



सेंट्रल बैंक ऑफ इंडिया
Central Bank of India

CENTRAL TO YOU SINCE 1911

RO(AMBIKAPUR)/BSD/2026-27/06/33

दिनांक: 22/06/2026

अनुबंध- 4

पट्टे पर परिसर के लिए बोलियों/प्रस्तावों का निमंत्रण

सेंट्रल बैंक ऑफ इंडिया को अपनी विभिन्न शाखाओं/कार्यालयों के लिए परिसर की आवश्यकता है, जो 3 महीने के भीतर कब्जे के लिए तैयार हो। भूतल पर स्थित, पर्याप्त पार्किंग वाले परिसर को प्राथमिकता दी जायेगी। वांछित परिसर का पता एवं कुल कार्पेट एरिया कुछ इस प्रकार होना चाहिए:

क्र.सं.	शाखा का नाम/श्रेणी	पता	वांछित परिसर कुल कार्पेट एरिया
1.	BATAULI (RURAL)	बतौली, जिला-सरगुजा, छत्तीसगढ़-497101	74.32-92.90 वर्गमीटर / (800-1000 वर्गफुट)
2.	KATGHORA (SEMI URBAN)	कटघोरा, जिला-कोरबा, छत्तीसगढ़-495445	83.61-120.77 वर्गमीटर / (900-1300 वर्गफुट)
3.	GHAGHRA (DFS) (RURAL)	घाघरा (DFS), जिला-जसपुर, छत्तीसगढ़-496330	74.32-92.90 वर्गमीटर / (800-1000 वर्गफुट)
4.	BATAIKELA (DFS) (RURAL)	बटईकेला (DFS), जिला-जसपुर, छत्तीसगढ़-496223	74.32-92.90 वर्गमीटर / (800-1000 वर्गफुट)

सरकारी/अर्ध-सरकारी, निकायों या सार्वजनिक क्षेत्र के उपक्रमों को प्राथमिकता दी जाएगी। कृपया दलाल या बिचौलिये दूर रहें। कृपया वेबसाइट <https://www.centralbankofindia.bank.in> से प्रारूप/नियम व शर्तें डाउनलोड करें या क्षेत्रीय कार्यालय, सेंट्रल बैंक ऑफ इंडिया, क्षेत्रीय कार्यालय (अंबिकापुर) बीएसडी विभाग, धनजल कॉम्प्लेक्स, रिंग रोड, सरकारी पॉलिटेक्निक के पास, नेमनाकला, अंबिकापुर, जिला-सरगुजा, छत्तीसगढ़-497001 से कार्यदिवसों में कार्यालय समय के दौरान प्राप्त करें। सभी प्रस्ताव ईएमडी राशि (रिफंडेबल) रूप में 3000/- के डिमांड ड्राफ्ट के साथ अंतिम तिथि 13/07/2026, शाम 4:00 बजे तक ही स्वीकार्य किये जायेंगे। बैंक किसी भी निविदा अथवा सभी निविदाओं को बिना कोई कारण बताये निरस्त करने का अधिकार सुरक्षित रखता है। संपर्क सूत्र: 91-7747809108, +91-9669317173, +91-9984279546.]

(Note:- Tender Ref no:- RO(Ambikapur)BSD/2025-26/067 DT:- 01/10/2025(B/O-Batauli) stands cancelled due to unavoidable circumstances.-)

अभिलाषा पटेल

(अभिलाषा पटेल)
मुख्य प्रबंधक



पता: धनजल कॉम्प्लेक्स, रिंग रोड, शान्तीय पॉलिटेक्निक के पास, नेमनाकला, अंबिकापुर जिला: सरगुजा
राज्य: छत्तीसगढ़ पिन: 497001 www.centralbankofindia.bank.in



सेन्ट्रल बैंक ऑफ इंडिया
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CENTRAL TO YOU SINCE 1911

RO(AMBIKAPUR)/BSD/2026-27/06/33

Dt :- 22/06/2026

Annexure – 4

INVITATION OF BIDS / OFFERS FOR PREMISES ON LEASE

Central Bank of India requires premises which are ready for possession within 3 months. Preferences will be given to premises situated on the ground floor with adequate parking space. The details of required premises are as under:

S.No.	Name of Premises/Category	Address	Area
1.	BATAULI (RURAL)	Batauli, Distt- Sarguja, CG-497101	74.32-92.90 sqmt. / (800-1000 sqft.)
2.	KATGHORA(SEMI URBAN)	Kathghora, Distt. Korba, CG-495445	83.61-120.77 sqmt / (900-1300 sqft.)
3.	GHAGHRA(DFS) (RURAL)	Ghaghara(DFS), Distt.Jaspur, CG-496330	74.32-92.90 sqmt. / (800-1000 sqft.)
4.	BATAIKELA(DFS) (RURAL)	Bataikela(DFS), Distt.Jaspur, CG-496223	74.32-92.90 sqmt. / (800-1000 sqft.)

No brokers or intermediaries please. Priority will be accorded to Government / Semi Govt. bodies or public sector undertakings. Kindly download the formats / terms and conditions from the website <http://www.centralbankofindia.bank.in> or collect the same from Central Bank of India branch / Regional Office at Central Bank Of India, Regional Office (Ambikapur), BSD Deptt., Dhanjal Complex, Ring Road, Near Govt Polytechnic, Nemnakala, Ambikapur, Dist – Sarguja, Chhattisgarh - 497001 during office hours on working days. The last date for submission of bids is 13/07/2026 up to 04:00 p.m. which shall be accompanied with a DD of Rs.3000/- (EMD-Refundable). Bank reserves the right to reject any or all bids without assigning any reason thereof. Contact no:- +91-7747809108, +91-9669317173, +91-9984279546. (Note:- Tender Ref no:- RO(Ambikapur)BSD/2025-26/067 DT:- 01/10/2025(B/O-Batauli) stands cancelled due to unavoidable circumstances.-)

(Signature)
(Abhilasha Patel)
Chief Manager



Address: DHANJAL COMPLEX, RING ROAD, NEAR GOVT POLYTECHNIC, NEMNAKALA, AMBIKAPUR
DISTRICT: SARGUJA STATE: CHHATTISGARH
PIN: 497001
www.centralbankofindia.co.in



Annexure 6

Central Bank of India, Regional office (Ambikapur), CHHATTISGARH , invites sealed tenders for suitable premises on long term lease basis for carpet floor area of 83.61 to 120.77 sq.mtrs (+15%) for KATGHORA, DIST - KORBA, CHHATTISGARH – 495445 branch /Office premises from Interested Owners / Power of Attorney holders of premises in and around KATGHORA, DIST - KORBA, CHHATTISGARH - 495445 locality preferably in the ground floor with proper front entry to the premises and with all facilities including KVA power connection and parking.

The Technical Bid and Financial Bid Formats can be downloaded from Bank's website www.centralbankofindia.co.in. The formats are also available at our Regional Office and can be collected during office hours.

The minimum criteria for prequalification will be as under:

- The Applicant(s) should be the bonafide Owner(s) or Power of Attorney Holder(s) of the premises;
- The Applicant(s) should be an Income Tax assessee(s) with PAN No. and its Tax returns must be up-to-date.
- The building should be constructed as per the sanctioned/approved Plan of the competent development Authority. The building should be well maintained and not older than 20 years.
- The Premises should be situated in good residential/commercial locality preferably on ground floor/1st floor with proper accessibility and provision for dedicated parking.
- The building should be free from special Hazards like fire, water logging, flood, etc.
- Supply of adequate potable water round the clock should be available at the premises and appropriate approvals/sanctions from the local municipal authorities should be in hand.
- The landlord should clear all the dues and other statutory obligations of Municipality, Corporation as well as of revenue authorities.
- The occupancy certificate of the premises (in case of Apartments) from the local authorities should be available for leasing the premises.
- The landlord should be in a position to give vacant procession of the premises immediately after carrying out necessary changes/alterations as required by the Bank.

1. Method of submitting Tenders: Tenders should be submitted only in sealed covers.

Tender covers will have three parts.

- First cover – Technical Bid cover – This cover should contain Part I of application duly filled and signed by the bidder/s in all pages, along with necessary enclosures. The cover should be closed and sealed and super scribed as "Technical bid (as per Annexure A) for KATGHORA, DIST - KORBA,



CHHATTISGARH - 495445 branch /office premises" and should also contain the name and address of the bidder on the cover.

- Second cover – Financial Bid cover – This cover should contain Part II of the application duly signed by the bidder/s in all pages. This cover should be closed and sealed and super scribed as "Financial Bid (as per Annexure B) for KATGHORA, DIST - KORBA, CHHATTISGARH – 495445 branch / Office premises" and should also contain the name and address of the bidder/s on the cover.

- Third cover – Both the first and second cover should be placed in the third cover and should be super scribed as "SEALED TENDER FOR KATGHORA, DIST - KORBA, CHHATTISGARH – 495445 BRANCH/ OFFICE PREMISES and to be addressed to Central Bank of India, BSD/GAD deptt., Regional Office (Ambikapur), Dhanjal Complex, Ring Road, Near Govt Polytechnic, Nemnakala, Ambikapur, Dist – Sarguja, Chhattisgarh - 497001.

2. Last date for submission of Tender: 13/07/2026 upto 16:00 hours

3. Place for submission: Central Bank of India, BSD/GAD deptt., Regional Office (Ambikapur), Dhanjal Complex, Ring Road, Near Govt Polytechnic, Nemnakala, Ambikapur, Dist – Sarguja, Chhattisgarh - 497001.

4. Tenders will be opened at Regional Office (Ambikapur), Dhanjal Complex, Ring Road, Near Govt Polytechnic, Nemnakala, Ambikapur, Dist – Sarguja, Chhattisgarh - 497001. on 23/10/2025 or at any date decided by the Bank in due course.

5. Bidder should ensure that the tender is received by the Bank before the date and time specified and no consideration whatsoever shall be given for postal or any kind of delay. Tenders received after the specified date and time are liable to be rejected and the decision is at the sole discretion of the Bank.

6. Central Bank of India reserves the right to accept or reject or cancel any or all tenders without assigning any reason thereof and also reserve the right to place the order to any technically suitable Bidder/s who may not be the lowest as it deemed fit and proper.

7. Only unconditional tenders will be accepted. Any conditional tender will be liable for rejection. Any bidder desire of imposing any condition having financial implication should load the tender appropriately and should not put any condition in the tender.

8. Bank will shortlist the offers based on information provided in Technical Bid tender in accordance with Bank's requirement, viz., locality of the proposed site, area of the premises offered, accessibility from main road, parking space provided, amenities & other infrastructure provided (like lift, back up DG set etc) and other essential requirements spelt out in Technical Bid.

9. The Financial Bid would be opened after short listing of Offers based on Technical Bid. Financial bid would be opened only for those short listed offers, on a future date and will be intimated to the short listed bidders at a later date.

10. Banks decision on selection of the prospective offer is final.

11. In case of dispute the decision of the Bank will be final and binding on all.

12. Rent: The Bank shall start paying the rent from the date of taking of possession from the landlord. Before taking possession, it shall be ensured that necessary occupancy certificate is obtained from the appropriate authorities by the landlord and alterations agreed to be carried out by the landlord have actually been carried out to the bank's satisfaction. Joint measurement of the premises will be taken based on floor area.



13. Execution of the lease Documents: Once the premise is taken on lease by the Bank, the lease deed as per the Bank's Standard lease format shall be executed and it shall be registered with the appropriate authorities. The stamp duty charges relating to the registration shall be borne by the landlord and Bank on 50:50 basis.

14. Landlord will be responsible for construction of strong room as per the requirement of the bank at his cost for which specifications will be provided at the time of finalization of premises.

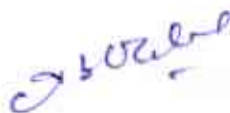
15. Earnest Money for Bidding in S/URBAN (Rs. 3000/- Three thousand Only).

TENDER REFERENCE	RO(AMBIKAPUR)/BSD/2026-27/06/33	dated 22/06/2026
LAST DATE	13.07.2026	
EMD AMOUNT	RS 3000/- DD/BC in favour of "Central bank Of India", Payable at Ambikapur.	
ADDRESS FOR COMMUNICATION	CENTRAL BANK OF INDIA, REGIONAL OFFICE - Dhanjal Complex, Ring Road, Near Govt Polytechnic, Nemnakala, Ambikapur, Dist - Sarguja, Chhattisgarh - 497001	
CONTACT TELEPHONE NO	07774-451283	

- Earnest money of unsuccessful bidders will be returned within 1 month of after completion of process.

- In case, after completion of process, successful bidder backs out, earnest deposit will be forfeited and fresh advertisement will be floated.

For Central Bank of India,



CHIEF MANAGER



BUSINESS SUPPORT DEPARTMENT, CENTRAL OFFICE, MUMBAI

ANNEXURE-II

(Proforma for Technical Bid)

Annexure A

To,
Regional Head,
Central Bank of India,
Regional Office,
.....

REG: Technical Bid for premises at

REF: Your advertisement dated published in News Paper and at Bank's website

OWNERSHIP DETAILS			
1	NAMES & ADDRESSES OF THE OWNERS	Telephone/ Mobile No.	email
2	Whether P A holder has powers to grant premises on lease/sub lease : YES / NO		
3	Name & Address of PA holder		
	Telephone / Mobile No.		
	email address		
4	ADDRESS OF THE PREMISES OFFERED		
5	Any outstanding charges (mortgages/lease/easement/gift/any other interest in the property)		
6	Any pending dues on the property (Arrears of taxes/electricity/telephone etc)		
	TYPE OF THE PREMISES		
7	IF THE PREMISE IS UNDER CONSTRUCTION		
	Whether loan required? if so details		
	Class of construction		
	Likely date of possession of premise		
8	IF THE PREMISES IS READY FOR POSSESSION		
	Year of construction		
	Type of building/construction Details of Construction of the Building. RCC Construction or Load Bearing Brick Construction (please mention)		
	Whether plans are approved by the local authorities (attach copy of sanctioned Bldg.Plan) - Yes/No.		

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ANNEXURE-II

Whether NOC from the department obtained – Yes/No.	
Whether occupation certificate has been received (attach copy) – Yes/No.	

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	Whether direct access is available from the main road – Yes/No	
	Whether lift facility is available – Yes/No.	
	Title Deed (attach copy of title deed)	
	Whether all statutory obligations are cleared (Please enclose IT Return, Municipality Tax Receipt – Current and other supporting documents) – Yes/No.	
9	Location	
	Type of Building Residential/ Institutional/Industrial	
	Details of civil amenities viz., Schools, Colleges, Hospitals available in and around the premises	
	Details of other financial institutions in and around the premises	
	Proximity from police station, fire station, post office and transport centre	
	Located in an area which is not considered crime prone or vulnerable and is not an isolated area.	
	Whether the locality of the premises is free from Special Hazards like fire, flood, water logging etc. – Yes/No.	
10	Floor and area	
	Built up area in sq.mtrs. / Sq.Ft	
	Carpet area in sq.mtrs. / Sq.Ft	
	Ground Floor	
	First floor	
	Other, if any	
	Total Carpet area in sq.mtrs./ Sq.Ft	
	Ceiling Height	
	Details of tenancy of other floors	
	Agreeable to construct RCC strong room as per RBI specifications with security arrangements	YES
	For installing ATM	
	Space to install V-SAT antenna on roof-top (applicable for Rural / Semi-Urban)	
	Availability of 3-phase Power supply for installation of ATM Machine.	



