

**CANARA BANK
HEAD OFFICE, BANGALORE**

**OFFER DOCUMENT
FOR
HIRING OF PREMISES
UNDER
TWO BID SYSTEM**

Issued By:

Premises Section
Circle Office
Karnal

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**OFFER DOCUMENT INVITING OFFERS UNDER TWO-BID SYSTEM FOR HIRING PREMISES
FOR CURRENCY CHEST AT HISAR**

The Offer document consists of the following:

TECHNICAL BID:

- i) Notice Inviting Offers
- ii) Instructions to offerers
- iii) Terms & Conditions
- iv) Carpet Area Definition
- v) Vault / Strong Room specifications

FINANCIAL BID:

- i) Rate/ rental details of the premises offered.

All the above mentioned documents are to be submitted to the bank duly signed by the offerer/s on all pages.

NOTICE INVITING OFFERS FOR HIRING OF PREMISES

CANARA BANK
PREMISES & ESTATE SECTION,
CIRCLE OFFICE
BAY SITE 17-18
SECTOR 12, KARNAL 132001

Tel: 0184 -2250814

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E-Mail: pecokar@canarabank.com

CANARA BANK intends to take Commercial premises on lease basis from Individuals/ Firms. Offers are invited under Two Bid System as per details given below:

1. Requirements :

S No	Name of premises	Category	Required Area (Carpet Basis)	Remarks
1.	CURRENCY CHEST AT HISAR	Urban	Approx 3500 sft (Approx 325 smtr) Commercial premises	A) Preference will be given to the premises in Ground floor with entire area in a single floor. B) The Vault/ Strong room approx 400-500 sqft as per RBI/ Bank's specification is to be constructed in the premises by the offerer. C) Required Power load is approx 30-35 KW (as the case may be).

2. The prospective offerers meeting the above requirements are requested to collect the Offer Documents from the Office at the above address OR Offer Document can also be downloaded from our website www.canarabank.com.
3. Duly filled in offers placed in a Sealed Envelope superscribed as "OFFER FOR HIRING OF PREMISES AT..... (Location, Place, please mention the place for which offer is given)" shall be submitted up to **3.00 PM on 06.06.2017** to Premises & Estate Section, Circle office at the above given address. **(Please submit separate application for separate locations, if the offerer is submitting applications for more than one location).**
4. The "Technical Bid" will be opened on the same day at 3.30 PM (time) at the above office in the presence of bidders or their authorized representatives who may choose to be present.

No Brokers / intermediaries shall be entertained. Canara Bank reserves the right to accept or reject any or all offers in full / part without assigning any reasons whatsoever.

Sd/-

Authorized official of the Bank

Instructions to Offerers

1. The Notice Inviting Offer, Instructions to offerers, Terms and Conditions, Technical details of the premises offered, Carpet Area Definition, Vault /Strong Room specifications and Financial Bid will form part of the offer to be submitted by the offerer.
2. The offers are to be submitted in Two Bid System i.e., Technical Bid and Financial bid.
3. The Technical Bid consists of all the required information called for in a questionnaire and shall contain, inter alia, the details regarding the property viz., Name & Address of offerer, location, area of the plot, copy of sanctioned plan with completion / occupation certificate, floor area of portion to be leased, specification of internal finishes, amenities, sanctioned electrical power load, usages of the property, title reports to confirm ownership and clear marketability, and other terms and conditions relevant to the hiring of premises (other than the price). The Technical Bid shall be submitted in sealed cover (**Marked Envelope-1**) superscribed as **“Technical Bid for Hiring of Office Premises for Canara Bank Branch/Office at.....(Location, Place)”**. The Name & address of the offerer to be mentioned on the cover without fail.
4. The Financial Bid shall contain only financial details i.e., rate/ rent per sq.ft. on carpet area basis and other financial implications. The Financial Bids will be placed in a sealed envelope (**Marked Envelope -2**) and superscribed as **“Financial Bid for Hiring of Office Premises for Canara Bank at..... (Location, Place)”**. The Name & address of the offerer to be mentioned on the cover without fail.
5. Both the sealed envelopes shall be placed in a bigger sealed envelope superscribed as **“OFFER FOR HIRING OF PREMISES FOR CANARA BANK AT..... (Location, Place)”** and submitted at the address given in the Notice Inviting Offers on or before the last date and time for submission.
6. Offers received with delay for any reasons whatsoever, including postal delay after the time and date fixed for submission of offers shall be termed as **“LATE”** and shall not be considered.
7. Copies of the following documents are to be submitted with Technical Bid in support of the details furnished there in.
 - i. A set of floor plans, sections, elevations and site plan of the premises offered showing the detailed dimensions, main approach road, road on either side if any width of the road/s and adjacent properties etc.,
 - ii. A copy of the title of investigation and search report along with copies of title deeds.
 - iii. Documents related to conversion of land use to Non-agricultural purpose from the competent authority.
8. All columns of the offer documents must be duly filled in and no column should be left blank. All the pages of the offer documents are to be signed by the offerer /authorized signatory. In case of joint ownership, all the joint owners have to sign all the pages of the bids (Technical and Financial Bids). Any over- writing or use of white ink is to be duly authenticated by the offerer. Incomplete Offers / Offers with in-correct details are liable for rejection.
9. In case the space in the offer document is found insufficient, the offerers may attach separate sheets.
10. The offer submitted shall be in compliance to the terms/conditions specified in the offer document. However, any terms in deviation to the terms/conditions specified therein, shall be furnished in a separate sheet marking **“list of deviations”**. Bank

