



ANNEXURE - IV

FINANCIAL BID

TO BE GIVEN BY THE OWNER(S) OFFERING PREMISES ON LEASE – (Financial Details)
(To be kept in a separate sealed envelope super-scribing “Financial Bid” on the top of the envelope)

To,
The Zonal Manager
Indian Bank
Zonal Office Mumbai South
2nd Floor, 37, Mumbai Samachar Marg,
Fort, Mumbai – 400023

Dear Sir,

Sub: Financial offer for giving premises on lease for Vashi Sector-17 Branch

I / We, refer to your advertisement dated _____ in _____ and offer to give you on lease the premises described here below for your Vashi Sector-17 Branch.

TERMS AND CONDITIONS

1.	Rent	Carpet Area (sqft)	Rent Rate per sqft	Total per month (Rs.)
	Basic rent excluding GST(if applicable)			
2.	Period of lease (Minimum 10 years)	_____ Yrs		
3.	Escalation in rent after every 5 years (maximum 15%)	_____ %		
4.	Cost of lease deed to be borne by	By owner / shared by me and Bank in the ratio of 50:50.		
5.	Water tax to be borne by	By Owner		
6.	Corporation / Municipal / Tax to be borne by	By Owner		
7.	GST amount, if applicable, to be borne by	By Owner / Bank		
8.	Any other tax levied / Leviable by Municipal and / or Govt. Authorities to be borne by	By Owner / By Bank / shared by me and Bank in the ratio of _____.		
9.	Common maintenance charges if any to be borne by	By Owner		



11	Interest Free rent advance (Maximum 3 months)	_____ months
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DECLARATION	
1	I / We, am / are aware that, the rent shall be calculated as per the carpet area only, which will be measured in the presence of owner/s and Bank Officials after completion of the building in all respects as per the specifications / requirement of the Bank and in accordance with the Policy of the Bank.
2.	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.
3.	The charges / fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me / us.
4.	All repairs including annual / periodical painting and annual / periodical painting will be got done by me / us at my / our cost. In case, the repairs and / or painting is / are not done by me / us as agreed now, you will be at liberty to carry out such repairs, painting, etc. at our cost and deduct all such expenses from the rent payable to us.

- I / We further confirm that this offer is irrevocable and shall be open for _____ days (minimum 120 days) from the date of opening of the bid, for acceptance by you.

Yours faithfully,

(SIGNATURE OF OWNER/S)

Place:

Date:

Address of Owner/s :