



**PUNJAB & SIND BANK  
PATNA REGION  
4<sup>th</sup> FLOOR,  
LALA LAJPAT RAI BHAWAN  
TN BANERJEE ROAD,  
CHHAJU BAGH, PATNA- 800001**

**INVITES OFFER FOR TWO ROOMS FOR HOLIDAY HOME AT RAJGIR ON LEASE  
BASIS**

PUNJAB & SIND BANK (A Govt. of India Undertaking) Regional Office, Patna: PUNJAB & SIND BANK, 4<sup>th</sup> FLOOR, LALA LAJPAT RAI BHAWAN TN BANERJEE ROAD, CHHAJU BAGH, PATNA- 800001 E-mail: ro.patna@psb.bank.in INVITING APPLICATIONS FOR ROOMS FOR HOLIDAY HOME AT RAJGIR ON LEASE BASIS FOR THE MINIMUM PERIOD OF THREE YEARS.

Tender No. PSB/ROPAT/HOLIDAY HOME/2026-27/01

DATE OF ISSUE OF E-TENDER: 22-07-2026

LAST DATE OF SUBMISSION OF TENDER: 04-08-2026 up to 1600 hrs.

DATE OF OPENING OF TENDER (Technical Bid): 04-08-2026 at 1700 hrs.

Bank invites applications for rooms for Holiday Home at RAJGIR falling under PUNJAB & SIND BANK, Regional Office, Patna, Bihar.

For details, visit our website: [www.punjabandsind.bank.in](http://www.punjabandsind.bank.in)

**THE REGIONAL MANAGER  
PUNJAB & SIND BANK  
PATNA REGION  
4<sup>th</sup> FLOOR,  
LALA LAJPAT RAI BHAWAN  
TN BANERJEE ROAD,  
CHHAJU BAGH, PATNA- 800001**

e-mail: [ro.patna@psb.bank.in](mailto:ro.patna@psb.bank.in)

**Mob:- 7009141889/9820362526**

*“Where Service is a way of life”*

## NOTICE

### REQUIREMENT OF ROOMS FOR HOLIDAY HOME AT RAJGIR

PUNJAB & SIND BANK invites sealed offers for Holiday rooms in two bid systems on lease basis for a minimum period of three years. The Hotels rooms should be commercial approved or a building conforming to the conditions stipulated by concerned Government authority for commercial use. Interested parties who are ready to lease out their readily available Hotels rooms on lease basis minimum period of 03 years, located in **RAJGIR**.

| Sl No | Name of Centre | District | Room Size                                                                                                                                                                                            |
|-------|----------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>RAJGIR</b>  | Nalanda  | Family size room (triple occupancy) with king size bed and extra bedding should be provided if required at no additional cost. At most three persons should be accommodated comfortably in one room. |

|   |                                                           |                                                                                                                                                                                                                              |
|---|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Bid Reference                                             | PSB/ROPAT/HOLIDAY HOME/2026-27/01                                                                                                                                                                                            |
| 2 | Date of commencement of Bid download                      | 22.07.2026 from 1000 hrs                                                                                                                                                                                                     |
| 3 | Last date and time for downloading bid                    | 04-08-2026 up to 1600 hrs                                                                                                                                                                                                    |
| 4 | Last Date for Bid Submission                              | 04-08-2026 till 1600 hrs                                                                                                                                                                                                     |
| 5 | Date and Time of Opening of Technical cum Eligibility Bid | 04-08-2026 from 1630 hrs                                                                                                                                                                                                     |
| 6 | Place of Physical Bid Submission & Opening of Bids        | <b>PUNJAB &amp; SIND BANK<br/>PATNA REGION<br/>4<sup>th</sup> FLOOR,<br/>LALA LAJPAT RAI BHAWAN<br/>TN BANERJEE ROAD,<br/>CHHAJU BAGH, PATNA- 800001</b>                                                                     |
| 7 | Contact Person                                            | Name: Mr. Umesh Kumar<br>Designation: Manager<br>Email ID: umesh.kumar@psb.bank.in<br>Mob No: 7009141889<br><br>Name: Mr. Jay Vardhan<br>Designation: Sr. Manager<br>Email ID: jay.vardhan@psb.bank.in<br>Mob No: 9820362526 |
| 8 | Validity of Bid                                           | 120 days                                                                                                                                                                                                                     |

