

KAVERI GRAMEENA BANK

HEAD OFFICE, CA-20, VIJAYANAGAR II STAGE, MYSURU.

TENDER NOTICE

COMMERCIAL PREMISES REQUIRED FOR REGIONAL OFFICE AT MADIKERI TOWN.

NOTE:

- Bank requires about 2500 sft (+ or – 10%) of carpet area. The preference will be given to premises on Ground floor and constructed / under construction premises. The premises should have adequate parking space, with easy reach to the Main Road.
- Required power sanction to be made available.
- Competent authority should have sanctioned a plan for construction of commercial building and issued licence accordingly.
- Lease period will be for a period of 9 / 15 years. Bank's standard format of lease deed is available with Head office of the Bank and Bank's website.

The tender bids may be submitted / reached in by post or by post at our Head office at CA-20, Vijayanagara II Stage, Mysuru, 570017, by 5.00 pm on or before 29.05.2017. The prescribed proforma for the bid to be downloaded from our website or may be obtained for the office of the undersigned. Tender fee of Rs.1,500/- shall be payable by way of Demand draft drawn in favour of Kaveri Grameena Bank, Mysuru, which shall be submitted with the tender bids.

Tenders must be superscribed as “ Madikeri Regional Office premises technical tender” and “Madikeri Regional Office premises financial tender”. The Bank reserves the right to reject any or all of the proposals without assigning any reason. Proposals received after the last date and time will not be considered.

For details and requirements of the bank please contact the Senior manager Sty/Fur & Premises.

Place:

Date:

Sd/-
General Manager (Admn)

OFFER SUBMITTED FOR LEASING OF PREMISES

From ,

Mobile No.

To:

The General Manager(Admn)
Kaveri Grameena Bank,
Head Office,
Mysuru.

OFFER FOR PREMISES FOR: Regional office at Madikeri Town.

TECHNICAL BID

With reference to your advertisement in the News paper dated I/We hereby offer the premises owned by us for housing your office on lease basis.

1. General Information:

Location:

- a) Name of the building
- b) Door No.
- c) Name of the street
- d) Name of the city
- e) Pin code

2. Name and contact No. of the owner/s:

Technical information:

- a) Building – Load bearing _____ Frame structure _____
- b) Type of building - Residential/Institutional/commercial _____
- c) No. of floors: _____
- d) Floor offered: Ground /First / Second

Carpet area of the premises:

Building ready for occupation: Yes/No

If NO, how much time will be required for occupation: _____

Amenities available:

1. Sanctioned load of electric power supply: _____ KW/KVA
2. Specify the type of electric connection: Domestic/Commercial
3. Running water supply: Yes/No
4. Whether place for displaying signboards: Yes/No
5. Whether plans are approved by the local authorities: Yes/No
6. Whether NOC from the department obtained: Yes/No
7. Whether occupation certificate has been received: Yes/No
8. Whether direct access is available from the main road: Yes/No
9. Whether captive power supply is available: Yes/No
10. Whether fully air-conditioned or partly air-conditioned: Yes/No
11. Whether life facilities are available: Yes/No
12. Whether owners are ready to make alteration/modification to the building to meet Bank's requirement.
13. No. of parking available for cars _____ and scooters _____

Signature of the owners

Name:

Address:

Phone No.:

Encl: _____ Photocopies of ownership documents.

Annexure-II
FINANCIAL BID

OFFER SUBMITTED FOR LEASING THE PREMISES

From, _____ To,
The General Manager(Admn)
Kaveri Grameena Bank,
Head Office,
Mysuru.

Mobile No. _____

OFFER FOR PREMISES FOR: Regional office at Madikeri Town.

FINANCIAL BID

With reference to your advertisement in the News paper dated I/We hereby offer the premises owned by us for housing your Branch on lease basis.

