



CIN: L65190MH2004GOI148838

IDBI BANK LTD

ATM Premises Required at Almora, Uttarakhand

Bank desires to acquire on long term lease ATM Premises at Almora City, Uttarakhand, preferably on Ground Floor having carpet area of around 100-150 sq. ft. located strategically on the main road having good frontage visibility, adequate power supply in potential commercial cum residential areas. Interested parties owning suitable premises may apply to Regional Head within 12 days.

Shri. Pranav Kumar Mishra
Regional Head & Dy. General Manager
IDBI Bank Limited
Plot No. 1 & 2, Ground Floor,
Block D, Durga City Centre,
Bhotia Parao, Nainital Road,
Haldwani, Pin :263141
Uttarakhand

Proposals received by 6.00 pm on or before **1st April, 2025** will only be accepted. The application should be made as per the "**Instructions / Guidelines for submitting the offer**" Estate Agents offering premises should submit their offers with full details along with authorization letters from landlords. No brokerage will be paid by the Bank. IDBI Bank Ltd. reserves the right to accept or reject any or all the offers without assigning any reasons thereof. Performa and other details can be downloaded from our website **www.idbibank.in** under Notices-Tenders or collected from any of our branches.

Haldwani
March 20th, 2025

Sd/-
Chief General Manager
Lucknow Zone

Offer for the Premises to IDBI Bank for setting up of ATM

A) Technical Bid:

1.	<i>Information about the Offerer</i>	
1.1	Name: Contact Numbers:	
2.	<i>Offer Details:</i>	
2.1	Name of the Land-lord:	
2.2	Premises Address:	
2.3	Whether the said property has Municipal Approvals for commercial activities	
2.4	Year of completion of Building	
2.5	Carpet area offered (Correctness of the same will be established on joint measurement - only of the selected offer)	
2.6	Interest-free deposit (Not exceeding 6 months rent)	
2.7	Lease period	9 Years minimum.
2.8	Termination clause	Lease can be terminated only by IDBI Bank any time during the lease period by giving three months prior notice.
2.9	Increase in monthly compensation	10% after every 3 years OR 15% every 5 years
2.10	Stamp duty & Registration charges to be shared equally	To be Shared Equally
2.11	Whether the Commercial Terms Offered / Quoted is all inclusive of applicable taxes, other outgoings, maintenance Charges, society charges, if any etc.	Yes

3.	<i>Standard requirements for the Premises offered (If not existing, needs to be arranged by landlord at his cost)</i>		<i>Remarks</i>
3.1	Commercial Approvals	Land-lord has to arrange for Commercial Approvals from the Municipal Authorities	Agreed
3.2	Electrical Load	Minimum required load of 7 KVA needs to be arranged by the Land-Lord (at his Cost) before handing over possession / rent commencement date	Agreed
3.3	Rolling Shutters	The Landlord has to provide the proper Rolling Shutter for closing the offered premises.	Agreed
3.4	Installation of V-Sat Antenna on the Terrace	Necessary approvals / NOC's from all applicable agencies like Society / Builder / Promoter etc. shall be arranged by the Landlord for the installation of V-Sat Antenna on the Terrace at no Extra Cost.	Agreed
3.5	Installation of Out Door AC units	Necessary approvals / NOC's from all applicable agencies like Society / Builder / Promoter etc. shall be arranged by the Landlord for the installation AC units (Out Door & Indoor) at suitable location nearer to the offered Premises.	Agreed
3.6	Dedicated Electrical Earthing	Necessary approvals / NOC's from all applicable agencies like Society / Builder / Promoter etc. shall be arranged by the Land-lord for carrying out the Dedicated Electrical Pits at suitable location nearer to the offered place. (Bank's Contractor will carry out earthing).	Agreed
3.7	NOC/ Approvals	All necessary NOC's / Approvals in respect of the above needs to be arranged by the Landlord by his cost and risk. Till the lease is terminated and possession of the premises is handed over – landlord will be responsible for ensuring validity of such approvals.	Agreed
3.8	Ramp facility for disabled persons	Ramp facility/slop will be provided at the site, if feasible for getting access to ATM for physically handicapped persons.	Agreed

Signature of owner/s of the premises:

Name:

Date:

B) Commercial Bid:

1	<i>Commercial Terms</i>	
1.1	Offered Rate per Sqft of Carpet Area Offerer to quote the lease rent per sq.ft. of Carpet area (Which should be all inclusive of applicable taxes, other outgoings, maintenance Charges, society charges, if any etc.) *The carpet area should not exceed 100 sq. ft. as per Bank's policy	

Note: Bank reserves the right to reject the offers without assigning any reasons. The Bank will not pay brokerage to the Real Estate consultants / Agents and Bank does not have any Brokers. Commercial Bids in respect of Land-lords, whose technical Bids have been accepted will only be opened for further consideration.

Signature of owner/s of the premises:

Name:

Date: