

**(To be submitted in separate envelope superscribing Price Bid for premises for RON
BRANCH
TENDER FOR HIRING OF PREMISES FOR RON BRANCH**

COVER-2-PRICE BID

The Regional Manager,

State Bank of India, Regional Buisness Office 4 , Gadag.

Dear sir,

With reference to your advertisement in the local dailies

dated _____, I / we hereby offer the premises owned by us for housing your branch/ office on lease basis:

(A copy of the Plan of the building with clearly earmarked portion of the building being offered to the Bank is enclosed. The desired information is given as under):

A	General Information:	
1	Name of the Land lord/ Owner Address	
	Mobile No.	
	Email address	
2	Location: Name of the building with complete address of the premises offered	
3	Door No.	
4	Name of the street	
5	Name of the city	
6	Pin code	

B	RENT	
S.No	Description	Rate
1	Rent for initial 5 years per sq.ft. per month of Carpet Area	Rs. _____ per Sq.ft. per month
2	Maintenance Charges if any for initial 5 years per sq.ft. per month of Carpet Area (applicable only for multi-storied complex building where common amenities are provided)	Rs. _____ per Sq.ft. per month
3	The Incremental Rate (Maximum 15-25%) for the Rent from 6 th Year to 10 th Year (over and above the rate quoted in Sr. No.1)	%

4	The Incremental Rate (Maximum 15-25%) for the Maintenance from 6 th Year to 10 th Year (over and above the rate quoted in Sr. No.1)	%
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NOTE:

- 1) Rent quoted remains unchanged for the period of first five years and increment in % as quoted above shall be applicable over & above, for the next five years after the initial period of 5 years.
- 2) Maintenance charges shall be applicable only to the multi-storied complex building with lift (if first floor), common electricity and security/ cleaning staff arrangements engaged by landlords where more number of tenants are occupied. Others such as offering for independent buildings need not quote.
- 3) If Maintenance charges quoted for individual building or not quoted for complex, the same shall be treated as '0' and will not be considered for evaluation and payment.
- 4) **Tenders will be evaluated clubbing rent and maintenance charges(if applicable) for entire 10 years period and average rent per sq.ft. per month including maintenance charges shall be arrive for purpose of techno-commercial evaluation.**
- 5) In case of a tie between the offers, the offer which has scored higher marks under the technical evaluation shall be awarded the tender.
- 6) Interest free rental deposit up to an amount equivalent to six month's rent will be paid by the Bank while taking possession of premises i.e. after completion of all works in all respects by the landlord.
- 7) The rate quoted above is inclusive of parking charges, space for generator, V-SAT, earth pit, AC outdoor units etc. No separate charges will be paid for the same.
- 8) I/We agree to pay municipal taxes and charges, cess, water/drainage tax & service charges.
- 9) The maintenance charges quoted above is inclusive of:
 1. Common electricity charges viz. common areas lighting, driveway, Lift, Pump, etc.
 2. AMC for LIFT (if in floors above ground floor)
 3. Daily cleaning & upkeeping of the building.
 4. Generator maintenance for common area/amenities
 5. Maintenance of electrical substation, transformer etc. and liaison with electricity department.
 6. Salary for security guards if any in case of common premises.
 7. Maintenance of sanitary, water supply, plumbing and firefighting equipment etc. If maintenance charges are not applicable, the rent quoted will be all or any of the above as applicable.

Declaration

We have studied all terms and conditions and accordingly submit this offer and will abide by the said terms and conditions in case our offer of premises is accepted. I/We agree to execute lease deed as per Bank's standard format. I/We agree to make alteration/modification/ construct as per the specification of building given by the Bank.

Place:

Signature of the Owner/ GPA holder

Date:

Name: