(To be submitted in separate envelope superscribing Technical Bid for premises for new Branch PIJ ROAD, NADIAD)

TENDER FOR HIRING OF COMMERCIAL/OFFICE PREMISES ON LEASE FOR NEW BRANCH PIJ ROAD, NADIAD, GUJARAT

COVER-2-- PRICE BID

To,
The Regional Manager,
State Bank of India,
Regional Business Office-IV,
1th Floor, Shivalik Complex,
Near Parekh Hospital,
NADIAD-387003

Dear Sir,

With reference to your advertisement in the local dailies_____ dated ____ and having studied and understood all terms and conditions stipulated in the newspaper's advertisement and in the technical bid, I/We offer the premises owned by us for Commercial/office use on lease basis on the following terms and conditions:

A	**GENERAL INFORMATION**	
i	Name of the Landlord/Owner	
ii	Mobile Number	
iii	E-mail address	
iv	Location: Name of the Building with complete address of premises offered	

v	Floor of the premises offered (Ground Floor only)	
vi	Door No.	
vii	Name of the Street	
viii	Name of the City/Town	
ix	PIN Code	

B. Rent (Inclusive of Maintenance charges):

S.N.	Description	Rate
1	Rent for Initial 5 Years per sq.ft. per month of Carpet area	₹ _____ 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)	₹ _____ per sq.ft. per month
3	The Incremental Rate (Maximum 15 - 25%) for the Rent from 6th Year to 10thYear (over and above the rate quoted in Sr.No. 1)	……. %
4	The Incremental Rate (Maximum 15 - 25%) for the Maintenance from 6th Year to 10thYear (over and above the rate quoted in S.No.2)	……. %

#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 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 arrived 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. The rate quoted above is inclusive of vehicle parking charges, space for generator, V-SAT, earth pit, AC outdoor units etc. No separate charges will be paid for the same.
7. I/We agree to pay municipal taxes & charges, cess, water/drainage tax & charges and service charges.
8. The Maintenance Charges quoted above is inclusive of:
    i. Common electricity charges viz. common areas lighting, driveway, Lift, Pump, etc. 2. AMC for LIFT (if in floors above ground floor)
    ii. Daily cleaning & upkeeping of the building.
    iii. Generator maintenance for common area/amenities
    iv. Maintenance of electrical substation, transformer etc. and liaison with electricity department.
    v. Salary for security guards if any in case of common premises
    vi. Maintenance of sanitary, water supply, plumbing and firefighting equipment etc
    vii. If maintenance charges are not applicable, the rent quoted will be all or any of the above as applicable.

The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by us. However, the GST if levied on rent paid by us shall be reimbursed by the SBI, to the landlord on production of such payment of Service tax/GST to the Govt

Declaration

We have studied the above terms and conditions and accordingly submit an 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 bank.

Name & Signature of lessor(s) with seal if any

Place:

Date: