

Financial Bid**TO BE GIVEN BY THE OWNER(S) OFFERING PREMISES ON LEASE – (Financial Details)**

(To be kept in a separate sealed envelope superscribing “Financial Bid” on the top of the envelope)

From

To

The Zonal Manager
Indian Bank,
Zonal Office, Lucknow

Dear Sir,

**Sub : Offer to give on lease the premises for your Branch – SHRI RAM JANAM BHUMI,
AYODHYA BRANCH**

I / We, refer to your advertisement dated **14/09/2023** in Bank's Website and offer to give you on lease the premises described here below for your Shri Ram Janam Bhumi, Ayodhya Branch Branch.

TERMS AND CONDITIONS

1.	Rent	Carpet Area	Rent Rate per sqft	Total per month (Rs.)
	a. Basic Rent			
2.	Period of lease (Minimum 5 + 5 + 5 Yrs)	15 Yrs		
3.	Escalation in rent (Maximum 15%)	10 % after every 5 Yrs		
4.	Cost of lease deed to be borne by (Please tick)	By owner / By Bank / 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.	Service charges / maintenance charges if any to be borne by	By owner		
11	Rental deposit	_____ months		

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 owner/s and Bank Officials after completion of the building in all respects as per the specifications / requirement 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.
5.	I / We, am / are completely aware of the fact that L1 bidder will be selected based on the Effective Rental Rate which will be calculated based on Rent Rate , Lease Period, Escalation of Rent, Rental Deposit, Taxes or Other Charges payable by Bank if any as mentioned in this bid.

- I / We further confirm that this offer is irrevocable and shall be open for _____ days from the date thereof, for acceptance by you.

Yours faithfully,

(SIGNATURE OF OWNER/S)

Place :

Address of owner/s

Date :