

**THE KANGRA CENTRAL CO-OPERATIVE BANK LIMITED HEAD OFFICE
DHARAMSHALA DISTRICT KANGRA H.P.**

EOI

"Approx. 15-20 Kanals land is required for purchase adjacent to road in Dharamshala for office use by the Bank. Other details are available on www.kccb.in website. Interested property owners/ parties may go through details available on website and submit their proposals in hard copy to "General Manager, The KCC Bank Ltd., Head Office Dharamshala H.P. -176215 latest by 31/01/2024 (upto 12:00 noon) as per instructions mentioned in EOI on Bank's website www.kccb.in. Shortlisted proposals will be contacted separately for further process."

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General Manager

**EXPRESSION OF INTEREST (EOI) - FOR PURCHASE FOR SHIFTING OF HEAD
OFFICE BUILDING OF THE KANGRA CENTRAL CO-OPERATIVE BANK LTD.
DHARAMSHALA**

The Bank invites "Expression of Interest" (EOI) for Purchase of Land for Shifting/ construction of building for Head Office of "The Kangra Central Co-operative Bank Ltd."

Proposals should be submitted by considering the following terms and conditions, failing which the offer will be rejected:

- Cost of the Tender : Rs. 2000/- in the form of Demand Draft/ Pay Order in favor of " General Manager, The Kangra Central Co-operative Bank Ltd." payable at Dharamshala
- The validity of bid should be kept initially for 12 months from the date of bid closing.
- Proposals shall only be accepted in hard copy, proposals received through mail will not be entertained.

Land owners are advised to send their proposals as per the following:

Envelope-I: UNPRICED BID (1 Copy) Superscribing "DOCUMENTS OF LAND REQUIRED FOR BANK"

Envelope will contain all related documents like proposal letter, map of land, area and location detail. Tender cost etc. except Price quotation. Bidder should submit this part in a sealed envelope complete with all details of the property along-with property documents. Property documents should clearly indicate the quoted area as per requirement in advertisement and clear title of ownership.

Envelope-II: PRICED BID (1 copy):- It should contain only the price and no condition whatsoever. The rates are to be filled only in the format enclosed herewith as Annexure II SOR (Schedule of Rates) and sealed in a separate envelope superscribing "PRICE QUOTATION-DO NOT OPEN"

The rates are to be filled in the format enclosed herewith as SOR (Schedule of Rates). In case of any deviation to the prescribed terms & conditions, the Bank reserves the right not to consider the offer for further evaluation. The date and time of priced bid opening shall be intimated later. The price bids shall be opened subject to legal vetting of the property documents provided along with the unpriced bid. In case the title deed of a bidder is found to be legally unacceptable or the property is found unsuitable as per requirements of the Bank, the priced bid of such bidder shall not be opened whatsoever.

Envelope-III: Superscribing "PROPOSAL FOR LAND REQUIRED FOR THE BANK."

This envelope will contain Envelope-I & Envelope-II


1. Details of the Land Required:

For Head Office premises

- Plot Size: Min.15-20 Kanals in size.
- Plot shall be adjoining the road i.e road facing
- Plot should preferably be in proper shape.(Rectangular/ square)

Note: Details of stretches where land is sought is as follows: -

- within the limits of Municipal Corporation Dharamshala.



2. ELIGIBILITY

The bidder should:

- (a) Be any person citizen of India.
- (b) be legally competent to enter into contract as per prevailing law.

3. Evaluation of site on various parameters:

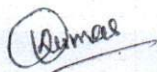
The technical/commercial suitability of land/site offered by applicants shall be evaluated based on following:

- i) Land in advertised area / stretch
- ii) Land dimension as per requirement
- iii) There is no other land including Pvt./Govt. Land between road and offered plot.
- iv) Land has no HT/LT Electric Line crossing
- v) Smooth vehicular access (to & fro) to the plot should be available.
- vii) The offered land should not be notified for acquisition.
- viii) Land must be free from any kind of encumbrances
- ix) Sale/purchase of offered land should not have taken place in last two year of float of EOI except in case of government allottee.

