

INVITATION FOR OFFER OF PREMISES

THE NAINITAL BANK LIMITED invites proposals/offers for new premises in two bid systems from Owner/ Builders/Developers having clear and marketable titles over land and built-up property, having carpet area of **1000-1200 sq. ft.** for **shifting of Bank's** Bulandshahar-Uttar Pradesh branch and **opening of new branch** premises at Rajnagar Extension- Ghaziabad and Manesar-Haryana location on lease/rental basis in the following area are as under: -

S. No.	Branch	Preferred Location	Carpet Area Sq. ft. (approx.)
1.	Bulandshahar, Uttar Pradesh	Main Market	1000-1200
2.	Rajnagar Extension, Ghaziabad	Main Market	1000-1200
3.	Manesar, Haryana	Main Market	1000-1200

Location of premises should be within radius of 2-3 k.m. (approx.) from nearest bus/metro station and should be situated in commercial place.

Some of the terms and conditions, which an Offerer /Applicant should ensure while applying for the proposed premises:

Applicant will be required:

- Offerer/Applicant should have clear and valid title of ownership to the premises proposed to be let out to the Bank and provide proof of ownership along with application.
- NOC for construction of premises under commercial use for opening of Bank's branch from Competent Authority at their own cost at the time of finalization.
- Offerer/Applicant will be required to construct strong room in the premises as per RBI specifications and provide Grill Gate and Shutter at the main entrance, Vitrified floor tiles with 4 inch skirting in the side walls on Bank premises at his own cost.
- Offerer/Applicant will arrange to construct ATM room in the premises as per Bank's specification and provide Shutter at the main entrance of ATM room at his own cost.
- Offerer/Applicant will arrange to construct toilet with vitrified tiles on floor and ceramic tiles on walls, Wash basin etc. exclusively for the use of the Bank Staff and its customers at its own cost and it will have a free entry.
- The premises must be suitable from the point of view of security and have all civic facilities such as adequate sanitary arrangements, Water & Electricity, Natural light & Ventilation.
- The premises should be strong and modern and should provide for natural structural safety from hazards of fire, theft and collapse.
- The premises structure should be strong enough to bear the weight of Strong Room, Strong Room Doors, Cash Safe & Lockers cabinet. RCC construction for Strong Room should be as per RBI approved BIS specifications.
- The Offerer/Applicant of the premises will have to execute Bank's standard lease deed, sharing expenses on 50:50 basis.

- The Offerer/Applicant should bear all the taxes except Water & Electricity charges on actual consumption basis which will be borne by the Bank.
- The Offerer/Applicant will have to provide space for Generator Set, Toilets and Parking Space for vehicles of Bank's customer and staff free of cost.
- Electricity connection of **10-15 KWH** power load with three phase connection will be arranged by the landlord in the name of Bank.
- The Offerer/Applicant will provide a space for installation of WiMAX/V-Sat antenna without extra charges at the roof top as well as space for ATM without any extra cost.
- The tenancy will commence from the date of possession of the premises by the Bank, duly completed in all respects, as per its requirement and satisfaction.

Offers in two sealed envelopes in conformity with Two-Bid System should contain the following details.

ENVELOPE NO. (1) Marked "TECHNICAL BID": should contain full Technical details viz. location of premises with detailed address, plan drawn to scale with completion/occupation certificate, carpet area of each portion to be acquired, specification of internal finishes, amenities, vehicle parking facility, distance from nearest bus/railway station along-with proof of ownership. **NO indication as to price aspect is given in "Technical Bid"**.

ENVELOPE NO. (2) Marked "FINANCIAL BID": should contain strictly financial details viz. rates per sq. ft. on carpet area. Carpet area shall be internal finished wall to wall area measurements including all internal partitions, Walls, Columns, Door Jams, Balconies, Bathrooms, Lavatories and Kitchen and Pantry but *excluding Shafts/Ducts, Stilt, Covered/open parking spaces, Lifts, Staircase, Lobbies, Open terraces, Pump Room, Flower Bed, Loft portion, Watchmen/s Chowky, Storage Tanks, Chajja, Canopies, Worship Places* etc. The Builders or landlords should strictly quote as per the above carpet area definition.

ENVELOPE NO. (3) both these duly sealed envelope marked as "TECHNICAL BID" & "FINANCIAL BID" be put in the third envelope super-scribing **"OFFERS FOR PREMISES LOCATED AT – _____"** **and it should** also bear the Applicant Name, Address with Contact No. of the Offerer/Applicant on all the **three envelopes** and addressed to **"The Head (Premises), The Nainital Bank Limited, Head Office: Seven Oaks, Mallital, Nainital. Distt. Nainital, Uttarakhand. Pin – 263001"** within 14 days from the day of publication of this advertisement/**on or before 03.10.2025 by 05:00 P.M.**

Any decision taken by Bank at any point of time in connection with this process shall be final and conclusive and no claim or dispute from any quarter in that regard shall be entertained.

Date: 20.09.2025

Head Premises

