



INDIAN OVERSEAS BANK

Requires PREMISES for its branch at

SECTOR 45, CHANDIGARH

Requires commercial building with a carpet area of around 1300 - 1600 sq.ft. for Branch. Preferably in the ground floor with parking facility at above centres on rental basis.

Interested parties may collect the format from respective Branch or Regional Office during business hours or log in to bank's website: www.iob.in for details and application formats. The offer formats to be downloaded, completed and forwarded to us along with necessary enclosures, if any, to the following address on or before 20.10.2017 by 5.00 PM.

THE ASSISTANT GENERAL MANAGER

Indian Overseas Bank, Regional Office

1st Floor, SCO 11, Sector 7 C, Chandigarh-160019, Tel. No. 0172-2795842/2795613

Bank reserves right to reject any/all offers without assigning any reasons



इंडियन ओवरसीज बैंक

इसकी शाखा के लिए परिसर चाहिए

सैक्टर 45, चण्डीगढ़

किराया आधार पर उपरोक्त केंद्र में पार्किंग सुविधा सहित भू-तल में अधिमानित लगभग 1300 - 1600 वर्ग फुट के कार्पेट क्षेत्र सहित व्यवसायिक इमारत चाहिए। इच्छुक पार्टियां विवरणों व आवेदन प्रारूपों के लिए कार्य समय दौरान संबंधित शाखा या क्षेत्रीय कार्यालय से प्रारूप प्राप्त कर सकती है या बैंक की वेबसाइट www.iob.in पर लॉगइन करें। डाउनलोड किए जाने वाले प्रस्ताव प्रारूप, सम्पूर्ण करके अनिवार्य संलग्न करें, यदि कोई हो, के साथ 20.10.2017 को या पूर्व सायं 5.00 बजे तक निम्नलिखित पते पर हमें भेजें।

सहायक महाप्रबंधक

इंडियन ओवरसीज बैंक, क्षेत्रीय कार्यालय

प्रथमतल, एससीओ 11, सैक्टर-7सी, चण्डीगढ़-160019, टैली.न. 0172-2795842 / 2795613

बैंक बिना कोई कारण बताए किसी/समी प्रस्तावों को रद्द करने के अधिकार आरक्षित रखता है।

INDIAN OVERSEAS BANK
Regional Office, Chandigarh.
1st floor, SCO 11, Sector 7 C,
Chandigarh - 160019
Tel. No. 0172-2795842/2795613 Fax. 0172-2295966
Website : www.iob.in

**WANTED PREMISES ON LEASE FOR APPROX. CARPET AREA OF 1300 SQ. FT. TO 1600
SQ.FT IN GROUND FLOOR AT**

1. Chandigarh Sector 45

IOB invites offer for suitable commercial premises on long term lease basis, for our captioned Branche. Interested Owners / Power of Attorney holders of premises with proper front entry to the premises and with all facilities including power and parking, may download the Technical Bid and Price Bid formats www.iob.in and submit their offers in *TWO separate* sealed covers super-scribing the name of the area indicating either “*Technical Bid*” and “*Price Bid*” on or **before 20.10..2017 @ 5:00 PM.**

The response from the real estate agents and brokers will not be entertained and no brokerage or commission will be paid.

Application not submitted in the prescribed format will be rejected. Separate offers should be submitted for two or more offers by the same person. The filled in tenders, signed by the authorized signatory, shall be submitted to the Asst. General Manager, Indian Overseas Bank, Regional Office, Chandigarh, 1st floor, SCO 11, Sector 7C Chandigarh -160019 (Ph.0172-2795842/2795613) in separate sealed covers super-scribing the name of the area, indicating either *Technical Bid* (Part-A) or *Price Bid* (Part-B), on top of cover on or before **20.10.2017 by 5.00 P.M. .**

The Price Bid (Part B) would be opened after shortlisting of Offers based on Part-A Technical Bid. Part-B would be opened only for those shortlisted offers, on a future date and will be intimated to the shortlisted bidders.

Bank will shortlist the offers based on information provided in Part - A tender in accordance with Bank’s requirement, viz., locality of the proposed site, area of the premises offered, accessibility from main road, parking space provided, amenities & other infrastructure provided (like back up DG set etc) and other essential requirements spelt out in Part - A. Banks decision on selection of the prospective offer is final.

Asst. General Manager

Part - A

(Technical Bid)



INDIAN OVERSEAS BANK
Regional Office, Chandigarh.
1st floor, SCO 11, Sector 7 C,
Chandigarh - 160019
Tel. No. 0172-2795842/2795613 Fax. 0172-2295966
Website : www.iob.in

1. Please fill in all particulars in the space provided in the application form.
2. All particulars furnished should be supported by documentary evidence
Attach separate sheets where ever necessary.
3. All necessary drawings of the building offered for lease, including approved plans, planning permit etc. shall be submitted and your certificate confirming that you have constructed the building (offered) as per the approval of local body / statutory authority.
4. Please affix your seal and signature (authorised signatory) on all pages of the application form.
5. Separate offers should be submitted for two or more offers by the same person. The Format is to be filled up, signed by the authorised signatory and submitted to the Asst. General Manager, Indian Overseas Bank, Regional Office, Chandigarh Regional Office, Chandigarh, 1st floor, SCO 11, Sector 7 C, Chandigarh – 160019, Tel. No. 0172-2795842/2795613 Fax. 0172-2295966 in separate sealed covers super scribing the name of the area, indicating either Technical Bid (Part-A) or Price Bid (Part-B), on top of cover on or before 20.10.2017 by 5.00 P.M. The Price Bid (Part B) would be opened after shortlisting of Offers based on Part-A Technical Bid. Part-B would be opened only for those shortlisted offers, on a future date and will be intimated to the shortlisted bidders.

