



# उत्तर प्रदेश ग्रामीण बैंक UTTAR PRADESH GRAMIN BANK

(सरकारकेस्वामित्वाधीनअनुसूचितबैंक)  
(Scheduled Bank Owned by Government)

## Premises Required for Branch Sherpur Mustakam, Alipur Chopla

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 850 to 1150 sqft (78.9 to 106.8 sqmtr) for acquiring premises for shifting of a Branch **Sherpur Mustakam** on lease / rental basis in the following areas in order of preference:

- (i) Location 1 - Nearby Current Premises of Branch
- (ii) Location 2 - situated in village Sherpur Mustakam
- (iii) Location 3- Premises in Dhanaura Tahsil

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

Location of premises should be within 2-5 k.m. (approx.) from nearest railway/ bus station. Premises should consist 1 Strong Room, 1 Record Room, Hall, 2 Washroom, Water Tank etc. Premises should be ready for possession / accommodation within a period of 01 months from the date of advertisement. Space at rooftop for installation of Solar, V-SAT antenna/RF Antenna etc. and space outside the premises for Generator installation & Parking should be available without any extra charges.

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 TB & PB super scribing 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, 1st floor Chamunda Complex, Delhi Road , Gajraula - 244235** within 21 days from the day of publication of this advertisement / on or before 25.02.2026 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: 24.02.2026

Place: Alipur Chopla



क्षेत्रीय कार्यालय : प्रथम तल, चामुंडा काम्प्लेक्स, दिल्ली रोड, गजरौला - 244235

Regional Office: 1<sup>ST</sup> floor, chamunda complex, Delhi road, Gajraula - 244235

Phone: 7351532315, email- pe.roalip@upgb.bank.in



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## Proposal for Sherpur Mustakam Branch Bank Premises

### ANNEXURE-I

### 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 APPROVED 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/BUS STOP ETC	

DATE :

PLACE:

SIGNATURE OF OWNER

CARE:

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



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## Proposals for Sherpur Mustakam Branch Bank Premises

### ANNEXURE-II 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	Cost of execution of Lease Deed to be shared in proportion-50:50	
10	Interest free rent advance required, if any	
11	Loan amount required for construction/ renovation of premises, if any	
12	Any other condition, if any	

DATE  
PLACE

SIGNATURE OF THE OWNER



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