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ANNEXURE-II

Statutory approvals from local authorities (if applicable)

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11	AMENITIES AVAILABLE	
	Water facility available	YES / NO
	Parking facility for Bank's Staff / Customers available	YES,sq.mtrs / sq.ft.
	Whether 3 phase(_ kva) power supply available / will be supplied	
	Separate toilets for ladies and gents	
	Accessibility throughout the year	YES / NO
	Proper Ventilation available	YES / NO
	Details of other utilities available	
	Frontage (at least 6- 8 mtrs. / 20-25 ft)	
	Possibility of making ramp from road to branch	
	Collapsible shutters on outer doors, grills on windows and ventilators on outer walls.	
	One main entrance with the regular door and an additional / collapsible gate.	
	Whether proper sanitary/sewage system is available.	
	Whether Power/Electric Supply - Yes/No (Adequate power supply) is available - Yes/No.	
	Whether anti-lightening device is provided - Yes/No	
	Whether captive power supply (generator) is available - Yes/No.	
	Whether adequate water supply is available - Yes/No.	
	The tender (both Technical and financial bids) has been signed on all pages only by the authorized signatory.	
	Rent quoted shall be net inclusive of all taxes, cesses, parking charges etc. related to the premises, till the tenure of lease, including extended tenure, if any, as per financial bid format only by filling up all three columns (under Rate, Carpet Area, Total Rent Payable) and signed only by premises Owner / Power of Attorney Holder only.	
	I We further agree to construct the strong room as per your Bank's specifications and ready to carry out modifications as required by the Bank including constructions of ATM civil structure in the proposed premises at our expenses.	

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The offer submitted by me valid for Four months from the date of opening of Price Bid.	
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4::

Agree to execute the Lease Deed agreement in Bank's standard format (Standard format enclosed).	
Enhancement in rent expected after the end of the original lease period of _____ years. NOTE: Quote in percentage only	For _____ years with 5 years certain with 2 options of 5 years each with increase (at _____ % hike in rent during each option period. (only percentage and amount should not be filled up)
Any other terms and conditions (Please specify).	
(a) Additional financial bearing:	
(b) Non- Financial bearing:	
Any other relevant information	

NOTE:

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

Sanitary accommodation, except mentioned otherwise in a specific case, Verandahs, except where fully enclosed and used as internal passages and corridors, Corridors and Passages, except where used as internal passages and corridors exclusive to the unit, Entrance halls and porches, vertical sun brakes box louvers, Staircase, Shafts and machine rooms for lifts, Barsaties*, lofts, Garages, Air-conditioning ducts and air-conditioning plant rooms, shafts for sanitary piping and garbage ducts more than 2 sq. mtrs. in area.

Rates should not be mentioned here or anywhere in Technical Bid.

DECLARATION

I / We confirm that the above particulars are correct to the best of our knowledge. I / We will give the consent as per your Banks standard Performa if you find our premises suitable.

PLACE:

SIGNATURE:

DATE :

NAME

Encl:

1. Documents for proof of owner ship (Tax receipt/Electricity Bill)
2. Location map and building map.

BUSINESS SUPPORT DEPARTMENT, CENTRAL OFFICE, MUMBAI

3. Sketch plan drawn to scale
4. Photographs showing exterior as well as interior
5. Completion certificate
6. Permission to construct
7. Building use permission
8. Certificates from competent authorities

(This is a proforma, Regional Office can make changes within the policy, as per the specific requirement in the location)

(Proforma for Financial Bid)

To,
Regional Head,
Central Bank of India,
Regional Office,
.....

REG: Financial Bid for premises at

REF: Your advertisement dated _____ published in News Paper and at Bank's website

Dear Sir,

In continuation with the Technical Bid submitted by me / us in respect of premises situated at

I / We hereby offer the premises on lease / rental basis as under :

Sl. No.	Floor	Rent per sq. m. of Carpet Area	Total Rent (Payable per month in Rupees)
Total			

The rate quoted is inclusive of all taxes, cess, service charges, parking charges etc., per sq. ft. of carpet floor area calculated as per point ____ of Technical bid.

Yours faithfully,

(Name)

Place :

Date :