

**CANARA BANK
HEAD OFFICE, BANGALORE**

OFFER DOCUMENT

FOR

HIRING OF PREMISES

UNDER

SINGLE BID SYSTEM

at

RAJOURI, DIST. RAJOURI, J&K

Issued By:

**Canara Bank
Premises & Estate Section
Circle Office
Plot No 1,
Sector - 34 A
Chandigarh-160022
Email: pecochd@canarabank.com**

**Tel: 0172-2604258
,2647923**

ANNEXURE-V

OFFER DOCUMENT INVITING OFFERS IN SINGLE-BID SYSTEM FOR HIRING PREMISES
TO THE BANK AT RAJOURI, DIST. RAJOURI, J&K

The Offer document consists of the following:

1. Notice Inviting Offers
2. Instructions to offers
3. Terms and Conditions
4. Carpet Area Definition
5. Strong Room Specifications

All the above mentioned documents are to be submitted to the bank duly signed by the offerer/s on all pages.

Annexure – V Contd.

NOTICE INVITING OFFERS FOR HIRING OF PREMISES

Canara Bank
Premises & Estate Section
Circle Office
Plot No 1,
Sector – 34 A
Chandigarh-160022

Tel: 0172-2604258, 2647923
Email: pecochd@canarabank.com

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

1. Requirements :

Sl.	Location	Area of Premises	Remarks
1.	Rajouri, Dist. Rajouri, J&K	1400 -1600 SFT APPRX. (COMMERCIAL PREMISES)	A) Preference will be given to the premises in Ground Floor with entire area in a single floor. B) The strong room measuring about 150-200 sft as per the Bank's specification is to be constructed in the premises by the offerer. C) Required power load is 15-20 KW (To be provided/installed at owner cost including cost of transformer if required) D) ATM room to be constructed in the premises by the offerer.

- The prospective offerers meeting the above requirements are requested to collect the Offer Documents from the Office at the above address OR from above mentioned Canara Bank branch OR from Regional Office Jammu at Karan Bhavan, Shalimar Road Jammu during working hours. The Offer Document can also be downloaded from our website www.canarabank.com.
- Duly filled in offers placed in a Sealed Envelope Super- scribed as "OFFER FOR HIRING OF PREMISES AT RAJOURI, DIST. RAJOURI, J&K" shall be submitted up to 2.00 PM on 11.12.2023 at Premises & Estate Section, Circle Office, Chandigarh at the above given Address.
- The Offer will be opened on the same day at 3.00 PM (time) at the above Office (Circle Office Chandigarh) in the presence of bidders or their authorized representatives who may choose to be present.

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.

Assistant General Manager

Annexure – V Contd.

Instructions to Offerers

1. The Notice Inviting Offer, Instructions to offerers, Offer Letter along with Carpet Area Definition and Strong Room specifications will form part of the offer to be submitted by the offerer. The Offer Letter shall contain the terms and conditions of the offer to lease out the premise
2. The Offer Letter along with other documents as detailed above shall be placed in a sealed envelope and superscribed as “Offer for Hiring of Branch/Office Premises to Canara Bank at **Rajouri, Dist. Rajouri, J&K** 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 & address of the offerer to be mentioned on the cover without fail.**
3. Offers received with delay for any reasons whatsoever, including postal delay after the time and date fixed for submission of offers 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 to 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 offerer /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 offerer. Incomplete Offers / Offers with incorrect details are liable for rejection.
6. In case the space in the “Offer Letter” is found insufficient, the offerers 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 offerer.
9. Separate offers are to be submitted, if more than one property is offered.

Annexure – V Contd.

10. I) The Offers will be opened on Date & Time stipulated in the Notice inviting Offers in the presence of offerer/s at our above office. All Offerer/s 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.

Annexure-V Contd.

OFFER LETTER

From :

Sri./Smt./M/s.....

.....

.....

Tel: :

Fax :

E-Mail :

To :

THE GENERAL MANAGER

CANARA BANK, CIRCLE OFFICE, CHANDIGARH

Dear sir,

SUB : OFFER OF PREMISES ON LEASE TO THE BANK

I/We offer the following premises on lease to the Bank at.....(Location, Place) on the terms described here below .

- a] Full address 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] Floor wise area : Floor:..... Carpet area :.....(Sft)

FRONT :.....

VALUATION OF PREMISES : Rs.

- e] Year of construction :
- f] If the building is new, whether occupancy certificate is obtained :
- g] If the building is yet to be constructed :
- i>. Whether plan of the building is approved (copy enclosed) :
- ii>. Cost of construction :
- iii>. Time required for completing the construction :
- h] If the building is old whether repairs/renovation is required :
- i] If so cost of repairs/renovation :

SIGNATURE OF THE LANDLORD

Annexure-V Contd.

(j) BOUNDARIES :

East

West

North

South

TERMS & CONDITIONS::

a>. Rent : floor wise rent at the following rates i.e.,

<u>Floor</u>	<u>carpet area</u>	<u>Rental rate per sft</u>
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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.

b>. **LEASE PERIOD::**

i] ——— Years from the date of handing over vacant possession after completion of construction, repairs/renovations, additions etc., with..... % increase in rent after 5 years.

ii] You are however at liberty to vacate the premises at any time Fully / Partly during the pendency of lease by giving —— month's notice in writing, without paying any compensation for earlier termination.

c>. **TAXES/RATES::**

All existing and enhanced Municipal/Corporation taxes, rates, cesses, maintenance/service charges like society charges will be paid by me/us. Service Tax payable on rent payment will be borne by the Bank.

d>. **MAINTENANCE/REPAIRS::**

All repairs including annual/periodical painting and distempering will be got done by me / us at my/our cost once in 3-5 years. In case, the repairs and /or painting/distempering is/are not done by me/us as agreed now, you will be at liberty to carryout such repairs, painting/distempering etc., at our cost and deduct all such expenses from the rent payable to me/us.

Annexure-V Contd.

e] RENTAL DEPOSIT::

You have to give us a sum of Rs..... being the advance rent deposit of Three 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 before you vacate the premises.

f] LEASE DEED/REGISTRATION CHARGES::

I/We undertake to execute an agreement to lease and register a regular lease deed, in your favour containing the mutually accepted/ sanctioned terms of lease at an early date. I/We undertake to share the cost of stamp duty and registration expenses for registering the lease deed in the ratio of 50:50 between the Bank and me/us.

DECLARATION::

- 1>. I/We have understood the definition of the "Carpet Area" and agreeable to accept payment of rent on Carpet area basis. The carpet area will be measured in my/our presence and the Bank Officials after completion of the building in all respects as per the specifications/requirements of the Bank.
- 2>. The concept of carpet area was 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>. During the period of tenancy, if the Bank desires to carryout alterations if any within the premises at Bank's cost, I/We agree to permit the same on the existing lease terms and conditions.
- 4>. The following amenities are available in the premises or I /we am/are agreeable to provide the following amenities at my/our cost.
 - i] I/We have understood the specification of Strong Room and the strong room will be constructed strictly as per the Bank's specifications and size. I/We shall at our cost arrange for Fitness Certificate for the strong room through a competent/ Bank's appointed Architect / Engineer. 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 the locker room and cash room.
 - iii] Separate toilets for gents & ladies will be provided. All sanitary fittings shall be of standard quality
 - iv] A collapsible gate, rolling shutters with locking will be provided at the entrance and at any other point which gives direct access to the premises.

Annexure-V Contd.

- v] Entire flooring will be of Vitrified / Granite / Marble. Non-skid ceramic tile flooring in toilets with about 5 feet height ceramic tile dado.
 - vi] All windows, ventilators and such other openings will be strengthened by MS Grills with glass and mesh doors.
 - vii] Required power load for the normal functioning of the Bank, requisite electrical light, power points, distribution board, separate electricity meter and good quality earthing will be provided. Bank shall bear actual charges for consumption.
 - viii] 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. Separate water meter will be provided. In case municipal water supply is not adequate, alternate potable water source shall be made available. Bank shall bear actual charges for consumption.
 - ix] 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
 - x] Required number of Pucca Morchas for security purpose will be provided as per Bank's specification.
 - xi] Adequate parking space will be provided for vehicles of Bank staff and customers.
 - xii] Proper and adequate space for fixing Bank's sign board, VSAT, DG-Set, Solar Panel will be provided.
 - Xiii] Ramp facility will be provided to the entrance of the Branch/Office premises and ATM.
- 5>. I/We agree for the Bank installing its On-Site ATM within the offered premises without any additional rent for the ATM. In other words, Branch area and ATM area will be clubbed for determining the rent payable. Further, I/We agree to construct ATM enclosure within the offered premises as per the plan layout of the Bank's Architect at my/our cost.
- 6>. I/We declare that I am/we are the absolute owner of the plot/building offered to you and having valid marketable title.
- 7>. The charges/fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
- 8>. 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.
- 9>. I/We have no objection for the bank installing Generator in the premises and hereby agree to provide necessary space for it.
- 10>. I/We further confirm that offer is valid for a period of THREE Months from the date of this offer.
- 11>. If my/our offer is acceptable, I/We will give you possession of the above premises within two months of acceptance of offer by the bank duly completing the strong room and other civil / electrical works required by the bank.

Annexure-V Contd.

- 12>. Income tax on rental payment will be deducted at source (TDS) at prevailing rate.
- 13>. I/We agree that until a regular lease agreement is entered into, this document with the bank's written acceptance thereof shall constitute the binding contract between me/us and the bank.

Yours faithfully,

(Owner/s)

Place :

Date :

Annexure-V Contd.

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 Verandahs, 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 offerer/s

Place:

Date :

Annexure-V Contd.

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

FLOOR :

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.

Annexure-V Contd.

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 dia TOR Steel main rods and 6 mm dia binder rods are to be done only after fixing the door and ascertaining the plumbline.

IV. AIR VENTILATORS	GODREJ	STEELAGE
Overall opening	24"x24"	24"x24"
Clear opening	18"x18"	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.

Place: _____ Signature of the offerer/s _____
Date : _____