INDIAN OVERSEAS BANK
Regional Office,Coimbatore
11/952 Cross cut Road
Coimbatore 641012
Tel. No.0422-2497171
Website : www.iob.in

Commercial Space for Bank

IOB invites offer for suitable premises on long term lease basis, for an approximate carpet area up to maximum of 1800 sq.ft for **opening of new branches at Pooluvapatti (Tiruppur), Sirumugai (Coimbatore), Vinayagapuram (Coimbatore), Veerakeralam (Coimbatore) and Gudimangalam Four road (Tiruppur)**. Interested Owners / Power of Attorney holders of premises in and around the locality, with proper front entry to the premises and with all facilities including power and parking, may collect the Technical Bid and Price Bid formats from **IOB – Regional Office-Coimbatore at above address** during office hours on or before **01.06.2023 @ 16:00 hrs** and submit their offers in ***TWO separate*** sealed covers super- scribed "***Technical Bid***" and "***Price Bid***"**.** Tender forms can also be downloaded from the website www.iob.in .

Priority would be given to the premises belonging to Public Sector Units/Government department. 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 Chief Regional Manager, Indian Overseas Bank, Regional Office, Coimbatore, 11/952 Cross Cut Road (Ph. 0422-2497171), **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 **15.06.2023 by 11:00 Hrs**.

The technical bid (Part A) will be opened on the same day

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

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 lift, back up DG set etc) and other essential requirements spelt out in Part - A. Banks decision on selection of the prospective offer will be final. The bank reserves the right to accept or reject any offer without assigning any reason whatsoever.

Chief Regional Manager

Part – A

(Technical Bid)

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Application No. _____

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 (authorized signatory) on all pages of the application form.*

Separate offers should be submitted for two or more offers by the same person**. The Format is to be filled up, signed by the authorized signatory and submitted to the Assistant General Manager, Indian Overseas Bank Regional Office Coimbatore, 11/952, Cross cut Road, Coimbatore 641012 (Ph.* **0422 2497171)), 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 **15.06.2023 11.00 Hrs**. The Price Bid (Part B) would be opened after short listing 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 at a later date.*

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NAME OF AUTHORISED SIGNATORY

5. *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.*
6. *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)*	:
b.1	*In case of residential then NOC from competent authorities obtained or not?*	
b.2	*Whether occupancy certificate available? (Yes/No)*	
b.3	*Date of occupancy certificate (Copy of occupancy certificate to be enclosed)*	
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*	:
	Less:	:
b	*Toilet / Sanitary area*	(-):

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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:***	
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)*	:
e	*Whether rolling shutters & collapsible Gate for the main entrance available (yes/no)*	
F	*If reply to point no.9 (e) is NO then rolling Shutters and collapsible gate for the main entrance is to be provided at Landlord's cost.*	
g	*Whether separate partition for ATM*	

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	Available? (Yes/No)	
h	*If reply to point no.9(g) is NO then separate partition Wall for ATM Room is to be constructed at Landlord's cost.*	
i	*Whether society/builder's permission available for installation of a separate RF Tower (1 ft x10" Ht. Foundation plus 6 meter Iron Pole above it) approx weight 100 Kgs. on the terrace of the building.*	
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.*	:
14	*Whether exclusive/free parking facility available with the premises? (YES / NO) (minimum of 2 four wheeler and 10 Two wheeler parking preferred on exclusive/free basis)*	:
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*	:

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	Price Bid	
c	*Rent 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.*	:
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?*	

NAME OF AUTHORISED SIGNATORY

16	*Enhancement in rent expected after the end of the original lease period of ---------- years.* *Quote in percentage only for a maximum of 15%.*	For---------- years @----------% hike. (Only percentage and amount should not be filled up)
17	*Any other terms and conditions (Please specify).* *(a) Additional financial bearing:*	
	(b) Non- Financial bearing:	
18	*Other infrastructure provided (viz., air-conditioning, back up DG etc. - please specify).*	

Place :

Date:

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Part – B

(Financial Bid)

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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)

Sl No.	Rent per sq.ft. of Carpet Area, per month	Carpet Area as per point 7(g) of Part(A)	Total Rent(Payable 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, conforming to IBA guidelines.

Place:

Date:

Signature of the Authorized Signatory