



ESTATE DEPARTMENT
FGM OFFICE LUCKNOW

PART -A
TECHNICAL BID (ENVELOPE – I)

TENDER DOCUMENTS

FOR RENT / LEASING ROOMS AT REPUTED HOTELS /RESORTS IN AYODHYA (UP)
FOR INDIAN BANK'S HOLIDAY HOME

Ref: No:FGMO:EST:2024-25:03

Date:07.03.2025

Last date for submission of Bid	21.03.2025 up to 15:00 HRS at Indian Bank, FGM Office, Estate Department, 1 st floor, new building, Hazartganj, Lucknow
Date of Opening of Technical Bid	21.03.2025 at 15:30 HRS at Indian Bank, FGM Office, Estate Department, 1 st floor, new building, Hazartganj, Lucknow
Date of Opening of Technical Bid	Date & time Will be intimated to the technically shortlisted vendor only



FGM OFFICE LUCKNOW

**Field General Manager's Office, New Building,
1st Floor Hazratganj, Lucknow-226001**

**TENDER FOR RENT / LEASING ROOMS AT REPUTED HOTELS /RESORTS IN AYODHYA (UP) FOR
INDIAN BANK'S HOLIDAY HOME**

Indian Bank invite tenders under 2 bid systems: (Technical & Financial) , Quality and cost based Selection (QCBS) from owners of reputed hotels /Resorts willing to offers the rooms on lease basis (Ready Built & Operational).

Bank require Deluxe Rooms (2No) & Executive Rooms (2No) at reputed Hotels /Resorts, in AYODHYA (UP) which are in ready-to-occupy condition, for use as "Holiday Homes" on Lease basis, within about 8 KM range of Shri. Ram Mandir.

For further details and downloading Tender Document please visits Bank's website www.indianbank.in under the link "Tender/Auction" from 07.03.2025 to 21.03.2025. The last date for submission of offers at his office will be on or before 21.03.2025 by 3:00 PM. Further Notice/Clarification in this regard will be posted only on the Banks above mentioned website.

**Chief General Manager
FGMO Lucknow**

NOTICE INVITING TENDER (NIT)

Indian Bank invite tenders /Offers under Two Bids (Technical & Financial) system, to hire Hotel Rooms in Ayodhya (UP) on a lease basis for use as Holiday Home. The Ideal properties should be in ready-to-occupy condition and shall be owned by Individuals / Firms/Companies/Trusts etc, as per details given below:

Number of Rooms Required	Location	Remarks
4 (Deluxe -2 & Executive-2) Rooms with two beds/ Double bed. The rooms should be fully furnished ,Air-conditioned and should have facilities like attached bath/toilet with hot water facility, Intercom, LED TV with DTH connection, Room Heater, packaged drinking mineral water bottles (of 1 Litre) 2 Nos per day, Kettle with Tea/ Coffee / sugar sachet (2 sachets each per day), Bath Towels and Hand Towels (2nos per day), Intercom, High speed Wi-fi etc. (Refer <u>Annexure-II</u> for Check-list of services required which includes Housekeeping, Generator power back up, Electricity, Parking etc.	The Holiday home should be located within about <u>8 KM vicinity from SHRI RAM JANAM BHUMI MANDIR KSHETRA</u> and should be easily Approachable.	The rooms will be available exclusively for INDIAN BANK guest at any time. Two children below the age of 12 should be allowed to stay in the rooms without any extra charges. Also in case of necessity one additional bed should be provided, without any extra charge to the visitor.
☐ There should be 24Hrs water supply&Electricity back-up. ☐ Rooms should have regular Housekeeping facility. ☐ Rooms should be maintained properly and should be painted every year. ☐ Availability of adequate car/vehicle parking for visitor.		In-house restaurant/ catering facility with 1 complement meals shall be given preference.



“Technical bid” containing detailed parameters, terms and conditions and “Price bid” contain commercial offer and Evaluation criteria can be downloaded from the Bank’s website www.IndianBank.in under important links “Tenders/ Auction” from 07.03.2025 to 21.03.2025.

The offers in a sealed cover complete in all respects should be submitted below mentioned office on or before 21.03.2025 at 3:30 PM at the following address-

Chief General Manager
Field General Manager’s Office,
New Building,
1st Floor Hazratganj,
Lucknow-226001

Late tender will not be considered, Bank assumes no responsibly any delay in the submission of tenders including those caused by Couriers, transit or postal services

The INDIAN BANK reserves the right to accept or reject any offer without assigning any reason therefor. No correspondence in this regard will be entertained.