**SIGNATURE OF
AUTHORISED SIGNATORY**

Indian Overseas Bank

6. Bank will shortlist the offers based on the minimum criteria information provided in Part - A tender viz.,:
- ⌚ Acceptance to quote rent based on carpet area only.
 - ⌚ Locality of the proposed site
 - ⌚ Area of the premises offered
 - ⌚ Accessibility from main road
 - ⌚ Parking space provided
 - ⌚ Amenities and other infrastructure provided (like running water supply, adequate KW power load byway of 3 phase electricity supply with independent EB meter etc.)
 - ⌚ Bidders acceptance to all Bank's terms and conditions.
 - ⌚ Other essential requirements spelt out in Part - A tender.
7. Banks decision on selection of prospective offer is final.

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1	Name and address of the owner(s)	:
2	Name of the Power of Attorney Holder, in case of multiple owners.	:
3	Share of each owner, if any under joint ownership	:
4	Contact Person(s):	
a	Name	:
b	Phone Number(s)	:
c	Mobile Number(s)	:
d	Fax	:
e	email	:
5	Details of Premises offered to Bank:	
a	Location and Address	:

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b	Distance from main road / cross road	:	
c	Whether there is direct access to the premises from the main road.	:	
6	Building:		
a	Year of Construction	:	
b	Specify type of building (Residential / Commercial / Industrial). In case of residential then NOC from competent authorities obtained or not?	:	
c	Specify type of construction (Load bearing / RCC Framed structure)	:	
d	Clear floor height (from top of floor to bottom of ceiling)		_____ ft
e	Clear floor height (from top of floor to bottom of intermediate beams)		_____ ft
7	Area Details (in sq.ft.):		
a	Built Up Area	:	y
	Less:	:	
b	Toilet / Sanitary area	(-):	
c	Wall & Column area	(-):	
d	Staircase area, if any	(-):	
e	Portico area, if any	(-):	
f	Any other area not considered in carpet area	(-):	
g	Carpet Area, (7a-7b-7c-7d-7e-7f)	:	
8	Break Up of Carpet Area Offered, floor wise:		

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a	Basement	:
b	Ground Floor	:
c	First Floor	:
d	Others, if any	:
e	Total Area (8a+8b+8c+8d)	:
9	Specification of construction:	
a	Floor [mosaic / ceramic tiles / vitrified tiles, others (specify)]	:
b	Roof [RCC / Others (specify)]	:
c	Walls [brick work, hollow blocks / others (specify)]	:
d	Whether MS Grills provided to the windows? (YES / NO)	:
10	Whether running water facility available? (YES / NO)	:
11	Whether adequate sanitary facilities available for each sex, separately? (YES / NO)	:
12	Whether adequate KW power load by way of 3-phase electricity supply available with separate EB meter? (YES / NO)	:
a	If reply to point (12) above is YES, then please specify the value of EB sanctioned 3 phase load available at the premises.	:
13	Whether Strong Room (as per RBI specifications) is available? (YES / NO)	:
a	If reply to point 13 is NO, then Strong Room is to be constructed at Landlord's cost. Please offer your concurrence.	:

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14	Whether exclusive parking : facility available with the premises? (YES / NO)	
a	Number of Two Wheeler : parking	
b	Number of Four Wheeler : parking	
15	Please confirm the following (Specify YES or NO)	
a	The tender (both Part A and : Part B) has been signed on all pages only by the authorized signatory.	
b	The offer submitted by you is : valid for SIX months from the date of opening of Price Bid	
c	Price for sale / Rent for lease : quoted shall be on carpet area only and signed only by premises Owner / Power of Attorney Holder only. NOTE: Please note that you have to indicate your confirmation YES or NO only. Rates should not be mentioned here or any where in Part A.	
d	Agree to bear 50 % of the : cost of execution and registration of Lease Deed.	
e	Agree to execute the Lease : Deed agreement in Bank's standard format.	
f	Have submitted a copy of the : approved plan (conforming to which the building has been constructed) along with this application.	

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g	Have submitted the Price Bid in a separate sealed cover.	:
h	Agree to rectify any defects in the building, if Bank agrees to take the premises on lease.	:
I	Have quoted the rent, considering all Bank's terms and conditions, per sq.ft of carpet area only.	:
j	The premises is free of any litigation or dispute.	:
k	Whether the owner, Power of Attorney holder has the powers to lease / sub-lease the premises?	
l	Whether Rent Control Act is applicable for the premises / Building?	
17.	Other infrastructure provided (viz., air-conditioning, back up DG etc.- please specify)	
18.	Any other terms and conditions (Please specify). (a) Additional financial bearing:	:

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	(b) Non- Financial bearing:	:
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Place :

Date :

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Part - B

(Financial Bid)



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Chandigarh – 16001

Tel. No. 0172-2795842/2795613 Fax. 0172-2295966

Website : www.iob.in

Name and address of the owner:

Type of Offer : on lease

Full address of premises :

ON LEASE TERMS:

Rent (per sq. ft. on carpet area only)

DETAILS		BASIC RENT	CHARGES FOR AMENITIES	TAXES / CESS	PARKING CHARGES	ANY OTHER CHARGES	TOTAL PER MONTH
AREA (CARPET ONLY)	BASEMENT						
	GROUND						
	FIRST						
	OTHERS (if any)						
TOTAL OUTGO PER MONTH							

Please note that the rate quoted is inclusive of all taxes, cess, parking charges, etc., per sq. ft. of carpet area calculated as per point 7(g) of Part A. Period of lease (certain period): 15 years from the date of handing over of vacant & occupyable position.

Increase in rent (certain percentage): 15 % after every 5 years. All taxes/Maintenance to be borne by the landlord. No rental advance will be given to landlord.

Place & Date

Signature of authorized signator

