

**CANARA BANK
HEAD OFFICE, BANGALORE**

OFFER DOCUMENT

FOR

HIRING OF PREMISES

UNDER

SINGLE BID SYSTEM

FOR ATM AT KEYLONG

DIST. LAHAUL & SPITI

Issued By:

Canara Bank
Premises & Estate Section
Circle Office
Plot No 1,
Sector - 34 A
Chandigarh-160022
Email: pecochd@canarabank.com

Tel: 0172-2604258
,2647923

ANNEXURE-V

**OFFER DOCUMENT INVITING OFFERS IN SINGLE-BID SYSTEM FOR HIRING OF PREMISES
FOR ATM TO THE BANK AT KEYLONG DIST. LAHAUL & SPITI**

The Offer document consists of the following:

1. Notice Inviting Offers
2. Instructions to offers
3. Terms and Conditions
4. Carpet Area Definition

All the above mentioned documents are to be submitted to the bank duly signed by the offerer/s on all pages.

Annexure - V Contd.

NOTICE INVITING OFFERS FOR HIRING OF OFFSITE ATM PREMISES

Canara Bank
Premises & Estate Section
Circle Office
Plot No 1,
Sector - 34 A
Chandigarh-160022

Tel: 0172-2604258, 2647923
Email: pecochd@canarabank.com

CANARA BANK intends to take Commercial premises on lease basis from Individuals/ Firms. Offers are invited under Single Bid System as per details given below:

1. Requirements :

Place	Carpet Area in sft.	Remarks
Keylong Dist. Lahaul & Spiti	70 sft - 100 Sft approx	A) Preference will be given to the premises in Ground Floor with entire area in a single floor. B) Required power load as specified by Bank for offsite ATM premises is to be provided by the landlord. C) ATM room to be constructed in the premises by the offerer.

- The details and application forms may be obtained from the above mentioned Office OR RO at Parvati Complex, Panthaghati Shimla OR Keylong branch OR download from the Bank's website <http://www.canarabank.com>.**
- Duly filled in offers placed in a Sealed Envelope Super- scribed as "OFFER FOR ATM PREMISES AT KEYLONG DIST. LAHAUL & SPITI" shall be submitted up to 2.00 PM on 05.10.2021 at Premises & Estate Section, Circle Office, Chandigarh at the above given Address.
- The Offer will be opened on the same day at 3.00 PM (time) at the above Office (Circle Office Chandigarh) in the presence of bidders or their authorized representatives who may choose to be present.

No Brokers / Intermediaries shall be entertained. Canara Bank reserves the right to accept or reject any or all offers in full / part without assigning any reasons whatsoever.

Sd/-

Authorized official of the Bank

Annexure – V Contd.

Instructions to Offerers

1. The Notice Inviting Offer, Instructions to offerers, Offer Letter along with Carpet Area Definition will form part of the offer to be submitted by the offerer. The Offer Letter shall contain the terms and conditions of the offer to lease out the premise
2. The Offer Letter along with other documents as detailed above shall be placed in a sealed envelope and superscribed as “Offer for ATM Premises at **Keylong Dist. Lahaul & Spiti** and to be submitted at the address given in the Notice Inviting Offers on or before the last date and time stipulated for submission. **The Name & address of the offerer to be mentioned on the cover without fail.**
3. Offers received with delay for any reasons whatsoever, including postal delay after the time and date fixed for submission of offers shall be termed as “LATE” and shall not be considered.
4. Copies of the following documents are to be submitted along with the “Offer” in support of the details furnished there in.
 - i. A set of floor plans, sections, elevations and site plan of the premises offered showing the detailed dimensions, main approach road, road on either side if any width of the road/s and adjacent properties etc.,
 - ii. A copy of the title of investigation and search report along with copies of title deeds.
 - iii. Documents related to conversion of land use to Non-agricultural purpose from the competent authority.
5. All columns of the “Offer Letter” must be duly filled in and no column should be left blank. All the pages of the “Offer Letter” are to be signed by the offerer /authorized signatory. In case of joint ownership, all the joint owners have to sign all the pages of the “Offer Letter”. Any over writing or use of white ink is to be duly authenticated by the offerer. Incomplete Offers / Offers with incorrect details are liable for rejection.
6. In case the space in the “Offer Letter” is found insufficient, the offerers may attach separate sheets.
7. The “Offer Letter” submitted shall be in compliance to the terms/conditions specified therein. However, any terms in deviation to the terms/conditions specified in the “Offer Letter”, shall be furnished in a separate sheet marking “list of deviations”.
8. Canvassing in any form will disqualify the offerer.
9. Separate offers are to be submitted, if more than one property is offered.

10. I) The Offers will be opened on Date & Time stipulated in the Notice inviting Offers in the presence of offerer/s at our above office. All Offerer/s are advised in their own interest to be present on that date, at the specified time.
 - ii) After the site visit and evaluation of the offers received most suitable and competitive offer will be selected.
11. The "Offer" submitted should remain open for consideration for a minimum period of Three months from the date of opening of Offer.

Annexure-V Contd.

OFFER LETTER

From :

Sri./Smt./M/s.....

.....

.....

Tel: :

Fax :

E-Mail :

To :

THE GENERAL MANAGER
CANARA BANK, CIRCLE OFFICE, CHANDIGARH

Dear sir,

SUB : OFFER OF PREMISES ON LEASE TO THE BANK

I/We offer the following premises on lease to the Bank at.....(Location, Place) on the terms described here below .

- a] Full address of premises offered on lease :
- b] Distance from the main road/cross road :
- c] Whether there is direct access to the premises from the main road :
- d] Floor wise area : Floor:..... Carpet area :.....(Sft)

FRONT :.....

VALUATION OF PREMISES : Rs.

- e] Year of construction :
- f] If the building is new, whether occupancy certificate is obtained :
- g] If the building is yet to be constructed :
- i>. Whether plan of the building is approved (copy enclosed) :
- ii>. Cost of construction :
- iii>. Time required for completing the construction :
- h] If the building is old whether repairs/renovation is required :
- i] If so cost of repairs/renovation :

Annexure-V Contd.

(j) BOUNDARIES :

East
West
North
South

TERMS & CONDITIONS::

a>. Rent : floor wise rent at the following rates i.e.,

<u>Floor</u>	<u>carpet area</u>	<u>Rental rate per sft</u>
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With effect from..... i.e., the date of handing over vacant possession after completion of the construction, repairs, renovation, additions, payable within 5th working day of succeeding calendar month.

b>. **LEASE PERIOD::**

i] ——— Years from the date of handing over vacant possession after completion of construction, repairs/renovations, additions etc., with..... % increase in rent after 5 years (Rural/Semi Urban -10% to 15%).

ii] You are however at liberty to vacate the premises at any time Fully / Partly during the pendency of lease by giving —— month's notice in writing, without paying any compensation for earlier termination.

c>. **TAXES/RATES::**

All existing and enhanced Municipal/Corporation taxes, rates, cesses, maintenance/service charges like society charges will be paid by me/us. Service Tax payable on rent payment will be borne by the Bank.

d>. **MAINTENANCE/REPAIRS::**

All repairs including annual/periodical painting and distempering will be got done by me / us at my/our cost once in 3-5 years. In case, the repairs and /or painting/distempering is/are not done by me/us as agreed now, you will be at liberty to carry out such repairs, painting/distempering etc., at our cost and deduct all such expenses from the rent payable to me/us.

e> **LEASE DEED/REGISTRATION CHARGES::**

I/We undertake to execute an agreement to lease and register a regular lease deed, in your favour containing the mutually accepted/ sanctioned terms of lease at an early date. I/We undertake to share the cost of stamp duty and registration expenses for registering the lease deed in the ratio of 50:50 between the Bank and me/us.

DECLARATION::

- 1>. I/We have understood the definition of the “Carpet Area” and agreeable to accept payment of rent on Carpet area basis. The carpet area will be measured in my/our presence and the Bank Officials after completion of the building in all respects as per the specifications/requirements of the Bank.
- 2>. The concept of carpet area was explained to me/us and clearly understood by me/us, according to which the area occupied by toilets, staircase, pillars, balcony, common passage, walls and other uncovered area, would be excluded for arriving at the carpet area on which the rent is payable.
- 3>. During the period of tenancy, if the Bank desires to carryout alterations if any within the premises at Bank’s cost, I/We agree to permit the same on the existing lease terms and conditions.
- 4>. The following amenities are available in the premises or I /we am/are agreeable to provide the following amenities at my/our cost
 - i] A collapsible gate, rolling shutters with locking will be provided at the entrance and at any other point which gives direct access to the premises.
 - ii] Entire flooring will be of Vitrified / Granite / Marble. Non-skid ceramic tile flooring in toilets with about 5 feet height ceramic tile dado.
 - iii] All windows, ventilators and such other openings will be strengthened by MS Grills with glass and mesh doors.
 - iv] Required power load for the normal functioning of the Bank, requisite electrical light, power points, distribution board, separate electricity meter and good quality earthing will be provided. Bank shall bear actual charges for consumption.
 - v] Continuous water supply will be ensured at all times by providing overhead tank and necessary taps. Wherever necessary, electric motor of required capacity will be provided. Separate water meter will be provided. In case municipal water supply is not adequate, alternate potable water source shall be made available. Bank shall bear actual charges for consumption.
 - vi] Adequate parking space will be provided for vehicles of Bank staff and customers.
 - vii] Proper and adequate space for fixing Bank’s sign board, VSAT, DG-Set, Solar Panel will be provided.
- 5>. I/We agree for the Bank installing its On-Site ATM within the offered premises without any additional rent for the ATM. In other words, Branch area and ATM area will be clubbed for determining the rent payable. Further, I/We agree to construct ATM enclosure within the offered premises as per the plan layout of the Bank’s Architect at my/our cost.
- 6>. I/We declare that I am/we are the absolute owner of the plot/building offered to you and having valid marketable title.

- 7>. The charges/fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
- 8>. You are at liberty to remove at the time of vacating the premises, all electrical fittings and fixtures, counters, safes, safe deposit lockers, cabinets, strong room door, partitions and other furniture put up by you.
- 9>. I/We have no objection for the bank installing Generator in the premises and hereby agree to provide necessary space for it.
- 10>. I/We further confirm that offer is valid for a period of THREE Months from the date of this offer.
- 11>. If my/our offer is acceptable, I/We will give you possession of the above premises within two months of acceptance of offer by the bank duly completing the strong room and other civil / electrical works required by the bank.
- 12>. Income tax on rental payment will be deducted at source (TDS) at prevailing rate.
- 13>. I/We agree that until a regular lease agreement is entered into, this document with the bank's written acceptance thereof shall constitute the binding contract between me/us and the bank.

Yours faithfully,

(Owner/s)

Place :

Date :

Annexure-V Contd.

CARPET AREA DEFINITION

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

1. Common Staircase and munties
2. Air conditioning ducts and common AC plant rooms.
3. Space occupied by walls
4. Any other area which is common to all tenants.

I/We am/are agreeable to exclude the area covered under the above items and willing to accept the rent and advance rent strictly on the basis of carpet area to be arrived at after joint measurement.

Signature of the offerer/s

Place:

Date :