

Offer Letter from Landlord (Financial Bid)
IN SEPARATE SEALED ENVELOPE

From: - _____

To,

Asst. General Manager,
Bank of Baroda,
Pune District Regional Office,
Pune.

Sub: - Offer letter for E-Lobby/ Service Outlet at Hinjawadi, Pune
(Financial Bid)

I/we offer our premises on lease basis for your _____, Dist PUNE

vide your advertisement in daily _____ Dated _____

The details are as under:-

1	Full Name of Owner	:	
2	Location of Premises	:	
3	Rental rate per sq. ft. of Carpet area. Quote to be in carpet area only and not any other area. ₹ _____ per sq. ft. per month (inclusive of taxes). Area between 250-300 sqft carpet	:	
4	Municipal Taxes. To be borne by landlord invariably.	:	Landlord
5	Taxes including revision in future to be borne by landlord invariably. Please note that Municipal taxes/cess/services, any other taxes to be borne by Landlord. GST to be borne by the Bank	:	
6	Other charges like Society Charges/ Maintenance charges/Charges for Amenities (Please quantify)	:	
7	Service Tax on rent(to be borne by whom)	:	
8	Period of Lease(should be more than 10 yrs)	:	
9	Desired enhancement in rent in % after every 5 years	:	10 % after every 5 years
10	Cost of execution of Lease Deed to be shared in proportion	:	50:50
11	Interest free rent advance required, if any	:	3 months maximum
12	Loan amount required for construction/renovation of premises. If any.	:	
13	Any other condition, if any.	:	

Signature of Landlord/s with date

Note: Before submission of BID please read Terms and Conditions. Submission of BID will be treated as all the terms conditions of this bid are read, understood and accepted.



TERMS AND CONDITONS

Sealed tenders are invited for acquiring premises for E-LOBBY / SERVICE OUTLET AT HINJAWADI, PUNE

e-Lobby/ Service Outlet – at Hinjawadi, Pune (Require Carpet area 250 to 300 sq. ft. +/- 10% sq.ft.)

Last date for submission of tender will be on or before **05th April, 2022 by 5.00 p.m.**

- **Premises should be ready possession.**
- **Premises should be on Ground Floor.**

Sealed offers are invited in two bid system viz. (1) Technical Bid (TB) and (2) Financial Bid (FB)

1. **Technical Bid (TB)** should contain full technical details viz. Location of premises with address, copy of sanctioned plan with completion/occupation certificate, carpet area of portion to be leased / rented, specifications of internal finishes, amenities, electrical load, car parking facility and distance from S.T. Stand etc. No indication as to price aspect be given in **“Technical Bid”**.
1. **Financial Bid (FB)** should contain strictly financial details viz: rate per sq. ft. per month on carpet area, details of Municipal taxes, lease expenses etc. Carpet area shall be internal finished wall to wall area measurements including all internal partitions, walls, columns, door jams, balconies, and kitchen and pantry but excluding shafts/ ducts, stilt, covered/open parking spaces, lifts, staircase, lobbies, open terraces, pump room, flower bed, loft portion, watchmen chowky, storage tanks, chajja, canopies, worship places, etc. The builders or landlords should strictly quote as per the above carpet area definition. As per RBI/IBA Guidelines, Bathrooms and lavatories will not be considered in carpet area.
2. **Preference shall be given for the offers received from the public sector Banks/undertakings or Government Departments.**
3. Offers should be valid for minimum period of 120 days from the last date of submission. **No brokerage shall be paid.** Both the sealed covers marked as TB and FB super-scribing advertisement reference and applicant name and address, be put in one sealed cover addressed and submitted to:

“The Asst. General Manager, Bank of Baroda, Pune District Regional Office, 2nd floor, 398A, Madhav Chambers, Senapati Bapat Road, Shivaji Nagar, Pune, Pin 411016; Ph:020-25653387/2073” on or before 05th April, 2022 by 5.00 p.m.

NOTE: Bank reserves the right to reject any or all offers at any stage without giving any reason whatsoever.