

Proposal Invited for Premises for Godown

Last Date for submission of Proposal : 09.08.2021, 3.00 pm

Proposal to be submitted in sealed envelope at Address :

**The General Manager
Baroda U.P. Bank
Head Office
Buddh Vihar Commercial Scheme, Taramandal
Gorakhpur-273016 (U.P.)**

Contact No. 0552-2230010, Mob : 7704007400

ADVERTISEMENT

The Baroda U.P. Bank invites offers from the owners /Power of attorney holders of premises on ground floor with the area of 1500-2000 sq ft for housing its Godown at Taramandal Area in Gorakhpur City with electric connection. The premises shall be ready for occupation or likely to be ready for occupation within a period of 1 month. The intending offerers shall submit their offers in sealed cover mentioning description of the premises, quoted rent, period of lease etc. to **The General Manager, Baroda U.P. Bank, Head Office, Buddh Vihar Commercial Scheme, Taramandal, Gorakhpur-273016** on or before 09.08.2021 at 3.00 pm. Priority would be given to the premises belonging to Public Sector Units/Govt. Departments.

For details please log in on tender section of our web site www.barodagraminbank.com.

The bank reserves its right to accept or reject any offer without assigning reasons thereof.

Date : 16.07.2021

General Manager

INVITATION FOR OFFER

BARODA U.P. BANK invites proposals / offers in single bid system from owners / Builders / Developers having clear and marketable titles over land and built-up property, having carpet area of 1500-2000 sqft for acquiring premises for Godown of Bank on lease / rental basis in the following area in order of preference :

Location **Taramandal, Gorakhpur or Indira Nagar, Gorakhpur**

Preference shall be given to offers from Public Sector Units / Bank's / Undertakings and Government Departments.

Location of premises should be within 1-1.5 k.m. (approx.) from our Head Office, Taramandal, Gorakhpur. Premises should be ready for possession within a period of 1 month from the date of advertisement.

Offers in a sealed envelope in conformity with single bid system should contain the following details.

Envelop - Marked "Technical Bid" :- should contain full technical details viz. location of premises with detailed address, plan drawn to scale with completion / occupation certificate, carpet area of each portion to be acquired, specification of internal finishes, amenities, distance from our Head Office, Taramandal, Gorakhpur.

Marked "Financial Bid" Should contain strictly Financial details viz. Rates per sq. mtr. Sq.ft. on carpet area, details of Municipal taxes and lease expenses etc. Carpet area (as per IS Code 3861-2002) shall exclude staircase, corridor and passage, intermediate pillars / columns, partitions & wall and other obstructions, verandahs etc.

Offers should be valid for a minimum period of -120- days from the last date of submission. No brokerage shall be paid. Sealed cover marked as "Proposal for Premises-Godown" superscribing advertisement reference and applicant name & address and submitted to **The General Manager, Baroda U.P. Bank, Head Office, Buddh Vihar Commercial Scheme, Taramandal, Gorakhpur-273016** on or before **09.08.2021** at 3.00 pm.

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

TECHNICAL BID

1	Name of Owner	
2	Telephone No. / Mobile No.	
3	Complete Address of Site / Premises Offered	
4	Copy of ownership proof (attach copy)	
5	Floor offered with details of Carpet area. Quote to be in Carpet area and not any other area	
6	Year of construction	
7	Whether said property has Municipal Approval for commercial use. (Attach Copy)	
8	Details of sanctioned plan (Copy to be furnished on demand)	
9	Details of completion / occupation certificate (Copy to be furnished on demand)	
10	Specifications of Internal Finishes	
11	Amenities	
12	Electrical Load	
13	Water Supply Connection	
14	Type of Structure – RCC / Load Bearing	
15	Parking availability	
16	Distance from our Head Office Premises, Taramandal, Gorakhpur	

Date :

Sign of Owner

FINANCIAL BID

1.	Full Name of Owner	
2.	Location of Premises	
3.	Rental rate per sq.ft. of Carpet area. Quote to be in carpet area only and not any other area. (Only Ground floor premises to be offered) ` _____ per sq.ft. per month (inclusive of taxes)	
4.	Municipal Taxes. To be borne by landlord invariably	
5.	Taxes including revision in future To be borne by Landlord invariably. Please note that Municipal taxes / cess/ services to be borne by Landlord. Service charges like Society charges, maintenance charges to be borne by the Bank.	
6.	Other charges like Society Charges / Maintenance charges / Charges for Amenities (Please quantify)	
7.	Goods & Service Tax (GST) on rent (to be borne by whom)	
8.	Period of Lease	
9.	Desired enhancement in rent after 5 Years	
10.	Cost of execution of Lease Deed to be shared in proportion	50:50
11.	Any other condition, If any.	

Date :

Sign of Owner

**OFFER LETTER TO BE GIVEN BY THE LANDLORD [S]
OFFERING PREMISES ON LEASE**

From,

To,

The General Manager
Baroda U.P. Bank
Head Office, Taramandal
Gorakhpur-273016

Dear Sir,

Sub: OFFER TO GIVE THE PREMISES ON LEASE FOR YOUR Godown.

I/We, offer to give you on lease the premises described here below for your _____
branch / office.

- 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 area - (Carpet Area in sq. ft. floorwise)
- e) Year of construction
- f) Landlord to submit stamped undertaking that construction has been done as per Local Body approved Plan and bye-laws and no illegal construction is carried out by him /her / them.
- g) If the building is new, whether occupancy certificate is obtained.
- h) If the building is yet to be constructed
 - i) Whether the plan of the building is approved (copy enclosed)
 - ii) Cost of construction
 - iii) Time required for completing the construction
- i) If the building is old whether repairs / renovation is required
 - i. If so cost of repair / construction.

Boundaries

East

West

North

South

TERMS & CONDITIONS:

a) **Rent** – Floor-wise rent payable at the following rates i.e.

		Floor	Carpet Area (sq.mtr.)	Rent Rate(Rs.) per sq.mtr. of Carpet Area per month
i	Basic Rent			

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 certain and ____ years option from the date of handing over vacant possession after completion of construction, repairs, renovations, additions, alterations etc with _____ % enhancement in rent after _____ years.
- ii). In case I / We fail to discharge the entire loan to be (granted by the Bank for construction / repairs/ renovation / addition of the premises) along with interest within the agreed period of lease, I/We, agree for further extension of lease at the same rental rates, as will be paid at the time of expiry of agreed lease period till the loan with interest is cleared in full. This is without prejudice to the rights of the Bank to recover such outstanding by enforcement of the security or by other means such as may be deemed necessary by the Bank.
- iii). You are however at liberty to vacate the premises at any time during the pendency of lease by giving three months notice in writing without paying any compensation for earlier termination.

c). Rates & Taxes:

All existing and enhanced Municipal Corporation Taxes, rates and cesses will be paid by me/us. This condition cannot be modified by Landlords. If any notice is received by the Bank from the Authorities concerned on a/c of default, I / We shall pay the liabilities immediately or I / We authorise you to pay the same against adjustment of future rent payable to me / us.

d). Repairs / Maintenance:

- i). Bank shall bear actual charges for consumption of electricity and water. I/We undertake to provide separate electricity/ water meters for the purpose.
- ii). All repairs including annual/periodical colour wash and annual / periodical painting will be got done by me / us at my/ our cost. In case, the repairs and or white / colour washing is / are not done by me/us as agreed now, you will be at liberty to carry out such repairs or white/ colour washing etc. at our cost and deduct all such expenses from the rent payable to us.

e). Rental Deposit:

You have to give us a sum of ` _____ being the advance rent deposit for _____ months which will be refunded to you during the lease period or before surrender of the premises or from the second year of lease and preferably in 12 to 24 months instalments as stipulated to me/us by you (Applicable only where no loan component is involved).

or

f). Lease Deed / Registration Charges:

If you require, I/We undertake to execute an agreement to lease/regular lease deed in your favour containing the mutually accepted/sanctioned terms of lease at an early date. I/We undertake to bear the charges towards stamp duty and registration charges for registering the lease deed on the basis of 50:50 between the Bank and me/us.

g). I / We undertake to provide separate electric connection.

DECLARATION:

- a). I / We, am / are aware that, the rent shall be calculated as per the carpet area which will be measured in the presence of landlord/s and Bank Officials after completion of the building in all respect as per the specification/requirement of the Bank.
- b). The concept carpet area for rental purpose was explained to me/us and clearly understood by me/us according to which the area occupied by Verandah, Corridor & passage Entrance hall & Porche, Staircase & stair cover, Shaft for sanitary / water-supply / garbage/ fire fighting / electricity, Bathrooms, Lavatories, Stilt, Covered / open parking spaces, Pump Room, Storage Tanks, Chajja, Canopies & Worship Places and other uncovered area would be excluded for arriving at rental payments,
- c). Bank is at liberty to surrender any part of the premises during the currency of the lease without payment of any compensation / rent for the unexpired lease for which I / We shall not have any objection.
- d). The following amenities are available in the premises or I/We agree to provide the following amenities (Strike out whichever is not applicable) at our cost.
 - i). A collapsible gate, rolling shutters will be provided at the entrance and at any other point which gives direct access to outside.
 - ii). Entire flooring will be of standard quality and walls distempered.
 - iii). All windows will be strengthened by grills and doors.
 - iv). Required power load of _____KVA for the normal functioning and the requisite electrical wiring/points will be provided.
 - v). Electrical facilities and additional points, (lights, fans, power) as recommended by the bank will be provided.
- e). I / We declare that I am/are the absolute owner of the plot/building offered to you and having valid marketable title over the above. I/We also confirm that there is no litigation / court order against this property.
- f). The charges/fees towards scrutinising the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
- g). You are at liberty to remove at the time of vacating the premises all electrical fittings and fixtures, partitions and other furniture put up by you.
- h). If my/our offer is acceptable. I/We will give you possession of the above premises by _____ (Date)
- i). I/We further confirm that this offer is irrevocable and shall be open for _____ days from date hereof, for acceptance by you.

Yours faithfully,

Date:

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