

CANARA BANK

HEAD OFFICE- BENGALURU

OFFER DOCUMENT

FOR

HIRING OF PREMISES

UNDER

SINGLE BID SYSTEM

Issued By:
CANARA BANK
Premises and Estate Section
Circle Office
HO: Annex Building
Manipal 576104

Email: gacompl@canarabank.com

Annexure-V

Offer Document inviting offers in single bid system for hiring premises to the Bank at Neralakatte, Karkunje Village & Post, Kundapura Taluk, Udupi District (Location, Place)

The Offer document consists of the following:

1. Notice Inviting the Offers
2. Instructions to the Offerors
3. Offer Letter
4. Carpet Area Definition
5. Strong Room Specifications

Annexure-V Contd.

Premises and Estate Section Circle Office HO: Annex Building Manipal 576104	Email: gacompl@canarabank.com
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NOTICE INVITING OFFERS FOR HIRING OF PREMISES

CANARA BANK intends to take Commercial Premises on lease from Individuals/ Firms. Offers are invited under Single Bid System as per details given below:

1. Requirements

Area of Premises	Location	Remarks
1500 sft Commercial Premises	Neralakatte, Karkunje Village & Post Kundapur Taluk Udupi District, Karnataka - 576283	a. Premises should be only in ground floor and with minimum number of columns. b. The Strong room measuring about 150 sft as per the Banks specification is to be constructed in the premises by the offeror c. Required power load is 25KW

- The prospective offerors meeting the above requirements are requested to collect the offer documents from our Neralakatte Branch or Circle Office Manipal, Premises & Estate Section. The Offer Document can also be downloaded from our website. www.canarabank.com
- Duly filled in offers placed in a Sealed Envelope Superscribed as **“Offer for Hiring of premises at Neralakatte, Udupi District”** shall be submitted **upto 3:00 PM, 06.08.2021** at Canara Bank, Premises & Estate Section, 1st Floor, Circle Office, Manipal, Udupi Dist. Karnataka, PIN-576104
- The location and time of opening of the bids will be communicated separately.
- No brokers/ Intermediaries shall be entertained. Canara Bank Reserves the right to accept or reject any or all offers in full/ part without assigning any reasons whatsoever.

Sd/-

Authorized Official of the Bank

Instructions to Offerors

1. The Notice Inviting Offer, Instructions to offerors, Offer Letter along with Carpet Definition and Strong room specifications will form part of the offer to be submitted offeror. The Offer Letter shall contain the terms and conditions of the offer to lease out the premises
2. The Offer Letter along with other documents as detailed above shall be placed in a sealed envelope and super scribed as **"Offer for Hiring of premises at Neralakatte, Udupi District"** and to be submitted at the address given in the Notice Inviting offers on or before the last date and time stipulated for submission. The Name and address of the offeror to be mentioned on the cover without fall.
3. Offers received with delay for any reasons whatsoever, Including postal delay after the time and date fixed for submission of offer shall be termed as LATE and shall not be considered.
4. Copies of the following documents are to be submitted along with the "Offer" in support of the details furnished there in.
 - i. A set of floor plans, sections, elevations and site plan of the premises offered showing the detailed dimensions, main approach road, road on either side if any width of the road/s and adjacent properties etc.
 - ii. A copy of the title of investigation and search report along with copies of title deeds.
 - iii. Documents related to conversion of land use for Non agricultural purpose from the competent authority.
5. All columns of the "Offer Letter" must be duly filled in and no column should be left blank. All the pages of the "Offer Letter" are to be signed by the offeror/ authorized signatory. In case of joint ownership, all the joint owners have to sign all the pages of the "Offer Letter". Any over writing or use of white ink is to be duly authenticated by the offeror. Incomplete offers / Offers with incorrect details are liable for rejection.
6. In case the space in the "Offer Letter" is found insufficient, the offerors may attach separate sheets.
7. The "offer Letter submitted shall be in compliance to the terms conditions specified therein. However, any terms in deviation to the terms/conditions specified in the "Offer Letter", shall be furnished in a separate sheet marking list of deviations"
8. Canvassing in any form will disqualify the offeror.
9. Separate offers are to be submitted, if more than one property is offered.
10. The Offers will be opened on Date & Time stipulated in the Notice Inviting Offers in the presence of offerors at our above office.
 - i. All offerors are advised in their own interest to be present on that date, at the specified time.
 - ii. After the site visit and evaluation of the offers received most suitable and competitive offer will be selected.
11. The "offer" submitted should remain open for consideration for a minimum period of Three months from the date of opening of Offer.

OFFER LETTER

From:

Name		
S/O,W/O,C/O		
Address 1		
Address 2/POST		
Land Mark		
PS		
District		Mobile No:
PIN Code		E-Mail ID:

To

**The Senior Manager,
Canara Bank,
Premises and Estate Section,
Circle Office, Manipal**

Dear Sir,

SUB: OFFER TO GIVE ON LEASE THE PREMISES FOR YOUR BRANCH/OFFICE

I/we offer to you to give you on lease the premises described here below for your **Neralakatte Branch:**

A	Full address of the Premises		
B	Distance from the main road/cross road		
C	Whether there is direct access: to the premises from the main road		
D	Floor Area	1) Ground Floor	Sft Carpet Area
		2) First Floor	Sft Carpet Area
E	Year of Construction		
F	Whether constructed with approved plan?		
	Whether Occupancy certificate obtained?		
	Whether converted to commercial?		
G	If yet to be constructed, whether the plan is approved? (enclose copy)		
	Cost of Construction		Rs
	Time required for completing		
H	If the Building is old, then does it require		
	i) Repair & renovation?		
	ii) Cost of Repair &renovation		Rs
I	Approximate value of Property		Rs.
J	BOUNDARIES	East:	North:
		West:	South:

Signature of the offeror

TERMS & CONDITIONS :

a) **Rent** : Floor wise rent at the following rates, i.e. :

Floor	Carpet Area:	Rental rate per Sqft. Rs _____
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With effect from -----i.e. the date of handing over vacant possession after completion of the construction, repairs, renovation, additions, Electric Power Supply payable within 5th working day of succeeding calendar month.

b) **LEASE PERIOD:**

i).....years certain from the date of handing over vacant possession after completion of construction, repairs, renovations, additions, etc. with a further period of -----
--- years at your OPTION with -----% enhancement in rent for the option period..

ii) You are however at liberty to vacate the premises at any time fully/partly during the pendency of lease by giving (three) month's notice in writing, without paying any compensation for earlier termination.

c) **TAXES/RATES:**

All existing and enhanced **Municipal/Corporation/Panchayat taxes, rates and cess, surcharges** will be paid by me/us. Further if Service Tax is levied at later date the same shall be borne by me/us. All dues to the State Government, Central Government or other Local Civic Authorities including enhancements and new introductions shall be borne by me/us.

d) **MAINTENANCE/REPAIRS:**

i) Bank shall bear actual charges for consumption of electricity and water, I/we undertake to provide separate electricity/water meters for this purpose with required load.

ii) All repairs including **annual/periodical white washing and annual/periodical painting** will be got done by me/us at my/our own 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 white/colour washing etc. at our cost and deduct all such expenses from the rent payable to us.

iii) Bank is at liberty to install generator either hired or owned at the premises under occupation **without any additional charge/cost**. The landlord has to provide additional space for installation of the generator without any additional cost/rent/charges.

Signature of the offeror

e) **RENTAL DEPOSIT:**

You have to give us a sum of Rs._____ being the advance rent deposit for _____ months

which will be refunded to you at the time of vacating the premises or you are at liberty to adjust the amount from the last rent payable to me/us by you before you vacate (Applicable only where no loan component is involved).

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 & me/us. The rent shall be payable after **registration of Lease Deed**.

DECLARATION:

1. 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.
2. The concept carpet is **walls/ pillars/toilet area, inner wall of strong room will be excluded** while arriving at the carpet area, the same has been made been explained to me/us and clearly understood by me/us, according to which the area occupied by toilets, staircase pillars, balcony common passage, walls and other uncovered area, would be excluded for arriving at the carpet area on which the rent is payable.
3. The following amenities are available in the premises of I/we am/are agreeable to provide the following amenities :
 - I. The **strong room will be constructed** strictly as per the Bank's specification and the cost of construction of the strong room will be **borne me/us**. The Strong room door, grill gate and ventilators are to be supplied by the Bank.
 - II. The **partition wall for ATM room and ATM anti-room with all civil works including plastering , painting etc. as per bank's requirement and size, door to anti-room, one rolling shutter duly painted each to ATM room and ATM anti-room shall be provided by me/us**. The ATM machine shall be provided by the Bank.
 - III. A partition wall will be provided inside the strong room segregating the locker room and cash room.