Land not meeting any of the above parameters will not be considered and will be rejected. The above parameters can be modified with the approval of the competent authority.

4. Documents to be attached with Offered Land:

- A. Application clearly mentioning plot address, Name of owner and Contact Number of applicant.
- B. Khevat/ Khatauni/ Jamabandi of the subject land certified by the Patwari.
- C. Sale Deed/ Registered lease deed issued by government/semi government bodies for the proposed land.
- D. Mutation Records Jamabandi for last 20 years
- E. Layout plan superimposed on Naksha shijra (signed by Owner)
- F. Identity card of land owners/ co-owners of proposed land
- G. A key plan showing adjoining lands on all 4 sides and ROW of road in front of plot shall be submitted by the applicant.
- H. Certificate for no pending litigation w.r.t. the land.
- I. Affidavit stating that the proposed land is freehold property and not mortgaged anywhere.
- J. In case of co-sharer land, the NOC from all the Co-sharer and authorization certificate.
- K. Affidavit stating that the land is not subject to land acquisition proceeding.
- L. Any other documents pertaining to the proposed land including but not limited to power of attorneys, agreements or arrangements entered into with any other party.
- M. No Brokers / Intermediaries shall be entertained.
- N. The Bank reserves the right to accept or reject any or all offers in full/part without assigning any reasons whatsoever at any stage.



These documents are not an exhaustive list of documents for due diligence of the land. The list is indicative in nature and as per the nature and use of the land, other documents may be required.

5. Location of the Plot, Sketch:

The applicant needs to provide the complete address with Khasra no., Khevat no. etc. and attach a sketch of the plot showing shape and dimensions of all sides of plot in meters.

The interested applicants may submit their proposal by 31 ^{January} ~~December~~ 2024, 12:00 hrs. (IST) in hard copy to the following address:

1. General Manager,
The Kangra Co-operative Bank Ltd.,
Head Office Dharamshala -176215

6. Submission of Tender bids through e-mail or Fax will not be accepted.
7. Non -Agriculture land/ Non tea garden land should be preferred.
8. All legal proceedings, if necessity arises to Bank may be any of the parties (Bank/ owner) shall ensure to be lodged in the courts situated at Dharamshala and not elsewhere.
9. All payments to the successful bidder shall be made to his Account only.
10. No advance payment will be made. The payment will be made as full and final settlement after verification of the plot area through joint measurements and on execution of Sale Deed only.

Note: All revisions, clarifications, corrigenda, addenda, time extension etc. to the EOI will be hosted on www.kccb.in. Applicants should regularly visit this website to keep themselves updated.

*Preference will be given to land offered on Sale found most suitable.

(Signature)

(Signature)

Annexure-I
Technical Bid

| Sr. No. | Description | Remarks |
|---------|--|---------|
| 1 | Name of the owner/ co-owners/ bidders | |
| 2 | Address of the owner/ co-owners/bidders | |
| 3 | Contact No. | |
| 4 | Email ID | |
| 5 | Identity card of land owners/ co-owners of proposed land | |
| 6 | Plot Size | |
| 7 | Khasra No. | |
| 8 | Khevat No. | |
| 9 | Khata No./ Khatuani No. | |
| 10 | Whether the individual owner/ co-owner property | |
| 11 | In case of co-sharer land, the NOC from all the Co-sharer and authorization certificate. | |
| 12 | Affidavit for Non -Agriculture land/ Non tea garden land | |
| 13 | Layout plan superimposed on Naksha shijra | |
| 14 | Certificate for no pending litigation w.r.t. the land. | |
| 15 | Mutation Records Jamabandi for last 20 years | |
| 16 | Bank Account No. | |
| 17 | IFS code | |
| 18 | PAN no. (optional) | |

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Annexure-II
SCHEDULE OF RATES

Name of Bidder: _____

| Sr. No. | Location of the land | Offered Area | Unit Rate (per Kanal) | Total Cost of the Land |
|---------|----------------------|--------------|-----------------------|------------------------|
| | | | | |

Signature of Bidder

Name of the Bidder:

Address of the Bidder:

Contact No.:

Place:

Date:

Signature

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