reserves the right to accept or reject all or any of the deviations without assigning any reason.

11. Separate offers are to be submitted, if more than one property is offered.
12. i) The Technical bids will be opened on Date & Time stipulated in the Notice Inviting Offers in the presence of offerer/s at our above office. Offerer/s is/are advised in his/her/their own interest to be present on that date, at the specified time.
- ii) The preliminary short-listed offerers will be informed in writing by the Bank for arranging site inspection of the offered premises.
- iii) After the site visit, the Technical Bid will be evaluated on various parameters like location, amenities available, exclusivity, nearby surroundings, proneness to water logging / flood etc, quality of construction, efficacy of the internal layout of premises and layout of buildings in the complex etc., and suitable offers shall be finalized /shortlisted for opening Financial Bid.
13. Canvassing in any form will disqualify the offerer.
14. The offer submitted shall remain open for consideration for a minimum period of "Three months" from the date of opening of Technical Bids.

15. METHOD OF EVALUATION OF SHORTLISTED OFFERS:

The bids of shortlisted offerers will be evaluated on techno-commercial basis giving weightage as detailed below:

- a. Technical Evaluation - 60%
- b. Financial Evaluation - 40%

The Technical Bids of shortlisted premises shall be evaluated with the following parameters & weightages and the rating will be awarded.

Sl. No.	Parameters	Marks allotted (standard)
1	Location (viz., main road, side road, commercial, residential & frontage, visibility, elevation, width of frontage for signage, advertisement value etc)	15
2	Floor (Ground - 25 / FF - 5)	25
3	Amenities provided/agreeable by landlord like strong room, AC if it is part of offer, DG Set provisions, Parking & if extended lease periods beyond 5+5 yrs such other factors beneficial to the bank.	10
4	Building layout, its specifications (viz., age of building, shape, ventilation, less number of columns, ceiling height, flooring etc)	10
Total Marks		60

Financial bids in respect of short listed premises will only be opened and evaluated for 40% weightage. The Lowest quote of financial bid will be treated as the benchmark and allotted with 100% marks (i.e., 40 marks). The marks for other offers shall be arrived at allotting marks in proportion to the rate quoted by them.

The final ranking of the offers will be a total of marks obtained in the technical evaluation and the financial evaluation. An illustrative example is furnished below.

Offerer	Marks for Technical Evaluation (60 marks)	Rate per sft quoted In the Financial Bid	Marks for Financial Evaluation (40 Marks)	Total Marks and position
1	2	3	4	5 = (2+4)
A	55.00	50.00	36.00	91.00 - Highest score - L1
B	33.00	45.00	40.00	73.00 L3
C	37.00	55.00	32.73	69.73 L4
D	56.00	52.00	34.61	90.61 L2

16. Offerers are requested to submit their lowest possible quotes in the Financial Bid as negotiations / discussions will be held only with the L1 arrived as detailed above.
17. The offer should be submitted in prescribed format only. Offer submitted in other than prescribed format will be liable for rejection. The offerers are requested to quote the rental rate after going through carefully the "Carpet Area Definition" and the "Strong Room Specifications" detailed in this document.
18. Canara Bank reserves the right to accept any offer or to reject any or all offers at its sole discretion without assigning reasons thereof and does not bind to accept the lowest tender.

Place :

Signature of Offerer/s with seal

Date :

