

PREMISES REQUIRED

Baroda U.P. Gramin Bank intend to acquire two premises preferably on ground floor at Saket Nagar and Ganga Vihar (Jajmau), Kanpur Nagar on lease/rental basis having carpet area of 140-140 sq mts (i.e. 1500 sq ft for each).

Sealed offers are invited containing detailed location of premises with address. Certificate of title to the subjected property, copy of approved plan with completion /occupation certificate carpet area of portion to be leased/rented, amenities, electrical load, internal finishing, parking facility rates per sq ft on carpet area, details of municipal taxes etc. Carpet area shall exclude staircase, corridor & passage, porch, intermediate pillars, walls, partitions, verandahs, balcony, bathroom & lavatory etc.

Offers should be valid for minimum period of 120 days from the last day of submission. No brokerage shall be paid. Sealed covers super-scribing advertisement references, applicant name and address should be submitted to Regional Manager, Baroda U. P. Gramin Bank, Regional Office, 117/N/26, Kakadeo, Kanpur-208025 within 7 days of publication of advertisement.

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

S R Solankee
Regional Manager

बड़ौदा ग्रामीण बैंक

बड़ौदा उत्तर प्रदेश ग्रामीण बैंक को अपनी दो शाखाओं साकेत नगर एवं गंगा विहार (जाजमऊ), कानपुर नगर हेतु क्रमशः 140 – 140 वर्ग मीटर प्रत्येक में (1500 वर्ग फुट) भूतल पर नवीन परिसर की आवश्यकता है। इच्छुक भू-स्वामी अपना आवेदन अपने नाम पता, फोन न० प्रस्तावित भवन पर अपने स्वामित्व का प्रमाण, अनुमोदित मानचित्र, क्षेत्रफल, आन्तरिक साज सज्जा, सुविधायें, विद्युत भार, पार्किंग सुविधा, कारपेट एरिया के अनुसार प्रति वर्ग फुट दर एवं टैक्स आदि विवरण के साथ सील बन्द लिफाफे में सूचना प्रकाशन के 1 क्र फनुक ds vUnj क्षेत्रीय प्रबन्धक, बड़ौदा उत्तर प्रदेश ग्रामीण बैंक, क्षेत्रीय कार्यालय, 117/एन/26, काकादेव, कानपुर 208025 को प्रेषित करें। कारपेट एरिया में सीढ़ियां, आच्छादित गैलरी, पोर्च, खम्भे, दिवारें, बरामदा, बालकनी, बाथरूम एवं प्रसाधन कक्ष शामिल नहीं होंगे।

प्रस्ताव, प्रस्तुतिकरण के अन्तिम दिन से न्यूनतम 120 दिन तक वैध रहेगा। कोई दलाली देय नहीं है। बैंक द्वारा इस सम्बन्ध में लिया गया निर्णय अन्तिम एवं सभी पर बाध्यकारी होगा एवं इस सम्बन्ध में कोई भी दावा मान्य नहीं होगा।

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

From,

**To,
The Regional Manager
BARODA UTTAR PRADESH GRAMIN BANK
Regional Office,117/N/26, Kakadeo
Kanpur**

Dear Sir,

**Sub: OFFER TO GIVE THE PREMISES ON LEASE FOR YOUR
BRANCH/OFFICE.**

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

- a) Full address and location 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) Parking facilities offered
- e) Floor area - (Carpet Area in Sq. ft. floorwise)
- f) Year of construction
- 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.

Rate per	Floor	CARPET	Rent
sq.mtr.of		Area	
CARPET		(Sq.mtr.)	
Area per			
month			
i)	Basic Rent		
	(Inclusive/exclusive of service charges)		
ii)	Service if any		
	[society charges etc]		
	Give Details		

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. For services like AC the respective service rent will be payable from the date the service is available.

b) Lease Period:

i) _____ Years certain 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.

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.

f) Loan:

I/We may be granted a loan of Rs. _____ (Rupees _____ only) that may be sanctioned as per the norms of the Bank which will be cleared with interest within the stipulated period of lease and also to undertake to repay the loan by adjusting the monthly rent as per the stipulations of the Bank. The estimate of cost of construction/renovation is _____.

Further, I/We undertake to offer the land and building as security for the loan granted for the construction of the building.

g) 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.

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 toilets, staircase, pillars, 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 toilet (s)).
- c) 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) The strong room will be constructed strictly as per the Bank's specifications and size. Strong room door, grill gate and ventilators are to be supplied by the Bank.
 - ii) A partition wall will be provided inside the strong room segregating safe deposit vault and cash room.
 - iii) A lunch room for staff and stock room will be provided as per the requirement /specification of the Bank/A wash basin will also be provided in the lunch room.
 - iv) Separate toilets for gents and ladies will be provided.
 - v) A collapsible gate, rolling shutters will be provided at the entrance and at any other point which gives direct access to outside.
 - vi) Entire flooring will be mosaic and walls distempered.
 - vii) All windows will be strengthened by grills with glass and mesh doors.
 - viii) Required power load for the normal functioning of the Bank and the requisite electrical wiring/points will be provided.
 - ix) 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.
 - x) A suitable space for fixing sign boards on the front walls of the building will be provided at no extra cost.
 - xi) Electrical facilities and additional points, (lights, fans, power) as recommended by the bank will be provided.
 - xii) In case bank agrees to, I undertake not to let/lease out any portion of the same building to any other bank.
- d) 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.
- e) The charges/fees towards scrutinising the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
- f) 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.

- g) If my/our offer is acceptable. I/We will give you possession of the above premises by _____ (Date)
- h) I/We further confirm that this offer is irrevocable and shall be open for _____ days from date hereof, for acceptance by you.

Yours faithfully,

Place:

Date:
(OWNER/S)