

EXPRESSION OF INTEREST

Expression of Interest are invited from owners, having clear and marketable title to the properties built as per local by-laws, having permission for commercial use and are interested in leasing their commercial premises/property to Tripura State Co-operative Bank Ltd. for branch, ATM or office purposes. Interested owners may submit / post the information in the prescribed format available on bank's Website (www.tscbank.nic.in) in a sealed envelope by 26th November 2021. Tripura State Co-operative Bank Ltd. officials will get in touch with you if the premises/ property suits Bank's requirement. Mere submission of offer should not be treated as acceptance / selection of the offer.

| Sl. No | Name of Branch | Proposed location | Carpet Area in Sq.ft (Approx) | Built up area in Sq.ft (Approx) |
|--------|--|---|-------------------------------|---------------------------------|
| 1. | BATTALA/ MG BAZAR/ MANUBAZAR/ GANDACHERRA | Within 1.00 km from the existing Branch | 1300 | 1500-1800 |
| 2 | CHAMPAKNAGAR/ NALCHAR/ PANISAGAR/ TAKARJALA/ BAIKHORA/ MIRZA/ PECHARTHAL | Within 1.00 km from the existing Branch | 1100 | 1200-1500 |

| Owner's Details: | |
|------------------------|--|
| Name:* | |
| Enter Your Name | |
| Contact Number:* | |
| Enter Mobile Number | |
| Email ID:* | |
| Enter your Email ID | |
| PAN Number:* | |
| Enter Your PAN Number | |
| Property Details | |
| Property Address:* | |
| Enter complete address | |
| Pin Code:* | |
| Landmark:* | |
| State: * | |



(BHAJAN CH. RAY)
Managing Director,
Tripura State Co-op. Bank Ltd.
Head Office, Agartala.

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|--|--|
| Property Type:* | |
| Total Floors:* | |
| Property available on:* |Floor |
| Carpet Area: * (Sq.Ft.) | |
| Age of Construction:(in Year)* | |
| Furnished Status:* | Bare Shell Warm Shell |
| Premises availability for rent | <input type="checkbox"/> <input type="checkbox"/> a) Instantly b) Withinmonths |
| Expected Monthly Rental:* | |
| Nearest Bank Name: * | Branch ATM |
| Distance of the existing Branch from your premises(in meter)* | |
| Additional Information | |

Terms & Conditions:

- i) The premises offered shall be fully owned /freehold and constructed on JOTE LAND. The title of the premises should be clear and marketable without any sort of encumbrances whatsoever. The title of the Premises shall be deemed to be clear, when verified and cleared by Law Departments of the Bank.
- ii) All the statutory permissions / clearances as required for making use of the premises by Bank shall be obtained by the successful bidder with a period of 30 days from the date the offer of Bidder is accepted.
- iii) The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All other taxes and service charges except service tax/ GST, if applicable, shall be borne by the Successful Bidder. While renewing the lease, the effect of subsequent increase/decrease in taxes and service charges/ GST shall be taken into account for the purpose of fixing the rent. The successful Bidders shall have a valid registration for the GST without which GST will not be Reimbursed by the Bank. Municipal Tax on the property and Service charges if any, payable shall be borne by the successful bidder.
- iv) The successful bidder shall be required to arrange to obtain the necessary Municipal License/NOC where applicable.
- a) Banking activities in the subject premises along and Approval of maps of the building/ premises from Concerned Authority.
- b) Layouts/ maps/ drawings etc. from Concerned Authority/ Town Planning etc. for carrying out the civil addition/ alteration, interior furnishing of the premises by the Bank.
- v) The required electrical power load will have to be arranged by the successful bidder at his/her cost from the concerned Department /Corporation.



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- vi) Bidder should obtain and furnish the structural stability certificate from the licensed Structural Consultant, at his/ her cost.
- vii) Necessary arrangements for continuous water supply, and independent underground and overhead water tanks of sufficient capacity will be provided by successful Bidder.
- viii) Proper sewerage connection shall be arranged by successful Bidder for the Bank. Bank can make additions and alterations/dismantling if necessary without involvement of basic design at any stage during currency of lease.
- ix) The successful Bidder shall at his /her own cost be required to carry out all the civil works (if any required) for construction of Locker Room, strong room , ATM lobby, Ladies and Gents Toilets, etc. as may be required, as per site conditions and as per specifications laid down by the Bank up to the entire satisfaction of Bank.
- x) Successful Bidder will arrange to provide all sanitary fittings as per requirements of the Bank.
- xi) Canvassing in any form will disqualify the bidder. No brokerage will be paid to any broker.
- xii) The Premises shall have sufficient parking space.
- xiii) The offer of the successful Bidder should remain valid at least for a period of 6 (SIX) months to be reckoned from the last date of submission of offer.



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