Terms and Conditions

1. Property should be situated in good commercial with congenial surroundings and proximity to public amenities like Bus stop, Banks, Markets, Hospitals, and Schools etc.
2. There should not be any water logging inside the premises and surrounding area.
3. Offerer to provide adequate parking space for vehicles of Bank staff and customers. The premises should have good frontage and proper access.
4. Preference will be given to premises ready for occupation. The owners of such premises will have to hand over the possession of premises within two months of the acceptance of their offer by the Bank duly completing the strong room and other Civil / Electrical works as required by the Bank.
5. The entire offered area shall be available in a single floor and preferably in Ground Floor. In case the offered premises split in Ground floor + Mezzanine floor or Ground and First Floor etc., both the floors should be interconnected by an internal staircase and the said staircase shall be available for exclusive use of Bank and shall be in the possession of the Bank.
6. The premises shall be preferably freehold. If it is leasehold, details regarding lease period, copy of lease agreement, initial premium and subsequent rent shall be furnished and permissibility of sub-leasing shall be established. The title report proving ownership and clear marketability is to be enclosed.
7. Lease agreement for the premises finalized will be entered into with the landlord/s.
8. Minimum period of lease will be 10 years with enhancement in rent for the second block of 5 years (Rural/Semi Urban - 10% to 15%, Urban - 15% to 20% and Metro - 20% to 25%) with minimum notice period of 3 months for vacation by the Bank.
9. Payment of rent will be on Carpet area basis only. Carpet area shall be arrived after joint measurement as per the Bank's Carpet area Definition.
10. The rent shall be inclusive of basic rent plus all taxes / cess present and future - House tax, property tax and Municipal taxes. Maintenance charges and service charges like society charges etc. The rent will be paid from the date of taking possession of the premises. Nothing extra will be paid other than the monthly lease rent. If the offerers are not agreeable to bear any of the taxes / charges, it should be clearly mentioned in the offer.
11. Service tax at the applicable rates on rental payment shall be borne by the Bank.
12. Bank may install its On-Site ATM within the offered premises. No additional rent will be paid for the ATM. In other words, Branch area and ATM area will be clubbed for determining the rent payable. The offerers at their own cost have to construct ATM enclosure within the offered area as per the plan lay out of the Bank's Architect.
13. The offerers at their own cost have to construct the Vault/ strong room as per specification of RBI/ Bank (Please refer "Vault / Strong room Specification" for details). Size of Vault / Strong Room depend on the Classification of the Branch (i.e., Rural/Semi urban/Urban/Metro). The offerers at their cost shall arrange for Fitness Certificate for the Vault / strong room through a competent/ Bank's appointed Architect / Engineer. Vault / Strong room Door, Air Ventilator, Exhaust Fans, will be supplied by the Bank.

14. The offerers at their own cost secure and provide the required power load with independent meter. Energy Meter is to be provided by the landlords. Bank will be paying consumption charges only.
15. Adequate and uninterrupted water supply - preferably municipal water supply - to the premises shall be arranged with required capacity of underground tank/ over head tank and pump. In case, Municipal water supply is not adequate, alternate potable water source shall be made available. Bank will bear the actual consumption charges only.
16. Offerers at their cost have to construct separate toilets for Ladies and Gents.
17. The landlords during the currency of the lease shall carryout repairs and maintenance works for the premises and to make the building tenantable and leak proof / water proof as per the requirement. Painting of the premises is to be done once in 3-5 years.
18. During the period of tenancy, if the Bank desires to carryout alterations if any within the premises at Bank's cost, the Offerer will permit the same on the existing lease terms and conditions.
19. Registration & Stamp duty charges will be shared between the Landlord and the Bank in the ratio 50:50.
20. The Bank will pay the interest free advance rental deposit, which should be restricted to 03 (Three) month's rent.
21. Income-tax and Statutory clearances shall be obtained by the lessor at their own cost as and when required.
22. Income tax on rental payment will be deducted at source (TDS) at prevailing rate.
23. Offerers, at their cost, have to provide:
 - a) Collapsible gates of full size for external entrances.
 - b) Rolling shutters for external entrances with necessary locking arrangements.
 - c) MS Grills for all windows and ventilators and other such other openings.
 - d) The building construction shall conform to relevant IS Codes and shall be earthquake resistant.
 - e) Provision of proper adequate space for Bank's Sign Board, VSAT, DG Set/ Inverter / Solar Panel.
 - f) Good quality ceramic tile flooring in Rural and Semi Urban areas and vitrified flooring in Urban and Metropolitan Areas. Non-Skid ceramic tile flooring in toilets with about 5' ht. Ceramic tile dado.
 - g) All sanitary fittings and toilet accessories such as commodes, urinals, wash basins, taps, health faucets etc., of standard quality.
 - h) Electrical distribution system including light points, power points, distribution boards and good quality earthing (conforming to Indian Electricity Act and Local Electricity Board rules and regulations).
 - i) Required number of pucca morchas for security purpose will be provided as per Bank's specifications wherever necessary.

Signature of the offerer/s

Place :

Date :

CARPET AREA DEFINITION

The carpet area of any floor shall be the floor area worked out excluding the following portions of the building:

1. Toilets
2. Common Verandahs, Passages, Corridors
3. Open Balconies
4. Common Entrance Hall
5. Car porch whether common or exclusive
6. Common Staircase and munties
7. Lift well and shafts
8. Common Garages / parking which is common to all
9. Common Canteen Areas
10. Air conditioning ducts and common AC plant rooms.
11. Pump house areas.
12. Space occupied by walls
13. Any other area which is common to all tenants.

I/We am/are agreeable to exclude the area covered under the above items and willing to accept the rent and advance rent strictly on the basis of carpet area to be arrived at after joint measurement.

Signature of the offerer/s

Place:

Date :

Construction of Currency Chests by banks

(Currency Chests located in Basement and Ground floors of the buildings at Metro Cities, State capitals and District HQs)
All dimensions in millimetres.

Application	Vault Class		AA	AAA
	Wealth level Risk level	Medium Medium Class 'AA'		
Main door with time-lock [see IS 11188 (Part 1) for construction details] to be fixed on front side			Class 'AA'	Class 'AAA'
Emergency door [see IS 11188 (Part 1) for construction details] if to be provided and fixed on back side as per the layout prepared by the bank's Architect /Structural consultant.			Class 'AA'	Class 'AAA'
Internals: clear usable size without obstructions (HxWxD)			3000x6100x6100, Min (400 sq ft)	3000x6100x7625 Min (500 sq ft)
Construction shall be done as per the design of the Structural Consultant subject to minimum requirements given here for achieving burglary resistance against attack by common handheld / picking / impact / portable electric / hydraulic / concrete cutting / drilling tools, pressure applying devices, power saws, etc.; fire resistance against gas cutting torch fluxing rods etc.; fire hose stream reheat endurance against exposure to major fire and fire-fighting waste stream/jet etc.	Wall thickness Floor and roof Concrete mix (see IS 456) Steel grid in walls, floor and roof Mesh	Bar dia	450, Min	450, Min
			450, Min	450, Min
			M40, Min	M50, Min
			18	20
			Mesh made by placing and tying rebars at 200x200 c/c both ways; one such mesh placed staggered on both the faces of each wall, floor and roof, in such a manner so as to make less than 100x100 c/c through openings	
Surveillance passage/ Patrol Corridor			1150, Min for Front and Back, 750, Min for sides	
Security Ventilator (see IS 14387) / Exhaust fan			Height from Floor Level: 2100, Min. Opening Size: 450x450, Max.	
Heating Ventilation and Air Conditioning (HVAC) arrangements			Shall be provided through plenum chamber attachment to manhole/emergency door.	

Vault Class		AA	AAA
Other security and surveillance systems to be provided and installed outside the Vault area in Currency Chest Premises.	Close Circuit Television (CCTV) coverage for vault including patrol corridor and other chest areas	Shall be necessarily provided and always maintained in working order through service contracts and uninterrupted power supply	
	Emergency lighting	Shall be necessarily provided and always maintained in working order through service contracts	
	Smoke detection and fire alarm system	Shall be necessarily provided and always maintained in working order through service contracts and uninterrupted power supply	
	Fire-fighting systems	Necessary fire-extinguishers for fighting A, B and C class fire shall be provided and always maintained in working order through service contracts	
	Burglar and Security alarm system	Sensors for movement / vibration / moisture / heat / smoke / magnetic etc. detection based system capable of automatically raising an alarm using hooters / sirens etc. in the currency chest premises as well as at a remote location whenever the currency chest is attacked, shall be provided and shall be periodically tested and always maintained in good working order through service contracts and uninterrupted power supply.	
Other security and surveillance systems to be provided and installed outside the Vault area in Currency Chest Premises.	Fire-fighting systems	Fire-extinguishers and Sprinkler or Dry/A/Vet riser system shall be provided and always maintain in good working order through service contracts.	
	CCTV Coverage for peripheral area surrounding the chest premises	Shall be necessarily provided and always maintained in good working order through service contracts and uninterrupted power supply	
	Biometric Access Control systems	Systems for verification of the authority to have access inside vaults shall be necessarily provided and always maintained in working order through service contracts and uninterrupted power supply.	
	Burglar and Security Alarm Systems	Burglar and Security, alarm system capable of automatically raising audio-visual emergency alarm when actuated manually by the on-duty Police Guard shall be necessarily provided, periodically tested and always maintained in good working order.	

Vault Class		AA	AAA
Other measures to be taken for ensuring security and safety of treasure stored in vaults.	Whether armed security guards are required to be posted at chest premises in addition to the police guards provided by State Police?	Not Mandatory	Not Mandatory
	Police-guard rooms	Rooms with all necessary facilities for the guards to take rest shall be provided near the strong room.	
	Whether cell-phones to be given to the security-guards guarding the vaults?	Not Mandatory	Yes
	Whether Auto-dialer, Hotline connections to nearest Police Station is required to be provided at chest premises?	Yes	
Insuring the vaults against terrorist / insurgent / vandal / mob attack etc.		insurance is not required if treasure is guarded by State Armed Police guards. In case it is guarded by Ex-servicemen security agencies sponsored by DGR, banks may take insurance cover at their option /cost	