**Note:** - Technical bids will be opened in the presence of bidders who choose to attend as above. The above schedule is subject to change. Notice of any changes / corrigendum / addendum will be published on Bank's website ([www.punjabandsind.bank.in](http://www.punjabandsind.bank.in)). Further, please note that commercial bid opening date and time will be intimated to the technically qualified bidders at a later date.

The Bid Documents containing detailed terms & conditions can be downloaded online directly from Bank's website ([www.punjabandsind.bank.in](http://www.punjabandsind.bank.in)) as per the above bid schedule.

**SUBMISSION OF BID:**

The Bids are to be submitted in two separate envelopes each sealed and clearly super scribed as to envelope number and contents as indicated below. Both the envelopes shall be contained in a large envelope (3rd Envelope) duly sealed, super scribed **"Offer For New Holiday Home at RAJGIR"** and it should also bear the name and address/ Phone No. of the bidder.

Bidders must ensure before submitting their bid that the bid document including corrigendum (if any) has been duly signed (compulsory) and stamped (if required) on each page.

**ENVELOPE NO.1**

Envelope No.1 shall contain bid document (Proforma A – Technical Bid), duly filled in as specified in the information and instructions to bidders having each page and correction duly signed by the bidder or its authorized signatory. This envelope shall be super scribed **"Envelope No.1, TECHNICAL BID FOR NEW HOLIDAY HOME AT RAJGIR"**. *The envelope must not contain any indication of the Financial Bid. In case, where indication regarding financial bid is found, the bid shall be rejected anonymously.*

**ENVELOPE NO.2**

Envelope No.2 shall contain only Financial bid i.e. rent per room (Proforma B – Commercial Bid) and prices duly filled in and signed on each page by the Bidder/s. This envelope shall be super scribed **"Envelope No.2, FINANCIAL BID FOR NEW HOLIDAY HOME AT RAJGIR"**

Sealed Bids as above will be received at or may be sent by post to the office of the

**THE REGIONAL MANAGER,  
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CHHAJU BAGH, PATNA- 800001**

THE LAST DATE FOR RECEIPT OF THE OFFERS IS UPTO **(04.08.2026** till 1600 hrs). The sealed offer should be submitted to above address in person or through speed post/ registered post. The Bank will not be responsible for any postal delay.

The bank reserves the right to accept/ reject any or all the bids without assigning any reason whatsoever.

**Please note:** Application received through brokers/ property dealers on behalf of owner will be liable to be rejected out-rightly. No brokerage will be paid by the Bank.

Only bidder or authorized representative on behalf of bidder, carrying authority letter or power of attorney with him/ her along with photo ID and address proof shall be allowed to attend any meeting/ bid opening.

**Any Corrigendum** can be issued up to one (1) day before the date of bid submission and thereafter also. Hence, bidders are advised to visit Bank's website regularly.

**REGIONAL MANAGER  
(PATNA REGION)**



### **Terms and conditions**

1. Applicant must have clear marketable title to the property. Copy of approved construction plan and NOC for commercial use of the premises must be submitted by the landlord along with technical bid. The charges/levies/penalties, misuse charges if any, for commercial use of the premises shall be borne by the landlord.
2. The entire offered area shall be available in a single floor.
3. **The photographs, layout plans, utilization plans should be submitted with technical offer.**
4. Rent free parking space will be provided.
5. Rent shall be settled purely on rooms basis.
6. In case of requirement of additional room, the bidder shall provide room at updated rate.
7. Rent shall be payable from the date of taking actual possession of the rooms by the bank after execution of lease deed.
8. Lease period shall be for the minimum period of **3** years.
9. No escalation in the rent rate shall be allowed during the currency of the total lease period.
10. Lease deed for entire period shall be executed on Bank's standard format without any alteration.
11. Stamp duty and registration fees & other charges towards executions & registration of lease deed shall be shared equally by Owner and bank.
12. Income tax on rental payment will be deducted at source (TDS) at prevailing rate.
13. The bank at its absolute discretion and irrespective of the period of lease available can any time, terminate the lease, surrender/ part surrender / vacate the Hotel rooms after giving three months' notice to the Hotel owner in writing.
14. No condition be given in financial bid. It is to contain only prices in per room basis otherwise Bid will liable to be rejected.
15. The financial offers of only those hotels selected after inspection and technically found suitable for Bank purposes will be opened and the lowest one **(per room per month)** of the same will be taken up for further discussion. Other financial bids will not be opened.
16. The bank reserves the right to accept or reject any or all the bids without assigning any reason whatsoever.
17. Documents to be submitted with technical bid are as below:
  - a. Approved map of competent authority.
  - b. Copy of latest Electricity Bill, Tax Receipt.
  - c. Copy of Aadhaar Card and PAN Card of Owner.
  - d. Copy of Fire NOC and Completion/Occupation Certificate wherever applicable.
  - e. Proof of ownership or any other document in support of property.
  - f. NOC for commercial use of premises.
  - g. Board resolution for authorized signatories in case of company.
18. All columns of the bid document must duly fill in and no column should be left blank. All pages of the bid documents (Technical and Financial Bid) are to be signed by the bidder/s or its authorized signatory. All entries in bid form should be legible & filled clearly. Any overwriting/cutting or use of white ink which is unavoidable shall be attested by the authorized signatory. The rent rate should be filled in figure as well as



in word. The Bank reserves the right to reject the incomplete bids. In case property is in joint name, co-owner will have to sign the bid document.

19. Any decision taken by the Bank at any point of time in connection with this process will be final and conclusive and no claim or dispute from any quarter in that regard shall be entertained.

20. The offer will be valid for 120 days after opening of Financial Bid.

Date:

Signature of Owner/s

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Mobile No: \_\_\_\_\_



### **FORMAT FOR OWNERS APPLICATION FORWARDING**

To,  
THE REGIONAL MANAGER,  
PUNJAB & SIND BANK  
PATNA REGION  
4<sup>th</sup> FLOOR,  
LALA LAJPAT RAI BHAWAN  
TN BANERJEE ROAD,  
CHHAJU BAGH, PATNA- 800001

Sir,

**Sub: Offer For New Holiday Home at PATNA”**

**I / We have read and understood the notice and terms & conditions /instructions to the bidder and submit my / our bid for Bank’s consideration duly filled and complete in all respects according to the Proforma.**

1. I / We further understand that selection of Hotel rooms will be in accordance with Banks terms and conditions subject to the authority of the Bank to alter or amend the same.
2. I / We do hereby declare that the information furnished in the Proforma (A) & (B) and in the supplementary sheets is correct to the best of my / our knowledge and belief.
3. I/we agree that the decision of your Bank in selection of L-1 bidder will be final and binding to me/us.
4. My/Our offer will be valid for minimum period of 120 days from the date of opening of financial bid.

Yours faithfully,

Signature of owner/s:  
Name:

Place:  
Date:



## **FORMAT FOR TECHNICAL BID (PROFORMA-A)**

To  
THE REGIONAL MANAGER,  
PUNJAB & SIND BANK  
PATNA REGION  
4<sup>th</sup> FLOOR,  
LALA LAJPAT RAI BHAWAN  
TN BANERJEE ROAD,  
CHHAJU BAGH, PATNA- 800001

Dear Sir/ Madam,

The details of the Hotel rooms which I/we offer to lease out to Bank are as under,

|    |                                                                                                                                                                                                                        |                                                                                               |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 1  | Name of Owner(s)<br>(% share of each owner)                                                                                                                                                                            | 1.<br>2.<br>3.                                                                                |
| 2  | Telephone/Mobile No of owner(s)                                                                                                                                                                                        | Tele No :<br>Mobile No:                                                                       |
| 3  | Complete address of Hotels offered and Locality                                                                                                                                                                        |                                                                                               |
| 4  | Type of Building (Commercial/ residential/Mixed use)                                                                                                                                                                   |                                                                                               |
|    | Type of Construction (framed/ load bearing)                                                                                                                                                                            |                                                                                               |
|    | Year of construction                                                                                                                                                                                                   |                                                                                               |
|    | Height of the floor to ceiling                                                                                                                                                                                         |                                                                                               |
|    | Load Bearing capacity of floor                                                                                                                                                                                         |                                                                                               |
| 5  | Carpet area of rooms *available with details of floor. (Quote to be in Carpet area and not in any other form).<br>The bidder (s) should have sufficient built up / covered area in order to have required carpet area. | Carpet Area: _____ Sq.ft.<br>GF ..... sqft<br>FF ..... sqft<br>(Any other floor... .....sqft) |
| 7  | Whether the owner has clear and marketable title. (photocopy of ownership proof & relevant papers to be enclosed)                                                                                                      |                                                                                               |
| 9  | Whether the offered property has Municipal Approval for commercial use. (Attach copy)                                                                                                                                  |                                                                                               |
| 12 | Amenities offered                                                                                                                                                                                                      |                                                                                               |
| 17 | Parking space available?                                                                                                                                                                                               |                                                                                               |

**SIGNATURE OF THE OWNER/S**

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I/we agree to execute lease deed in Bank's standard format. I/We declare that I/We are the sole owners of the Hotels property and have the authority to let out the rooms. I/We am/are enclosing copies of approved plan, commercial permission & other relevant documents. My/Our offer will be valid for next 120 days from the date of opening of financial bid.

**PLACE**

**DATE :**

**SIGNATURE OF THE OWNER/S**

**NOTE:**

- **No indication as to price aspect** is to be given in "Technical Bid" failing which the offer shall be summarily rejected.
- **MOST IMPORTANT: Technical Bid (Envelope No.1) and Financial Bid (Envelope No. 2) are to be submitted in separate sealed covers marked as "Technical Bid" & "Financial Bid" respectively with name, address & contact number of the applicant.**
- Both these sealed covers are to be submitted in single sealed cover super scribed/Marked as **"Offer for New Holiday Home at RAJGIR"** with name, contact number & address of the applicant.



### FORMAT FOR FINANCIAL BID (PROFORMA-B)

To

**THE REGIONAL MANAGER,  
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LALA LAJPAT RAI BHAWAN  
TN BANERJEE ROAD,  
CHHAJU BAGH, PATNA- 800001**

Dear Sir/ Madam,

|   |                                                                                                                                                 |       |                                                              |                      |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------|----------------------|
| 1 | Full Name of Owner(s)                                                                                                                           |       | 1.<br>2.<br>3.                                               |                      |
| 2 | Complete address of site/premises offered<br>Telephone no./ Mobile no.:                                                                         |       |                                                              |                      |
| 3 | Rental rate per rooms (including breakfast). Quote to be in rooms only and not any other area. (Rates should be in figures as well as in words) |       |                                                              |                      |
|   | Floor                                                                                                                                           | Rooms | Rate per rooms<br>(Amount in Rs.)<br>(in figures & in words) | Total Rent per month |
|   |                                                                                                                                                 |       |                                                              |                      |
|   |                                                                                                                                                 |       |                                                              |                      |
| 4 | Lease period:<br>(minimum 03 years certain period)                                                                                              |       |                                                              |                      |
| 8 | GST on rent                                                                                                                                     |       | Applicable / Not applicable                                  |                      |
| 9 | Lease Deed execution & registration expenses                                                                                                    |       | 50 : 50                                                      |                      |

**PLACE:  
DATE:**

**SIGNATURE OF OWNER/S**

*“Where Service is a way of life”*