

Ref: UPGB/ROEtah/P&E/729/2025-26

Dt. 19.11.2025

ADVERTISEMENT FOR RENTED PREMISES REQUIREMENT FOR UTTAR PRADESH GRAMIN BANK, BRANCH: JALESAR CITY (DISTT: ETAH)

UTTAR PRADESH GRAMIN BANK REGIONAL OFFICE ETAH invites proposals / offers in two bid system from owners / Builders / Developers having clear and marketable titles over land and built-up property, having carpet area of **minimum 1200 sq ft and maximum 1500 sq ft.** for acquiring premises for shifting of a Branch on lease/rental basis in Jalesar City (Distt: Etah). Preference shall be given to offers from Public Sector Units / Bank's / Undertakings and Government Departments.

Location of premises should be within 1.2 km from nearest railway/ bus station. The premises shall be ready for occupation or likely to be ready for occupation within a period of 3-6 months Offers 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 railway 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.mtr. Sq.ft. on carpet area, details of Municipal taxes etc. Carpet area (as per IS Code 3861-2002) shall exclude staircase, corridor and passage, porch, shaft and machine rooms for lifts, air-conditioning duct, loft, built-in wardrobes & shelf, intermediate pillars / columns, partitions & wall and other obstructions, verandahs, balcony, bathrooms and lavatory etc.
- Offers should be valid for a minimum period of 120 days from the last date of submission. No brokerage shall be paid. Both the sealed covers marked as TB & PB super scribbling advertisement reference and applicant name & address be put in one sealed cover addressed and submitted to **The Regional Manager, Regional Office, 12/04, Near Bada Kali Mandir, Thandi Sadak, Etah (PIN: 207001), Mob: 8173900396, on or before 12th December 2025 by 05:00 p.m.**

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- Offerors will compulsorily provide space on the building roof for installing roof top solar and bank connectivity such as RF & V-sat and space will also be provided for installing generator and parking outside the office premises for which no separate rent will be payable. Minimum One Cash Room and One record room as per bank requirement and two washroom are essential.

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.



REGIONAL MANAGER
REGIONAL OFFICE ETAH
SS

क्षेत्रीय कार्यालय: 12/04, बड़े काली मंदिर के पास, कल्याण मार्ग (ठंडी सड़क) एटा - 207001

Regional Office: 12/04, Near Bada Kali Mandir, Kalyan Marg (Thandi Sadak), Etah - 207001,

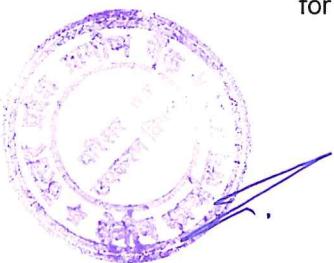
E-mail: ans.roetah@aryavartbank-rrb.com

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 and generator space availability	
17	V-SAT, RF, Solar Space on roof	
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 super scribbling 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 **JALESHAR CITY, Distt: Etah.**



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 incarpet 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	By landlord
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 / Maintenancecharges / Charges for Amenities (Please quantify)	
7.	Goods & Service Tax (GST) on rent (to be borne by whom)	
8.	Period of Lease	10 years
9.	Desired enhancement in rent	10% in five years
10.	Cost of execution of Lease Deed to be shared inproportion	50:50
11.	Interest free rent advance required, if any	
12.	Loan amount required for construction / renovationof premises. If any	
13.	Any other condition, If any.	