1. General Information:

A. Location:

- a) Name of the building
- b) Door No.
- c) Name of the street
- d) Name of the city
- e) Pin code
- f) Contact Number(s)

B. Name and contact No. of the owner/s:

2. Rent:

i) Rent per sqft of carpet area or lump sum.

Rs. _____ per sqft or RS. _____ Lump sum.

Please note property tax, municipal taxes/cess, service tax, service charges to be borne by the landlord.

ii) Expected Advance: _____

C. Terms of lease: The lease will be for a period of 9/15 years with an increase of 15 / 25 % rent on completion of each 3/5 years.

D. Execution and registration of lease deed:

The cost of stamp duty and registration fee or lease deed will be borne by the landlord.

Signature of the owners.

Address:

Lease Deed

This indenture of lease made and executed on this the -----day of --
----- 20 by and between-----

hereinafter referred to as THE LESSOR/S of the one part which expression shall wherever the context so requires or admits mean and include his/her/their heirs, executors administrators, legal representatives and assigns and Kaveri Grameena Bank, established under RRB Act 1975 having its Head Office and principal place of business at CA 20, Vijayanagara 2nd stage Mysore 570017 and inter alia ----- branch at -----

--represented by Shri/Smt-----
-Manager hereinafter called the "Lessee" of the other part (which expression shall wherever the context so requires or admits mean and include its successors in business, representatives and assigns) is as follows:

Whereas the Lessor/s has/have agreed to let and the lessee has agreed to take on rent lease the building bearing No ----- situated at -----
-----more fully described in the schedule hereto on a monthly rent of Rs.----- (Rupees-----) with effect from -----

Now the terms of lease are as follows:

1. That the lessor/s has/have hereby demised and leased in favor of the lessee the premises more fully described in the schedule hereto for a period of -9/15- years on the terms and conditions hereinafter stipulated with the enhancement in the rate of rent 15%/25% (percent) at the end of each block period of 3 (three) /(5(five) years.

2. That the Lessee paying the rent for the premises hereby reserved and observing and performing the several covenants and stipulations herein contained on his/her/their part shall peaceably hold and enjoy the premise hereby demised during the said term without any interruption by the Lessor/s or any other person lawfully claiming under or in trust for him/her/them

3. That the Lessor/s will pay the annual assessment and other taxes, rates and cesses payable to the Municipal Corporation and or Government /Panchayat or other statutory authorities in respect of the premises leased hereunder (such taxes now payable or hereafter to become payable in respect of the demised premises).

4. The lessee at its sole discretion may pay the tax, rate or cess or other levy including penalties if any charged thereon in case of default or delay caused by the lessor/s and consequential demand or distress being raised on the lessee after giving notice of the demand to the Lessor/s and adjust the amount's so paid together with interest and other incidental expenses in respect of the premises leased from out of the rents without prejudice to the right of the Lessee to initiate such other legal action against the Lessor/s for realization of the amount so paid with interest from the date of payment till realization.

5. That the Lessor/s will at his/her/their own cost keep the demised premises including the electric installation in thorough good repair and habitable conditions and will in particular annually or such time as the Lessee shall directs, make such repairs as may be necessary and will also annually or such time as the Lessee directs, whitewash or colour wash such parts of demised premises both from inside and

outside as are at present white washed or colour washed and renew all broken glass panes, bolts, etc, and will every third year paint all doors, windows and other wooden structures which are painted on the date of this lease and will also execute any work that may in the opinion of the Municipal Authorities be necessary in order to put the said premises into good sanitary order and conditions.

6. That if the Lessor/s shall fail to execute such repairs or to do the white washing etc., hereinbefore referred to, the Lessee may serve a notice on the Lessor/s calling upon him/her/them to execute and do the same within 15 days of service of such notice and if the Lessor/s shall fail to execute or do the same, the Lessee may effect such repairs and deduct the cost thereof from the rent hereby reserved until the same has been paid off or otherwise recover the same from the Lessor/s.

