



उत्तर प्रदेश ग्रामीण बैंक UTTAR PRADESH GRAMIN BANK

(सरकार के स्वामित्वाधीन अनुसूचित बैंक)
(Scheduled Bank Owned by Government)

UPGB/ROJHS/PE/02/2025-26

Date:19.11.2025

Tender invitation for New Premises required for Regional Office Jhansi & Branch - Gwalior Road Jhansi
ADDRESS OF REGIONAL OFFICE : 803/B-1 Gwalior Road Jhansi (U P) 284003

INVITATION FOR OFFER

Uttar Pradesh Gramin Bank Regional Office 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 maximum 3500 Sqft (+/- 20%) for acquiring premises for shifting of our Regional Office, Jhansi & land and built-up property, having carpet area of maximum 2000 Sqft (+/- 20%) for acquiring premises for shifting of Branch Gwalior Road, Jhansi with all facilities including minimum three toilets (1 Separate for Women) in the following areas in order of preference :

Location for Regional Office – Any where in Jhansi within Municipal Corporation

Location for Branch : Gwalior Road, Jhansi – Gwalior Road Jhansi

Preference shall be given to offers from Public Sector Units / Bank's / Undertakings and Government Departments.
Location of premises / flats* should be on main road (Preferences should be given for ground floor). Premises should consist -3 Toilets (One for female, one for male and one for executives), Hall, Rooms. Owner should have to necessarily ensure alternate arrangements for standby supply of electricity, roof top solar and RF,VSAT installation for Bank connectivity on roof top of the premises , and will also have to provide space for Generator installation outside the premises, for which no extra rent will be paid to the Owner. No tender will be accepted without the acceptance of these conditions. Premises should be ready for possession / accommodation within a period of **6 months** from the date of advertisement*.

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 and lease expenses 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 **Technical Bid & Financial Bid superscribing advertisement** reference and applicant name & address be put in one sealed cover, addressed and submitted to The Regional Manager, Uttar Pradesh Gramin Bank, Regional Office, 803/B-1 Gwalior Road Jhansi **within 21 days** from the day of publication of this advertisement / on or before **09-12-2025** by 17:00 hrs.*

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-19.11.2025

Regional Manager



क्षेत्रीय कार्यालय :803/B-1, ग्वालियर रोड , झाँसी, उ. प्र. -284003 / Regional Office:803/B-1, Gwalior Road, Jhansi, U.P. - 284003

email- rmjhs@prathamaupbank.com



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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.....

Date-

Signature-

Name and Address.

Mob No-



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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.	

Date-

Signature-

Name and Address

Mob No-