

**FORM FOR OFFER FOR ZONAL OFFICE PREMISES
TECHNICAL BID**

To,
The Zonal Manager,
Bank of Maharashtra,
Zonal Office, Nasik

Dear Sir,

Reg: Offer to let out / Lease my building/premises for the bank at: _____

In response to your advertisement dated. _____ in the daily _____, I / We offer to your Bank _____ Sq ft. (Carpet area) for opening of your _____ Branch as per the details / terms and conditions given below:

Sr.No.	Particulars	
1	Name of landlord and address for communication with Telephone numbers	
2	Location and full postal address of the building offered with dimension measurement, layout plan of premises etc.	
3	Whether in Commercial area or in residential area	
4	Whether the building is having permission for commercial purpose	
5	Floor of the premises offered	
6	Name of any Bank (Branch/Administrative Office functioning in the same building or adjacent building)	
7	Strong room- Strong room will be provided/constructed as per Banks Specifications by the owner at his/her own cost	YES / NO
8	ATM room with separate entrance & rolling shutter is to be provided by owner at his/her own cost	YES / NO
9	Whether parking space is available a) The area available – whether covered / uncovered b) Will it be for exclusive use of Bank	YES / NO
10	Whether ramp for Divyangan is/will be provided by owner at his/her own cost	YES / NO
11	Quality of flooring (Vitrified tiles of Bank's choice / color to be provided by landlord for banking area)	
12	Whether the offer is for new/renovated or under construction building	
13	If under construction, time required for completion	

14	The date by which the building can be handed over to the Bank along with completion / occupation certificate	
15	Description of other Establishments in and around the proposed building	
16	Whether three phase power supply with 20 KVA power load will be made available	YES / NO
17	Whether adequate / continuous water supply provision is /will be made available	YES / NO
18	Whether proper wiring to bear the load of Air conditioners is /will be made available	YES / NO
19	Whether proper sanitation / drainage system is / will be provided along with two independent w.c./toilet blocks.	YES / NO
20	Whether sufficient space for power Backup Generators is / will be provided	YES / NO
21	Whether 'A' class earthing as per IS specifications is /will be provided	YES / NO
22	Premises to be painted as per Bank's colour and specification	YES / NO
23	Rolling shutter and collapsible gate to be provided at the main entrance	YES / NO
24	Lease period 15 years with _____% increase in rent after every 5 years	
25	Lease Deed will be executed as per Bank's approved format. Registration /stamp duty expenses to be shared equally by Bank & Landlord	

Place :
Date :

Signature/s
Name (s) :
Address:

Enclosures-

1. Site plan clearly demarcating premises offered, with area statement on carpet basis.
2. Plan of the building.
3. Photographs of the premises.
4. Premises for commercial use
5. Completion/occupancy certificate.

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 respects 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 toilets, staircase, pillars, and service shafts more than 2 sq.mtrs. In area, balcony, common passage, A/c plant room, walls and other uncovered area, would be excluded for arriving at rental payments: (Strike out whichever is not applicable, particularly for toilets).
- C) I/We agree to provide the following amenities:
1. Flooring in vitrified/Porcelain tiles of colour and size specified by Banks Architect.
 2. Separate toilets for ladies and gents with provision of W/C, WHB, urinals and necessary faucets.
 3. Construction/alternation of staircase if any as per Architects drawings and specifications.
 4. External finish given to the walls will be red/black granite stone 18mm thick
 5. All entry and exit points will be secured by aluminum frame doors with 12 mm glass, grills, collapsible gates and mechanical shutters.
 - 6 Provision of aluminum frame windows with Glass and MS grills as specified by the Banks Architect.
 7. All brick walls/cc platforms/cc lofts or any other civil work as may be required at the time of execution of Banks Interior work will be at the lessors cost.
 8. Painting of premises before delivery of possession and every 3 years thereafter. Major repairs as and When necessary to be carried out by the lessors as and when required.
 9. Bank will use part of the terrace of the building free of any rental charge for installation of V-SAT antenna and Noiseless gen-set, in case of need.
 10. Banks Sign Boards: As long as the premises are occupied by the bank, lessors or any other person or firm will not put any hoarding on the portion of the premises meant for Banks own sign boards

I/We declare that I am/we are the absolute owner of the plot/building offered to you and having valid marketable title over the above.

- D) The charges/fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be **Borne by me/us**. Approved plan showing the offered area in red together with related papers/permissions etc are enclosed. List of amenities available are enclosed on separate sheet.
- E) 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, partitions and other furniture put up by you.
- F) If my/our offer is acceptable, I/We will give you possession of the above premises on _____.
- G) I/We further confirm that this offer is irrevocable and shall be open for _____ days from date hereof, for Acceptance by you. [minimum validity period 90 days]
- I) I/We undertake to obtain "No Objection Certificate" for letting out the premises to bank before handing over the possession to bank (Applicable for premises under Residential category)

(Owners/ Signature)
(Strike out whichever is not applicable)