**Chief General Manager
FGMO Lucknow**

Annexure 1: TECHNICAL BID

IMPORTANT POINTS OF PARAMETERS-

1	Name of Work/Service	Tender for Hiring / Leasing of Air-Conditioned HOTEL ROOMS/ RESORTS for use as Holiday Homes in AYODHYA
2	Rooms Required	4 Nos.(Deluxe 2 Nos ,Executive 2 No)
3	Location	Should be located preferably within about <u>8 KM vicinity from SHRI RAM JANAM BHUMI MANDIR KSHETRA &</u> should be easily approachable.
4	Parking Space	Availability of adequate parking for visitors.
5	Amenities	The rooms should be fully-furnished, Air-conditioned and should have facilities like attached bath/toilet with hot water facility, intercom, LED TV with DTH connection, room heater, packaged drinking mineral water bottles (of1 Litre) 2 Nos per day, Kettle with Tea/ Coffee/ sugar sachet (2 sachets each per day), Bath Towels & Hand Towels(2nosper day), Intercom, High Speed Wi-Fi etc (Refer <u>Annexure-B</u> for check-list of services required which includes Housekeeping, Generator power back up, Electricity, Parking etc.)
6	Possession	Ready possession/ occupation/already functional premises as hotel/resort shall be considered
7	Premises under Construction/ furnishing	Will not be considered and summarily rejected.
8	Preference	(i) All the rooms should be well furnished and located in a single building of Hotel. (ii) Offer from Individual/ Govt. /Semi Govt. Departments/PSU's/Trust. (iii) Ready to occupy premises. (iv) Availability of safe and secured adequate parking space for visitors.
9	Lease period.	3 years (minimum)+another 3 years on mutually agreed terms
10	Rent rate	Rent / rate accepted by the Bank shall be inclusive of room rent and all services, facilities, amenities, maintenance etc mentioned in these tender documents and also inclusive of all the taxes, bills, service charges, levies, surcharges penalties imposed by statutory authorities on property / lessor and / or

		change in these inclusion and /or imposition of any new tax, surcharge, levy etc during the lease period. No change in the rent on account of anything shall be done. The rent/ rate shall remain Bidder during the entire lease period. However, GST shall be paid extra at applicable rate over and above the rent.
11	Rent Advance/Interest Free Rent Deposit	Interest free rental deposit equivalent to 01 month's rent may be granted to the landlord at the time of taking over the virtual possession of all the rooms and such deposit will have to be adjusted during the last 1 months of lease period(Bank have discretion if any changes)
12	Termination of lease by the Bank & Exit Clause	Notice Period 03 months' Notice period in writing by the Bank and no rent / compensation for the unexpired lease period, if any. (Detailed in the enclosed draft lease agreement.)
13	Deduction by way of deficiency of services	In case deficiencies in facilities /services (as per tender) pointed out by the occupants are not attended / addressed within 24 hours (from the time it is recorded in the complaint register) a sum of Rs. 2000/- per day per occupants' complaints shall be deducted from the next payable bill of the lessor. (the lessor must ensure that signature of the complainant are obtained after attending the complaint on complaint register with date & time)
14	Lease deed /Agreement	As per draft lease agreement (as part of technical bid)
15	Stamp duty/ Registration charges	To be shared in the ratio of 50:50. (Bank-Lessee : Lessor)
16	Earnest Money Deposit (EMD) (Non-interest bearing)	Rs. 10,000/- (by way of DD drawn by on any scheduled bank in favour of Indian BANK payable at Lucknow) to be deposited by each bidder along with technical bid. EMD of un successful bidder shall be refunded within 15 days of opening of financial bids. Non Submission of EMD along with technical bid, the tender will be summarily rejected
17	Last date of submission of bids	Latest by 3: 00 PM on 21.03.2025. Bids received after due date & time for whatsoever reason shall not be considered.
18	Date & Time of Opening of Technical Bids	. At 3:30 PM on 21.03.2025 (Any change in date & time of opening shall be intimated to the bidders and / or shall be uploaded at Bank's web site)
19	Date & Place of opening Price / Commercial Bid	To be decided later & shall be intimated to short listed bidders individually

20	Mode of submission of Bids	By Registered Post / Speed post/ by person addresses to the following address. Chief General Manager Field General Manager's Office, New Building, 1stFloor Hazratganj, Lucknow-226001 Not: Late tender will not be considered, Bank assumes no responsibly any delay in the submission of tenders including those caused by Couriers, transit or postal services
21	Technical Bid (Envelope-1)	EMD, Notice Inviting Tender, Terms & Conditions, Details of Premises Offered, Annexure – A Annexure – B and Draft Lease deed, contained in these tenders together with all the necessary documents / Photographs and 'List of Deviations' (if any) to be enclosed with the bid will form the Technical Bid. All these must be kept in one envelope duly sealed. This sealed envelope-1 super scribed on top as 'Technical Bid for Holiday Home Ayodhya 'and be addressed to undersigned. At the bottom left corner of this envelope the bidder must write Name & Address of Bidder and name, email Id & mobile no. of authorized signatory of bidder as mentioned in the tender documents.
22	Financial Bid (Envelope -2)	Only duly filled, signed & stamped Price / Commercial Bid on the proforma contained in these tender documents must be kept in another separate envelope and duly sealed. This sealed envelope-2 should be super scribed on top as 'Price Bid for Holiday Home Ayodhya' and be addressed to undersigned. At the bottom left corner of this envelope the bidder must write Name & Address of Bidder and name, email Id & mobile no. of authorized signatory of bidder as mentioned in tender documents
23	Tender (Envelope-3)	The aforesaid two envelope must be kept together in another big envelope. This envelope-3 should be super scribed on top of it as 'Tender for Holiday Home Ayodhya' and be addressed to undersigned. At the bottom left corner of this envelope the bidder must write Name & Address of Bidder and name, email Id & mobile no. of authorised signatory of bidder as mentioned in tender documents. This envelope -3 should be submitted as described at S.No. 20 above

24	Selection procedure	The technical bid will be opened on 21.03.2025 at 3.30 PM in the Presence of bidders or their authorized representatives who may like to be present. After preliminary scrutiny of the technical bids, verification of credentials, site inspection of the shortlisted premises offered by them, assessment of the offers, the financial bids of only those bidders, whose offers are found suitable, will be opened at a later date. The date of opening of financial bids will be intimated to those bidders whose offers Are found suitable.
25	Validity of offer	6 months from the last date of submission of the offer
26	Other Amenities	The bidder shall be prepared to rent fully furnished, well maintained rooms, and the rooms should be equipped with modern facilities along with the following facilities preferably available in the hotel/ commercial villas as mentioned hereunder: Two children below the age of 12 should be allowed to stay in the rooms without any extra charges. Also in case of necessity one additional bed should be provided, without any extra charge to the visitor 24 Hour Room Service. Laundry and Valet Services. Travel & Tour Facility. Car Parking. LED Colour Television with 24hrs Cable connection (All popular National/regional Sports, Entertainment channels). 24 Hours water, hot and cold running water in the bathrooms with western type toilets. 24 Hours Air conditioning/room heater facility (as per requirement). 24Hours electricity supply with generator back-up. Intercom facility in the room. Rooms should be cleaned every day. Bed linen and towels should be changed every day Curtains to be washed at regular interval of 30days Rooms should be airy with sufficient sunlight in the day time, with proper ventilation
27	Documents to be enclosed with the offers	Room size with Drawings & dimensions, Room Numbers offered. Photograph of rooms and site plan of the hotel showing the main approach road, road on either side if any, width of the road/s and landmarks around the hotel. The bidder must submit copies of valid Trade License, valid Fire License and all other statutory Licenses / permits along with the offer. The successful bidder will be required to produce the originals of these Licenses/permits for verification if required before Finalizing the contract

28	Weightage to Bid	Weightages of technical to financial score is specified shall be in 70:30 proportion
29	Important Note	Any tender submitted by Broker shall be summarily rejected and brokerage etc shall not be paid by the Bank. Any kind of canvassing done by any bidder directly or indirectly is liable to disqualify their bid at sole discretion of Premises Selection Committee

Tender Documents (Technical Bid & Price Bid) can be downloaded prior to the last date of submission of Bid/Tender, from the Bank's website www.Indianbank.in under important links "Tenders/ Auction" from 07.03.2025 to 21.03.2025 at free of cost.

Tenders which are incomplete / illegible/partly filled /without all required enclosures / contain wrong / false / incorrect information / details are liable to be rejected and shall not be considered at the sole discretion of the Bank.

The Bank reserves it right to accept / reject / cancel / withdraw the tender at any stage without assigning any reason what so ever.



INSTRUCTION TO TENDERERS

- i. The successful vendor should have clear and absolute title to the premises and furnish legal title report from the INDIAN BANK empaneled advocate at his own cost. The successful vendor will have to execute the lease deed as per the standard terms and conditions of Indian Bank for the purpose, and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessors and the INDIAN BANK. Rent advance may be paid 1 month rent (Maximum). The initial period of lease will be 3 years and will be further renewed for 3 years terms (viz. total lease period 6 years / as found appropriate) with requisite exit clause to facilitate full / part de-hiring of space by the INDIAN BANK during the pendency of the lease after serving notice period of minimum 3 months. After completion of 3 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 3 years.
- ii. Tender document received by FGM Office Lucknow after due date i.e. 21.03.2025 by 3:30 PM shall be summarily rejected.
- iii. The lessors are requested to submit the tender documents in separate envelopes superscribed on top of the envelope as "Technical Bid" or "Price Bid" as the case may be duly filled in (as stated earlier) with relevant documents/information at the following address:

**Field General Manager's Office,
New Building,
1st Floor Hazratganj,
Lucknow-226001**
- iv. All columns of the tender documents must duly have filled in and no column should be left blank. All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer. Any over-writing or cutting is to be duly authenticated by the tenderer. The INDIAN BANK reserves the right to reject the incomplete tenders.
- v. In case the space in the tender document is found insufficient, the lessors / tenderers may attach separate sheets.
- vi. The offer should remain valid at least for a period of 6 (SIX) months to be reckoned from the last date of submission of offer i.e. 21.03.2025 by 3:00 PM.
- vii. There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other conditions, which may lead deviation with respect to the terms and conditions as mentioned in the tender document, the offerer is required to attach a separate sheet "list of deviations", if any



- viii. The Technical Bid will be opened on 21.03.2025 at 03.30 PM in presence of tenderers who choose to be present at the Indian Bank FGMO Office Lucknow. All tenderers are advised in their own interest to be present on that date at the specified time. The shortlisted lessors will be informed by the INDIAN BANK for arranging site inspection of the offered premises.
- ix. The INDIAN BANK reserve the right to accept or reject any or all the tenders without assigning any reason therefor.
- x. Canvassing in any form will disqualify the tenderer. NO BROKERAGE WILL BE PAID TO ANYBROKER.
- xi. Successful bidders will have to maintain a complaint and feedback register exclusively for INDIAN BANK guests.
- xii. All the guest should register their feedback/complaints if any. Time of complaint should also be recorded. Remedial measures should be taken on daily basis. Remarks along with date and time with signatures of authorized person of hotel and the guest should be recorded on the register. This register should be presented to the Bank officer coming for inspection. A copy of the same should be submitted to INDIAN BANK along with monthly bill for review. INDIAN BANK shall deduct Rs. 2,000/- per day as penalty in case the complaint of guests is not addressed within 24 hours of complaint being recorded in the register.
- xiii. The particulars of amenities provided/ proposed to be provided in the hotel should be furnished in the technical bid.
- xiv. The tenderer should not have been black listed by any of the Government /PSU/ Trusts and no case should be pending or filed or pending in any courts for any illegal activities.
- xv. The HOTEL ROOMS/ RESORTS offered should be in good and ready to occupy condition. The rooms should be ready for occupation within 10 days after the acceptance of their offer by INDIANBANK.
- xvi. It may be noted that no negotiations will be carried out, except with the lowest tenderer and therefore most competitive rates should be offered.
- xvii. Rate quoted should be per room per month inclusive of all taxes and other charges if any, however GST will be paid by the Bank. Nothing extra will be paid other than the monthly lease rent. Lease rent is payable after completion of each month.
- xviii. Lease period: Minimum period of lease will be Three (3) years and minimum notice period of Three months from Bank's side for termination of agreement during the pendency of the lease. The lease period will be extendable for mutually agreed period & rent after completion of 3years.



- xix. Water Supply: The owners should ensure and provide adequate supply of drinking water and water for W.C & Lavatory to the rooms throughout the lease period.
- xx. Electricity: The building should have sufficient electrical/power load/power backup/Lifts sanctioned and made available to the INDIAN BANK's guests.
- xxi. Parking: The Hotel shall provide adequate four wheeler/ two wheeler parking for INDIAN BANK's guests and no charges should be collected for parking.
- xxii. Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments (Rent+GST) to the successful tenderer shall be made by Account Payee Cheque or RTGS/NEFT.
- xxiii. Preference will be given to the exclusive building/floor in the Hotel building having ample parking space in the compound/basemen to the Hotel building. Preference will also be given to the premises owned by the Govt. Departments / Public Sector Units/ Trusts as stated earlier.
- xxiv. Preference will be given to the buildings on the main road in close proximity to the Shri RAM Mandir Ayodhya.
- xxv. The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes and service charges shall be borne by the landlord. However, the landlord will be required to bill the INDIAN BANK every month for the rent due to them indicating the GST component also (if applicable) in the bill separately. The bill also should contain the GST registration number of the landlord as well as of Bank's GST No. i.e. 09AAACI1607G2ZW, apart from name, address etc. of the landlord and the serial number of the bill, for the bank to bear the burden of GST, otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the INDIAN BANK to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST tax registration number of the landlord.
- xxvi. During the lease period at any point of time, the Bank may request to increase the number of rooms on the same terms & conditions. In such case the landlord will give preference to the Bank's requirement. Rent shall be increased accordingly at accepted rate/s.
- xxvii. During the lease period at any point of time, Bank may decide reduce / surrender the number of room maximum by Which particular room/s to be surrendered shall be decided by the Bank. The decision of the Bank shall be final and binding on the Land Lord in this regard. The term & conditions of tender and lease agreement shall remain unchanged except reduction in rent worked out as per accepted rates. However, the Bank will give a 03 month notice in writing to the Land Lord about reducing / surrendering the room/s.



xxviii. The interest free rental deposited equivalent to maximum One month's rent may be granted to the landlord at the time of taking possession of the premises depending upon the need/ demand of the landlord for the same and such deposit will have to be adjusted during the last months of occupation.

xxix. Place: Name & Signature of bidder/lessor(s) with seal if any

i. Date:

TECHNICAL BID

(To be submitted on the letter head of the bidder)

1	Name, Address, Phone no., Mobile no. of the Bidder having ownership rights / lease rights of the Premises being offered	
1a	PAN No. of Bidder (Attach self attested copy of PAN Card as Enclosure A)	
1b	GST No. of Bidder (Attach self attested copy of PAN Card as Enclosure B)	
2	Name, Address & Phone nos. of the Hotel / s (Premises) in which rooms are being offered Enclose broacher, tariff card & Restaurant menu after Technical Bid as Enclosure C	
3	Hotel / s on Lease or owned (Give Details) (Enclose self-attested documents i.e. ownership or lease deed documents after Technical Bid as Enclosure -D)	
4	Name/s, Mobile nos. & address of the proprietor/Partners / Bidder owning / having lease of the Hotel / s	
5	Owners / Lessees are proprietor / partnership Bidder / LLP / Limited co. of the premises offered (Enclose self attested documents after Technical Bid as Enclosure –E)	
6	License No. and / or Registration details with Govt. / Local Bodies to do Hotel / Business in the Premises (Enclose self-attested documents after Technical Bid as Enclosure -F)	
7	Contact Person with designation and Mobile No.	

8	Premises distance from Ram Mandir	
9	Total No. of Floors	
10	Lift with generator facility available	
11	Generator supply given to Rooms	
12	Whether restaurant available. Timing of restaurant, Vegetarian or Non-Veg. Seating capacity of restaurant. Room service available.	
13	Facilities such as Gym, Spa, Swimming Pools, Indoor games, any other entertainment etc. available in the hotel.	
14	Please mention complementary services i.e. without any charge (such as free pick up & drop to airport / railway station, welcome drink, fruit Basket, water bottles, Newspaper, Washroom / Toilet Kit, bed tea, breakfast, Dinner, Discount on Restaurant, use of gym, use of swimming pool etc) being provided by you to your general customers (Please specify)	
15	Details & List of Complementary Service (other than specified and in addition of being provided to general customers as per S.No. 14 above), shall be provided by you to the Bank's Occupants	
16	Total Built-up area and No. of four wheeler parking available for guests.	
17	Total Number of Rooms with category and tariff charged for your customers for each type of rooms. (Attach separate sheet)	

18	Any discount allowed to INDIAN BANK guests for the paid services.	
19	Any welcome kit given to guests on arrival. Furnish the items in the welcome kit.	
20	Whether newspaper supplied to rooms.	
21	Details of furniture and appliances provided in the room	
22	Locker facility is available for guests	
23	Cloak room facility available	
24	LED TV with Cable TV connection	
25	Room Nos. offered with Details such as floor No., No. of beds, Carpet area of room, furniture, other appliances etc available in the room. Attach Photos of rooms offered.	
26	Laundry facility available	
27	Whether emergency medical facility available or tie up available with any hospital nearby.	
28	Total No. of persons available For room service.	
29	Tourist car or van service available	
30	Any other detail(s) other than the aforesaid you would like to add	

Date:
(Name & Seal of the authorized signatory)



DRAFT LEASE DEED (AGREEMENT)

(Leasing of Premises on lease for INDIAN BANK Holiday Home at AYODHYA (UP))

THIS DEED OF LEASE entered into at _____ this day of _____
20____ at _____

BETWEEN Shri _____ s/o _____ aged
____ years. Occupation _____ residing at
_____ (Hereinafter referred to as the 'Lessor', which term shall
mean and include wherever the context so requires or admits his/her/their heirs, successors,
administrators, executors, attorneys and assigns) of the ONE PART.

AND

Indian Bank, a body corporate carrying on Banking Business under Banking Companies
(Acquisition and Transfer of undertakings) Act 1970 having its Corporate Office at
Royapettah, Chennai and a branch inter alia at _____
(hereinafter referred to as the 'Lessee', which term shall mean and include wherever the
context so admits or requires its successors, administrators, and assigns) of the OTHER PART.

WHEREAS the Lessor(s) is/are the absolute owner(s) of the building bearing
No. _____ situated at _____ having acquired under a sale
deed bearing No. _____ dated _____ / having inherited from his/her/their
ancestors.

Lessor is engaged in the business of running a Hotel under the name and style of Hotel
situated at.....,,

The lessors being seized and possessed or otherwise well and sufficiently entitled to the demised
premises and entitled to grant a lease of demised premises have agreed to grant a lease of the demised
premises.

The lessor has at the request of the Lessee agreed to reserve/grant to the Lessee a lease of the
Standard rooms, more fully described in the Schedule A, fully furnished with attached toilet in the said
Hotel for a period w.e.f. to at a monthly rent of Rs +
GST) if applicable, per month, for the purpose of running its Holiday Home on the terms and conditions
contained hereinafter.



Now the Lease Deed witnessed as under: -

1. The Lessee/Bank hereby covenant with the Lessor in the manner following:

- a) The monthly rent for the said premises shall be Rs + GST (for.....rooms – , for a period w.e.f. to, inclusive of all applicable taxes.
- b) That the Bank will pay or cause to be paid to the lessors the monthly rent, subject to TDS, applicable from time to time for the preceding month. The monthly rent will be paid to the Lessor subject to proper maintenance and upkeep of rooms and provisions of uninterrupted supply of hot and cold water as well as adequate drinking water in rooms and power supply to the occupants.
- c) That the Bank shall not make any permanent structural additions or alterations to the demised premises without the consent in writing of the lessors but such consent shall not be unreasonably withheld in case of alterations as may be necessary or required by the Bank for the purpose of carrying on its Holiday Home.
- d) That the Bank shall not assign or sublet the demised premises or any portion thereof without the previous consent in writing of the lessors but such consent shall not be withheld in the event of the Bank deciding to close the premises before the expiry of lease period provided that the occupation of the demised premises by the Bank's guards or other staff shall not amount to such assignment or sub-letting.
- e) That the Bank will at the expiration or earlier determination of the said term or any extension thereof peaceably and quietly yield and deliver up possession of the demised premises to the lessor in the condition as they now are subject to performance by the lessors of the covenants, hereinafter contained and subject also to changes caused to the demised premises by fair wear and tear and damage by rain, fire, earthquake, riot, civil commotion, cyclone tempest, flood, violence of any army or mob or other irresistible force or act of God but this condition shall not be construed to render the Bank liable to do any repairs of any kind to the demised premises.
- f) That the Bank shall deposit interest free rent equivalent to 1 months' rent to the Landlord and such deposit will have to be either adjusted during the last month of the lease period or shall be refunded at the time of the termination or determination of the lease period by the Lessor to the Lessee.

2. The Lessors hereby covenant with the Bank in manner following:

- i. The lessors having good right, title and power to grant this lease of the demised premises to the Bank.
- ii. That the Bank paying the monthly rent hereby reserved and observing and performing the covenants and conditions herein contained and on its part to be observed and performed shall and may peaceably and quietly hold possess and enjoy the demised premises together with the fixtures, fittings and other appurtenances during the said term without any interruption or disturbances from or by the lessors or any other persons lawfully claiming any estate right title or interest in or to the demised premises or any other part thereof.
- iii. That the Lessor shall submit the feedback form as well as the copy of the Complaint register of each month to the Lessee Bank along with the bill / invoice raised for payment of the monthly rent of the rooms specified in the lease deed.
- iv. That the Lessors will obtain necessary permission from the competent authority to run Bank's Holiday Home in the demised premises, if required and any charges payable for the said purpose to local authority will be borne by the lessors.
- v. That all sort of maintenance of building, its electrical wiring, electrical fittings, fans, AC, furniture and fixtures, water coolers, geysers etc. motor pump, boring terrace, parking space, generator, supply of drinking water in the rooms, payment of electricity bills etc. shall be done / borne by the Lessors at their own cost with regular maintenance staff.
- vi. The Lessor (s), during the lease or extension thereof shall pay all present and future municipal taxes assessments and / or other outgoing or impositions whatsoever payable by the owner and / or occupier in respect of the demised premises under the law for the time being in force and shall keep the lessee/s indemnified against all claims, demands, action, suits and proceedings in respect of the same.
- vii. That the lessors will comply with at their own cost all requirements and regulations of the Municipality and/ or other authority concerning the demised premises and will keep the Bank indemnified against any breach or consequence thereof.
- viii. That the lessors will during the said term keep at their own expense the demised premises as well as the additions thereto erected and made by the Bank appearing wind and watertight and



immediately on receiving intimation in that behalf from the Bank execute and do all repairs to the said premises. The lessors will also annually execute thorough repairs, white/colour washing, painting/varnishing to the said premises.

- ix. When electric wiring/fittings, water pipe-line, hand pumps, sanitary fittings, underground sewers are rendered unserviceable, will be replaced by the lessors at their own cost.
- x. If the lessors neglects or fail to pay any tax on the demised premises within reasonable time after due notice the Bank shall be at liberty to have the tax paid and the work executed as the case may be and deduct the tax paid and the work executed as the case may be and deduct the tax and / or the cost, even if it exceeds one month rent in a year, from the rent payable to the lessor under these presents and if there is any balance after deduction, to recover such balance from the lessors.
- xi. If the lessors neglects or fails to comply with the requirements / regulations of the Municipality and or other appropriate authority concerning the demised premises, and in consequence thereof if the Bank suffers any loss or damage, the bank shall have the right to deduct such loss or damage from the rent and, if the rent is insufficient, to recover the balance from the lessors.
- xii. The Bank shall be at liberty to remove at any time all the material employed in the construction of their temporary structures of any kind, furniture, electrical installations / fittings and other fixture which may have been brought in, fixed installed or erected by the bank in the demised premises prior to or during the continuance of the said term.
- xiii. (The period of lease shall be for 6 years with an initial period of 3 years wef from toplus further 3 more years with mutual agreed terms and conditions subject to satisfactory services offered by the lessor

III That the lessor has also agreed to provide the following services to the lessee:

- i. That the lessors will ensure that each room will be furnished with air conditioners, LCD TV (with cable DTH facility), double bed, mattresses, bed side table, Easy chairs, wardrobe, telephone/intercom, insulated water jugs / glasses, ceiling fans etc as specified in tender document. EPABX facility with direct telephone line will also be provided by the lessors for the guest to directly dial from the room for which usage bill of the telephone will be recovered from the users.
- ii. The Lessor shall also provide / change Bed Sheets / Pillow covers in each room on daily basis and shall also provide one bucket, one mug, wash basin, with fixed mirror, one chowki, 2 towels / 2 hand towels, bath soap, along with all other items on daily basis in each room as specified in tender document.



- iii. The Lessor shall also provide complimentary facilities XXXXXXXX daily basis in each room as specified in tender document.
- iv. The Lessor shall provide one extra bed or one extra bed mattress shall be provided for additional occupant, if necessary under exceptional circumstances. Usually room will be allotted on 2 adults + 2 kids basis
- v. That the lessors will provide one caretaker and adequate numbers of waiters etc to take care of the guests coming to the Holiday Home. They will maintain register for guests and charges collected from them as prescribed by the Bank as rental of rooms etc., which will be deposited by them in the Bank at weekly intervals.
- vi. That cleaning of each room and toilet / bathroom etc shall be got done by the lessors on daily basis.
- vii. The lessor will inform the bank the number of rooms given on rent. The rooms shall be specifically earmarked for the exclusive use of the Bank's staff and shall not be used by the lessor for renting the same to the outsiders at any time if they remain vacant.
- viii. That the lessors will make 24 hours water supply in the demised premises and for this purpose provide submersible pump and make provision of drinking water.
- ix. The Lessor shall place at a prominent place in each room the brief details of the facilities provided by the occupants and shall also provide a feedback form to each occupant for their comments.
- x. The Bank shall display Bank's signboard / board, hoarding, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the Bank thinks fit and proper and the Lessor shall not have any objection thereto.
- xi. The facilities mentioned in Annexure A shall be made available to the lessee by the Lessor.
- xii. The power back-up of adequate capacity to ensure 24 hours power supply will be provided by the Lessors at its own expenses

IV PROVIDED ALWAYS and it is hereby agreed and declared by and between the parties hereto as follows:

(a) That in case the demised premises or any part thereof shall at any time during the term hereby created be materially damaged destroyed or rendered uninhabitable by fire, earthquake, riot, civil commotion , cyclone, tempest, flood or act of God and be not caused by the acts or neglects or default of the bank so as to render the demised premises or any part thereof substantially unfit for the purpose for which the



same are let then it shall be lawful for the bank at its option either to determine the lease or to retain occupations if the rent hereby reserved or a proportion thereof, according to the nature and extent of the damage sustained, shall be suspended from the time of such destructions or damage until the said premises are restored to their former state and condition and rendered fit for occupation and use.

That the Bank shall have the right to terminate this lease for all rooms or any number of rooms(s) by giving three months' notice in writing without assigning any reason at any time during the currency of lease to the lessor and on expiration of the period to be mentioned in such notice this lease shall cease to be operative. In such case no rent or compensation shall be payable by the lessee Bank to the lessor for the unexpired period.

That at the time of termination or early determination of the lease period, the XX months' rent deposited with lessor by the lessee as interest free security deposit shall be either adjusted by the Lessor during the last XXX months of the lease period or shall be refunded at the time of the termination or determination of the lease period by the Lessor to the Lessee.

In the event of termination of this lease deed by the lessee by issuing 3 months' notice as mentioned above or under any other clause, or by the efflux of time, the lessee will be entitled to remove all its belongings from the demise premise peacefully and the lessor will provide necessary assistance to the lessee for removing its articles and belongings without any protest.

That the expenses of this lease deed shall be borne by the lessee and lessor on the basis of 50: 50 ratio stamp duty and registration charges required to the execution of lease deed.

That the parties mutually covenant that any variation in terms and conditions of this deed shall only be made in writing.

Accepted tender and accepted deviation, if any, shall form part and parcel of the lease agreement (Annexure-A)



SCHEDULE OF PROPERTY

Schedule A

Description of the Hotel and the Rooms

IN WITNESS whereof the parties hereto have executed this lease the date and year first above written.

For

For Indian Bank

(Lessor)

(Lessee)

Witness

Witness



ANNEXURE –A

DETAILS OF FURNITURE, FIXTURE, AMENITIES TO BE PROVIDED BY THE LAND LORD (LESSOR)
AND TERMS AND CONDITIONS AS PER ACCEPTED TENDER.



**ANNEXURE- A(PART OF TECHNICAL BID)
PREMISES REQUIRED ON LEASE**

**Parameters based on which technical score will be assigned INDIAN BANK
(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)**

TECHNICAL PARAMETERS AND SCORING BASED ON THEIR MARKS

The detailed list and marks assigned to each parameter is asunder:

SrNo	Parameter	Maximum Marks
1	Distance from desired location (Ram Mandir) i. Upto 3.00KMs (10marks) ii. More than 3.00KMs and up to 05KMs(7marks) iii. More than 05 KMs and up to 08 KMs(5marks)	10
2	Available Views from the Rooms. i. Mandir (10) ii. River View (7) iii. Garden/Greenery View/ (5) iv. Long Open /City view (3) v. Others (0)	10
3	Natural light and ventilation of Building i. Adequate – 5 marks ii. Inadequate – 0 mark	5
4	Suitability & Quality of Furniture, fixtures, fittings, interiors etc in Rooms i. Good -10 marks ii. Average – 5 marks iii. Fair – 3 marks iv. Poor – 0 marks	10

ANNEXURE- A(PART OF TECHNICAL BID)

5	Nearby surroundings, approach road and location i. Good Green locality with wide approach (10 marks) ii. Good Green locality with narrow approach(7marks) iii. Partly Commercial/ Residential locality with wide approach(5 marks) iv. Commercial Market Place with narrow approach(0marks)	10
6	Quality of construction, Ample Room Sizes, Ambience & Suitability of premises. i. Excellent (10) ii. Good (7) iii. Satisfactory (5) iv. Unsatisfactory(0)	10
7	Availability of Restaurant/Catering Facility i. Within the premises (10) ii. Room Facility (5) iii. Not available (0)	10
8	Availability of separate Parking within premises for INDIAN BANK's guests i. Availability of sufficient parking within premises (10) ii. No Parking Facility within the premises (0)	10
9	Overall Suitability in view / Recommendation/Opinion of Bank's Premises committee	25
	TOTAL	100

Place:

Date: Name &Signature of lessor with seal if any

TENTATIVE LIST OF INFRASTRUCTURE & AMENITIES REQUIRED
(TO BE ENSURED BY THE PROSPECTIVE LANDLORD)

SrNo.	Services/amenities	Remark
1	Bank's Signboard at the Entrance & visible Location	Yes/No
2	Emblem on Room doors as desired by INDIAN BANK	Yes/No
3	Regular Maintenance / Up keeping of Rooms	Yes/No
4	Proper Lighted/Ventilated Rooms with Good Aesthetics/Furnishing	Yes/No
5	Amenities Available in the Rooms	
a	LED TV	Yes/No
b	Cable/DTH connection	Yes/No
c	Room Heater	Yes/No
d	Hi speed Wi-Fi	Yes/No
e	Cupboard	Yes/No
f	Mirrors	Yes/No
g	Double bed (or Two-single beds) with Mattress & Soft Pillows	Yes/No
h	Clean Bed Cover & Sheets	Yes/No
i	Clean Pillow Covers	Yes/No
j	Clean Curtains	Yes/No
k	Clean Blanket/Quilt	Yes/No
l	Sitting Chairs	Yes/No
m	Writing Table	Yes/No
n	Mosquito Repellent	Yes/No
o	Water Jug	Yes/No
p	4 nos Glasses	Yes/No
q	Tea, Coffee, Sugar & Salt Sachets	Yes/No
r	Electric Kettle	Yes/No
s	Battery operated Room Fresheners	Yes/No
t	Enough LED lighting, Fans & Exhaust	Yes/No
6	Amenities in Toilet	
a	Geyser	Yes/No
b	Bucket & Mug	Yes/No
c	Shower	Yes/No
d	Wash Basin with Liquid Soap/Bar Soap	Yes/No
e	Bath & Face Towels	Yes/No
f	Naphthalene Balls	Yes/No
g	Exhaust Fan	Yes/No
7	Housekeeping	Yes/No
8	Power Back-up/ Generator	Yes/No
9	Ample Parking space	Yes/No
10	Restaurant/Catering Facility in premises/nearby	Yes/No

(Kindly note that above lists inclusive but not exhaustive)

LEFT

BLANK

INTENSELY