



उत्तर प्रदेश ग्रामीण बैंक  
UTTAR PRADESH GRAMIN BANK

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

ANNEXURE-II  
INVITATION FOR OFFER

Uttar Pradesh Gramin Bank 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 1500 sq. ft. (+/- 15%)** for **Main Branch** Distt. Pratapgarh acquiring premises for shifting of a Branch on lease basis in the following areas in order of preference:

**(1) Location: Main Branch Pratapgarh, Pratapgarh (Nearby to Branch)**

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

**Location of premises should be within 1000 meter. (approx.) from current premises of Branch.** Premises should consist 2 room (1 strong room, 1 stationery room) Hall, 2 Separate Toilets for Male and Female Staff. Premises should be ready for possession/accommodation within a period of 6 months from the date of advertisement. Offers in sealed envelopes in conformity with single-bid system should contain the following details.

A place should be provided by the landlord on the roof for solar system with panel (as an alternative to electricity setup) and a place for RF, VSAT and tower for bank connectivity. In to above, a place should also be provided by the landlord outside branch premises for generator set and parking. Basic facilities i.e. water supply in the premises should also be provided invariably by the premise owner.

No additional rent will be paid for solar connectivity, Generator system, Solar panel, RF, VSAT and tower for bank. Offer in two sealed envelopes in conformity, with single system should contain the following details

**Technical Bid** should contain details as per annexure-3. **Financial Bid** should contain details as per annexure-4

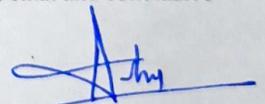
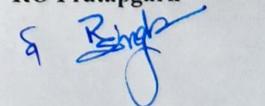
**Envelop (1) Marked Technical Bid** should contain full technical details location of premises with detailed address, plan drawn to scale with completion / occupation certificate, carpet area of each portion. to be acquired, specification of internal finishes, amenities, car parking facility, distance from railway station. No indication as to price aspect to be given in Technical Bid.

**Envelop (2) Marked Financial Bid** should contain details viz. Rates per sq. feet on carpet area, details of Municipal taxes and lease expenses etc. Carpet area (as per IS Code 3861-2A02) 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. The sealed covers marked as Financial Bid super scribing 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, Meera Bhawan Pratapgarh, 230001 on or before 09.02.2026 by 03:00 PM.**

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: 17.01.2026**

  
Regional Manager  
RO Pratapgarh  


### 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.	

