

TECHNICAL BID**TO BE GIVEN BY THE OWNER (S) OFFERING
PREMISES ON LEASE (Technical Details)**

(To be kept in a separate sealed envelope super scribing "Technical Bid - Orai" on the top of the envelope)

From

To

The Zonal Manager
Indian Bank,
Zonal Office, Jhansi
92, Civil Lines,
Jhansi -284001

Dear Sir,

Sub: Offer to give on lease the premises for your Branch- ORAI RATH ROAD Branch, Distt Jalaun

I/We refer to your advertisement datedin.....and offer to give you on lease the premises described here below for your **ORAI / KONCH Main Branch**, Distt. Jalaun and furnish the technical details thereon.

a)	Name of the Owner	:	
b)	Name of the Co-Owners/ Partners/ Directors (Wherever applicable)	:	
c)	Full Address of premises offered on lease	:	
d)	Whether Freehold/Lease Hold	:	
e)	Distance from the main road/cross road	:	
f)	Whether there is direct access to the premises from the main road	:	
g)	Area Offered floor wise (only carpet area of premises to specified) Please note that Bids having floor level other than Ground Floor or Upper Ground Floor will be rejected by Bank without assigning any reason whatsoever	:	Floor _____ (BM / GF / FF / SF / TF / other floor) Carpet area _____ in Sq.ft.
h)	Type of Construction of premises	:	

i)	Year of Construction of premises	:	
j)	If the building is new, whether occupancy certificate is obtained from competent local planning authority.	:	
k)	If the building is yet to be constructed i) Whether the plan of the building is approved (Copy enclosed) ii) Time required for completing the construction	: : :	
l)	If the building is old whether repairs/ Renovation is required i) If so time required for its completion	:	
m)	Boundaries East West North South	:	
o)	Ventilation is available from	:	_____ No. of sides
TERMS AND CONDITIONS: Bank at its liberty to vacate the premises at any time during the pendency of lease by giving three month's notice in writing, without paying any compensation for earlier termination.			

DECLARATION		
1	The following amenities are available in the premises or I/We agreeable to provide the following amenities: <i>(pl tick the applicable item)</i>	
a.	The strong room will be constructed strictly as per the Bank's specifications. Strong Room door, grill gate and ventilators are to be supplied by the Bank	
b.	A partition wall will be provided inside the strong room segregating the locker room and cash room.	
c.	Partition wall(s) required for provision of ATM room with rolling shutter(s).	
d.	A stock/stationery room will be provided as per the requirement/ specifications of the Bank.	
e.	Separate toilets for gents and ladies will be provided along with wash basin	
f.	A collapsible gate and rolling shutters will be provided at the entrance and at any other points which gives direct access to outside.	
g.	Entire flooring will be of vitrified tiles and wall painted as per the colours specified by Bank	
h.	All windows will be strengthened by grill with glass and mesh door	
i.	Required power load (3 phase) normal functioning of the Bank and	

	the requisite electrical wiring /Points will be provided. (Minimum Load – 3 Phase 15 KVA)	
j.	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.	
k.	Space for fixing Bank's sign board will be provided.	
l.	Shelter for security guards should be provided as per Bank's specifications.	
m.	Electrical facilities and additional points (lights, fans-power) as recommended by the Bank will be provided along A' class earthing as per IS specifications.	
n.	Sufficient space for power backup generator/s.	
2.	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.	Yes No
3.	You are at liberty to remove at the time of vacating the remises, all electrical fittings & fixtures, counters, safes, safe deposit lockers, cabinets, strong room door, partitions and other furniture put up by you.	Yes No

- The concept of carpet area for rental purpose was explained to me / us and clearly understood by me / us, according to which the carpet area means area of the premises less toilet, passage, wall / columns, staircases, verandah, lobby, balcony, kitchen etc. even though the same is given for Bank's use.
- If my / our offer is acceptable, I/we will give you possession of the above premises on _____.
- I/we further confirm that this offer is irrevocable and shall be open for _____ days from date hereof, for acceptance by you.

Yours faithfully,

(Signature of Owner/s)

Place:

Address of the owner/s

Date:

Enclosures:

Mo. No.

- 1) Ownership Documents
- 2) Layout Plan / Approved Map
- 3) Location Plan
- 4) Photographs etc

CARPET AREA FOR COMMERCIAL BUILDING – RENTABLE AREA

The Carpet Area of any floor shall be the covered floor area worked out excluding the following portion of the building:

1. Walls and columns;
2. Sanitary accommodation, except mentioned otherwise in a specific case,
3. Verandahs, except where fully enclosed and used as internal passages and corridors.
4. Corridors and passages, except where used as internal passages and corridors exclusive to the unit.
5. Kitchen and Pantries.
6. Entrance halls and porches, vertical sun brakes, box louvers.
7. Staircase and munties.
8. Shafts and machine rooms for lifts.
9. Barsaties*, lofts. (*Barsati is a covered space open at least on one side constructed on a terraced roof.)
10. Garages.
11. Canteens.
12. Air-conditioning ducts and air-conditioning plant rooms, shafts for sanitary piping and garbage ducts more than two sq. meters in area.

(Signature of Owner/s)

Place:

Address of the owner/s

Date:

Mo. No.