



Date: 19.09.2025

**INVITATION FOR OFFER- PREMISES REQUIRED FOR OUR
AGRA ROAD BRANCH IN ALIGARH DISTRICT.**

UTTAR PRADESH GRAMIN BANK, REGIONAL OFFICE ALIGARH INVITES PROPOSALS IN TWO BID SYSTEM FROM OWNERS FOR **ALTERNATE PREMISES OF OUR AGRA ROAD BRANCH** HAVING CLEAR AND MARKETABLE TITLES OVER LAND AND BUILT-UP PROPERTY, HAVING CARPET AREA OF **2000 SQ. FEET** FOR SHIFTING OF A BRANCH ON LEASE BASIS IN **AGRA ROAD, NEAR SASNI GATE CHAURAH, ALIGARH, 202001.**

Preference shall be given to offers from **Public Sector Units/ Bank's/ Undertakings and Government Departments.**

Location of premises should be within 02-03 KM from the current premises of Agra Road Branch, Sasni Gate Chauraha, Aligarh, 202001. Branch Premises should consist of 01 hall and 02 rooms and two toilets (Gents & Ladies). Branch Premises should be ready for possession within a period of 06 months from the date of advertisement.

All premises owners note that for alternate electricity arrangement roof top solar, bank's connectivity (RF), VSAT separate place should be provided on the roof top by the owner and also for keeping the generator outside the premises separate place should be provided and no any rent would be given for the same.

Offer in two sealed envelopes in conformity with two- bid system should contain the following details.

Envelop 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, car parking facility, distance from bus station. No indication as to price aspect be given in "Technical Bid".

Envelop No. (2)- Marked "**Financial Bid**":- Should contain strictly Financial details viz. Rates per sq. ft. on carpet area, details of municipal taxes and lease expenses etc. Carpet area (as per IS CODE 2861-2002) shall exclude staircase, corridor and passage, porch, air conditioning duct, loft, built-in wardrobes & shelf, intermediate pillars/ columns, partitions & wall and other obstructions, verandahs, balcony, bathrooms and lavatory etc.



क्षेत्रीय कार्यालय : निरंजन प्रिय धाम, सेंटर पॉइंट, समद रोड, अलीगढ़- 202001
Regional Office: Niranjana Priya Dham, Centre Point, Samad Road, Aligarh, 202001
email- ho@barodauprrb.co.in



उत्तर प्रदेश ग्रामीण बैंक
Uttar Pradesh Gramin Bank
(सरकार के स्वामित्वधीन अनुसूचित बैंक)
(Scheduled Bank owned by Government)

Offers should be valid for minimum period of 120 days from the last date of submission. No brokerage shall be paid. Both the sealed covers marked as TB & FB superscribing advertisement reference and applicant name & address be put in one sealed cover addressed and submitted to The Regional Manager, Regional Office, Uttar Pradesh Gramin Bank, Niranjana Priya Dham, Centre Point, Aligarh, 202001 within 30 days of publication of this advertisement or on/before **28.10.2025 by 04.00 PM**.

Any decision taken by the 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.

Regional Head
Region: Aligarh



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ANNEXURE-III

SUGGESTED FORMAT FOR TECHNICAL BID

1	Name of Owner	
2	Telephone No. / Mobile No.	
3	Complete Address of Site / Premises Offered	
4	Copy of ownership proof (attach copy)	
5	Floor offered with details of Carpet area. Quote to be in Carpet area and not any other area	
6	Year of construction	
7	Whether said property has Municipal Approval for commercial use. (Attach Copy)	
8	Details of sanctioned plan (Copy to be furnished on demand)	
9	Details of completion / occupation certificate (Copy to be furnished on demand)	
10	Whether the colony is finally approved by Govt. (Submit the proof)	
11	Specifications of Internal Finishes	
12	Amenities	
13	Electrical Load	
14	Water Supply Connection	
15	Type of Structure – RCC / Load Bearing	
16	Parking availability	
17	V-SAT Antenna Space	
18	Distance from Railway / Station etc.	

CARE:

- No indication as to price aspect be given in Technical Bid.
- Technical bid and Financial bid are to be submitted in separate sealed covers marked as TB & FB superscribing advertisement reference, name of the applicant and address of the applicant.
- Both the sealed covers (TB & FB) be put in one sealed cover marked as offer for premises at _____.



ANNEXURE-IV

SUGGESTED FORMAT FOR FINANCIAL BID

1.	Full Name of Owner	
2.	Location of Premises	
3.	Rental rate per sq.ft. of Carpet area. Quote to be in carpet area only and not any other area. (Only Ground floor premises to be offered) per sq.ft. per month (inclusive of taxes)	
4.	Municipal Taxes. To be borne by landlord invariably	
5.	Taxes including revision in future To be borne by Landlord invariably. Please note that Municipal taxes / cess/ services to be borne by Landlord. Service charges like Society charges, maintenance charges to be borne by the Bank.	
6.	Other charges like Society Charges / Maintenance charges / Charges for Amenities (Please quantify)	
7.	Goods & Service Tax (GST) on rent (to be borne by whom)	
8.	Period of Lease	
9.	Desired enhancement in rent	
10.	Cost of execution of Lease Deed to be shared in proportion	50:50
11.	Interest free rent advance required, if any	
12.	Loan amount required for construction / renovation of premises. If any	
13.	Any other condition, If any.	

