)

With reference to your advertisement in the **Amar Ujala (Hindi)/ Statesmen(English)** Other newspapers, I/We hereby offer the premises owned by me/us on lease basis on the following terms and conditions:

General Information:

1. Location

- (a) Name of the Building
- (b) Address of Building
- (c) Name of owner(s)
- (d) Address of owner(s)

2. Floor area of the building (To be worked out as under)

Total built-up area of premises : Sq. Mt. -(X)

3. Rent :

Rent per Sq. Mt. of built-up area : Rs..... - (Y)
(In figures and words)

Total Rent of the building (X) x (Y) : Rs.....
(In figures and words)

4. Period of Lease and Enhancement in rent :

Total period of lease will be 10 years. The rent will be applicable for initial 5 years with an enhancement in rent as under after 5 years.

Enhancement in rent after 5 years : %

Date :

..2..

**SIGNATURE OF OWNER(S)
CONTACT NO. (S)**

-: 2 :-

5. Execution of Lease Deed : The lease deed will be registered for the total period of lease. Stamp duty and Registration charges will be shared on 50:50 basis by the landlord and Bank. Other charges in this connection will be borne by the landlord.

Please note that all taxes including Municipal Taxes/Cess, Service Charges are to be borne by the landlord. GST if applicable shall be borne by the Bank.

Date :

**SIGNATURE OF OWNER(S)
CONTACT NO. (S)**