7. That the Lessor/s shall in the interest of himself /herself/ themselves and the Lessee insure the building against fire or such other calamity, at his/her/their cost.

8. The Lessee hereby agrees and covenants as follows:
The Lessee will pay the Lessor/s the rent herein reserved, the same for the present being Rs. _____
(Rupees _____)
per month which is enhanceable as stated in clause 1 herein above, payable on 7th (seventh) of every succeeding month of the English calendar.

9. The Lessee shall during the said period of lease pay all charges such as telephones, electricity and water supply etc., except such other charges payable by the Lessor/s.
10. The Lessee shall during the subsistence of the lease keep the demised premises and fixtures, paints, decorations, thereof in good and tenantable repair and good condition subject only to the natural deterioration and will allow the Lessor/s or his /her their agents and workman to enter the demised premises at reasonable times for inspection.
11. The Lessee will not, at any time without the consent of the Lessor/s in writing pull down or damage the leased building or part of such building or destroy or fell tree now or hereafter standing or growing and will not effect structural alterations of the premises without the consent and approval of the Lessor/s in writing.
12. The Lessee shall have exclusive right on the parking space for parking of the vehicles of the customers and staff members of the Lessee and the same shall not be disturbed or encroached in any manner by the Lessor/s or any one claiming through the Lessor/s.

It is hereby agreed between the Lessor and the Lessee as follows:

13. The Lessee has paid a sum of Rs. _____ (Rupees _____) only as _____ months /years advance rent which would be adjusted by the Lessee towards _____ months/years rent at the end of the lease period. In the event of the lease being determined for any reason earlier to the period herein specified, the lessor agrees to return the advances rent to the Lessee.

14. The lessor has agreed for the entire rent /of rent being adjusted by the Lessee to his _____(nature of account) account with the Bank and rent paid to him. This arrangement would continue until the closure of the Lessor's loan account with the Lessee.

15. That in the event of the lessor/s deciding to sell the demised premises during the currency of the lease or the extension thereof or at the expiry of the same he/she/they shall in the first instance offer the premises to the Lessee for purchase at the lowest market price which he/she/they is /are prepared to accept for them and the Lessee shall within _____ calendar month from the date of receipt of such offer, accept or reject such offer.

16. Subject to the above provisions, it is hereby agreed that in respect of the demised premises, the parties hereto shall respectively have all the rights and subject to all the liabilities of the lessor/s and of a lessee as set out section of 108 of the Transfer of Property Act 1982, and the Lessor/s is are bound by all other terms agreed to in the offer letter addressed to the Lessee by the Lessor/s.

17. It is hereby agreed that all costs and expenses incidental to the preparation, execution and registration of this deed shall be payable on this deed shall be paid by the Lessor/s Lessee.

18. It is further agreed that the lessee shall be at liberty to remove the electrical fittings, strong room door fixtures and furniture's etc., installed by the lessee at the time of vacating the premises and the lessor/s undertakes not to object or obstruct for the same and specifically agrees/s not to claim any compensation for any damage that may be caused while removing the same.
19. The Lessee is permitted, authorized and empowered to apply to the concerned electricity board or any other authority and get additional electric power that may be required for computerization, air conditioning and other banking activities.
20. The Lessor/s shall have no objection to the Lessee installing exclusive generator sets for the use of the Lessee whether such generator sets are owned by the Lessee or taken on hire. If so desired by the Lessee, the Lessor shall provide suitable space with proper enclosures for installation of generator set.
21. Notwithstanding anything contained in this deed, it is specifically agreed between the Lessor and the Lessee that the Lessee shall be at liberty at any time during the period of lease to terminate the lease hereby created and vacate the leased premises with three months prior notice to the Lessor.

SCHEDULE

(DESCRIPTION OF THE LEASE PREMISES)

In Witness Where Of the parties hereto have executed this deed on the date, month and year first above written in the presence of the following witnesses.

Witnesses:

1. Lessor/s
2. Lessee