Signature of the offeror

- IV. 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.
 - V. Separate **TOILETS** for gents and ladies will be provided.
 - VI. A collapsible **gate, rolling shutters** will be provided at the entrance and at any other point which gives direct access to outside.
 - VII. Entire flooring will be of vitrified (2X2 vitrified - Ivory White) tiles and walls with putty distempered with matching colour. Tiles will be provided at the toilets.
 - VIII. All windows will be strengthened by **grills with glass and mesh doors**.
 - IX. Required 15 KW power load for the normal functioning of the Bank and the requisite Electrical wiring/points will be provided. Wiring if needed for rearranging phase inside the premises for proper distribution has to be done at my cost.
 - X. All costs and expenses for providing required electricity power load up to the meter of the premises will be borne by me/us. The meter shall be in the **name of the Bank**. Only the points to be used by bank will be connected with the meter. Cost of electricity for points outside the premises to be used during night for safety purpose to be borne by me.
 - XI. 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. In case of motor failure, alternate arrangement are to be made by me & cost of repairs also are to be borne by me.
 - XII. Vacant space for fixing **Bank's signboard** will be provided free of rent/charge on all sides of the walls occupied by the bank. In case of need, **rooftop space** to be provided for fixing of **V-SAT** antenna without any separate charge/cost to the Bank.
 - XIII. Required number of puccamorchas for security purpose will be provided as per Bank's specification.
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- 4. I/we have no objection for the Bank installing generator in the premises and hereby agree to provide necessary space for it without extra charge.
 - 5. I/we declare that I/we am/are the absolute owner/s of the plot/building offered to you and having valid marketable title over the above.
 - 6. The charges/fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
 - 7. The bank shall have the liberty to under-lease, sub lease the said premises or part thereof to any; of its subsidiaries or to any other party.
 - 8. The bank shall have the right to utilize the rented premises for any of its various needs.
 - 9. 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 furniture put up by you.

Signature of the offeror

10. If my/our offer is acceptable, I/we will give you possession of the above premises on _____, after necessary alteration/changes as required by the Bank. The Bank shall take possession & pay rent on compliance of all terms & conditions and registration of Deed of lease.
11. I/we further confirm that his offer is irrevocable and shall be open for -----
--- days from date thereof, for acceptance by you.
12. The copy of floor plan/approved plan of the building/premises is enclosed.

I / We have gone through all the terms and conditions mentioned in this Offer letter and agree to comply with the same.

Yours faithfully,

PLACE :
DATE :

(O W N E R/s)

CARPET AREA DEFINITION

The carpet area of any floor shall be the floor area worked out excluding the following portions of the building:

1. Toilets
2. Common Veranda's, Passages, Corridors
3. Open Balconies
4. Common Entrance Hall
5. Car porch whether common or exclusive
6. Common Staircase and munties
7. Lift well and shafts
8. Common Garages / parking which is common to all
9. Common Canteen Areas
10. Air conditioning ducts and common AC plant rooms.
11. Pump house areas.
12. Space occupied by walls
13. Any other area which is common to all tenants.

I/We am/are agreeable to exclude the area covered under the above items and willing to accept the rent and advance rent strictly on the basis of carpet area to be arrived at after joint measurement.

Signature of the offeror/s

Place:

Date :

SPECIFICATION FOR CONSTRUCTING RCC STRONG ROOM ("B" CLASS)

The specifications for strong room for branches are detailed hereunder:

I. The specifications for the strong room are as follows:

WALLS : R C C 1:2:4 30 cm (12") thick

FLOOR : R C C 1:2:4 15 cm (6") thick

15 cm (6" thick) heavily reinforced over the existing plain cement concrete flooring for vaults in Ground floors and over existing RCC slabs in vaults in upper floor (the strength of the slab in such case will have to be checked to allow for the additional dead and super imposed load).

CEILING - R C C 1:2:4

30 cm (12" thick). Where it is not feasible to provide a RCC slab as specified, the ceiling may be fortified with MS grills consisting of 20 mm rods spaced 75 mm c/c in angle iron frame work.

Reserve Bank of India has specified ceilings fortification only in cases where it is not feasible to provide RCC slab of specified thickness. If it is not possible to provide the strong room with the ceiling of prescribed thickness of 30 cms (12") or provide fabrication with MS grills, RBI would be prepared to consider relaxation of the existing specification on merits of individual cases, provided the floor space directly above the strong room is also in the possession and occupation of the Bank.

II. THE MINIMUM REINFORCEMENTS AS ADVISED BY RBI ARE GIVEN BELOW:

WALLS:

12 mm dia mild Steel/tor steel @ 6"c/c both ways and on both faces of the wall (a formation of reinforcement matt of about 6"x 6") on either face of the wall to be obtained.

FLOOR : Same as in the case of walls but only on one face.

CEILINGS : Same as in the case of walls.

Further where reinforcement is proposed on two faces of a RCC member, it shall be staggered in such a manner that any view taken at right angles to the matt formation would show reinforcement at every (3") c/c in elevation (in respect of walls) and in plan (in respect of ceiling slab). The above reinforcements are only the minimum and depending on the structural requirements, the structural consultants for the work, should design and detail out actual reinforcements required but these shall not be less than what are specified above.

III. COLUMN SIZES:

Two columns of 10"x10" size with 6 nos of 12 mm diaTOR Steel main rods and 6 mm dia binder rods are to be done only after fixing the door and ascertaining the plumb line.

Signature of the offeror

IV. AIR VENTILATORS

Overall opening

Clear opening

GODREJ

24"x24"

18"x18"

STEELAGE

24"x24"

18"x18"

When the strong room is divided into 2 portions for cash and lockers, two ventilators for both the rooms are to be provided. The Air ventilator/s should not be fixed on the exterior / outer walls.

Signature of the offeror/s

Place:

Date: