शाखा परिसर हेतु विज्ञप्ति

बड़ौदा राजस्थान क्षेत्रीय ग्रामीण बैंक को अपनी शाखा करोली (जिला करोली) हेतु किराये पर 1200 से 1500 वर्गफीट क्षेत्रफल के परिसर की आवश्यकता है।—
इस्तेमाल परिसर मालिक जिसके पास भवन/भूखंड उपलब्ध है तथा बैंक की आवश्यकता के अनुसार निर्माण/परिवर्तन करा सकता है, अपना प्रस्ताव निम्न विवरण अनुसार बैंक लिफाफे में जिस पर “शाखा करोली के शाखा भवन हेतु प्रस्ताव दिनांक 12.02.2021”
लिखा हो प्रेषित करें। प्रस्ताव विवरण में भवन का पता, टाइटल डीड, क्षेत्रफल, नक्शा,
प्रस्तावित किराया प्रति वर्गफुट, लाइजर अवधि, किराया वृद्धि, पानी की सुविधा, विघट कनेक्शन
eवां पार्किंग, एटीएम लगाने आदि की सुविधाओं तथा शाखा परिसर की छुट पर आवश्यक
उपकरण यथा V-SET, Solar System आदि लगाने में कोई आपत्ति नहीं होने का भी
उल्लेख होना चाहिए। परिसर का निर्माण/नवीनीकरण बैंक के निर्धारित मापदंडों के अनुसार
करवाना होगा। प्रस्ताव दिनांक 12-02-2021 तक साय: 5:00 बजे तक बैंक के क्षेत्रीय
कार्यालय 1, कृष्णा नगर, भरतपुर 321001 के पास पर प्राप्त हो जाना चाहिए। प्रस्ताव को
रजिस्ट्रेड डाक से भेजा जावे। किसी भी प्रस्ताव पर विचार किए बिना अस्वीकृत करने का
बैंक को अधिकार रहेगा, इस सम्बन्ध में कोई विवाद मान्य नहीं होगा।

क्षेत्रीय प्रबन्धक

क्षेत्रीय कार्यालय : 1 कृष्णा नगर भरतपुर – 321001
फोन नं. 05644-221936, 224610, 233251 फेक्स नं. 05644-223307
ई-मेल आईडी—robhar@barodarajasthanrrb.co.in

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OFFER LETTER TO BE GIVEN BY THE LANDLORD (S)
OFFERING PREMISES ON LEASE
OFFER LETTER

From,

________________________________________
________________________________________
________________________________________

To,

The Manager,
Baroda Rajasthan Khatriya Gramin Bank,

Dear Sir,

Sub: OFFER TO GIVE THE PREMISES ON LEASE FOR YOUR BRANCH/OFFICE

I/We, offer to give you on lease the premises described here below for your branch/office.

a) Full address of premises offered on lease
b) Distance from the main road/cross road
c) Whether there is direct access to the premises from the main road
d) Floor area - (Carpet Area in sq. ft. floor wise)
e) Year of construction
f) If the building is new, whether occupancy certificate is obtained.
g) If the building is yet to be constructed
   i) Whether the plan of the building is approved (copy enclosed)
   ii) Cost of construction
   iii) Time required for completing the construction
h) If the building is old whether repairs/renovation is required
i) If so cost of repair/construction.
j) Boundaries
   East
   West
   North
   South
TERM & CONDITIONS:

a) Rent – Floor wise rent payable at the following rates i.e.

<table>
<thead>
<tr>
<th>Floor CARPET area (sq. ms.</th>
<th>Rent rate per sq. ms. of CARPET Area per month</th>
</tr>
</thead>
</table>

i) Basic Rent

ii) Service if any [A/C society charges etc]

Give Details

With effect from ___________ i.e. the date of handing over vacant possession after completion of the construction, repairs, renovation additions, payable within 5th working day of succeeding calendar month. For services like AC, the respective service rent will be payable from the date the service is available.

b) Lease Period:

i) ___________ years certain from the date of handing over vacant possession after completion of construction, repairs, renovations, additions, alteration etc with ________ % enhancement in rent after ________ years.

ii) In case I/We fail to discharge the entire loan to be (granted by the Bank for construction/repairs/renovation/addition of the premises) along with interest within the agreed period of lease I/We agree for further extension of lease at the same rental rates as will be paid at the time of expiry of agreed lease period till the loan with interest is cleared in full. This is without prejudice to the rights of the Bank to recover such outstanding by enforcement of the security or by other means such as may be deemed necessary by the Bank.

iii) You are however at liberty to vacate the premises at any time during the pendency of lease by giving three months notice in writing without paying any compensation for earlier termination.

i) Rates & Taxes:

All existing and enhanced Municipal Corporation Taxes, Gram Panchayat, rates and cesses will be paid by me/us.

ii) Repairs/ Maintenance:

i) Bank shall bear actual charges for consumption of electricity and water. I/We undertake to provide separate electricity/water meters for the purpose.
ii) All repairs including annual/periodical colour wash and annual/periodical painting will be got done by me/us at my/our cost. In case, the repairs and or white/colour washing is/are not done by me/us as agreed now, you will be at liberty to carry out such repairs or white/colour washing etc. at our cost and deduct all such expenses from the rent payable to us.

iii) Loan:

I/We may be granted a loan of Rs. _____________ (Rupees _____________ only) that may be sanctioned as per the norms of the Bank which will be cleared with interest within the period of lease and also to undertake to repay the loan by adjusting the monthly rent as per the stipulations of the Bank. The estimate of cost of construction/renovation is Rs. _____________.

Further, I/We undertake to offer the land and building as security for the loan granted for the construction of the building.

iv) Lease Deed/Registration Charges:

If you require, I/We undertake to execute an agreement to lease/regular lease deed in your favour containing the mutually accepted/sanctioned terms of lease at an early date. I/We undertake to bear the charges towards stamp duty and registration charges for registering the lease deed on the basis of 50:50 between the Bank and me/us.

DECLARATION:

a) I/We am/are aware that the rent shall be calculated as per the carpet area which will be measured in the presence of landlord/s and Bank Officials after completion of the building in all respect as per the specification/requirement of the Bank.

b) The concept carpet area for rental purpose was explained to me/us and clearly understood by me/us according to which the area occupied by toilets, staircase, pillars, service shafts more than 2 sq. m in area, balcony, common passage, A/C plant room, walls and other uncovered area would be excluded for arriving at rental payments. (strike out whichever is not applicable. particularly for toilet(s).

c) The following amenities are available in the premises or I/We agree to provide the following amenities (strike out whichever is not applicable) at our cost.

i) The strong room will be constructed strictly as per the Bank’s specifications and size. Strong room door, grill gate and ventilators are to be supplied by the Bank.
ii) A partition wall will be provided inside the strong room segregating safe deposit vault and cash room.

iii) A lunch room for staff and stock room will be provided as per the requirement/ specification of the Bank/A wash basin will also be provided in the lunch room.

iv) Separate toilets for gents and ladies will be provided.

v) A collapsible gate, rolling shutters will be provided at the entrance and at any other point which gives direct access to outside.

vi) Entire flooring will be mosaic and walls distempered.

vii) All windows will be strengthened by grills with glass and mesh doors.

viii) Required power load for the normal functioning of the Bank and the requisite electrical wiring/points will be provided.

ix) 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.

x) A suitable space for fixing sign boards on the front walls of the building will be provided at no extra cost.

xi) Electrical facilities and additional points, (lights, fans, power) as recommended by the bank will be provided.

d) I/We declare that I am/are the absolute owner of the plot/building offered to you and having valid marketable title over the above. I/We also confirm that there is no litigation/court order against this property.

e) The charges/fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me/us.

f) You are at liberty to remove at the time of vacating the premises all electrical fittings and fixtures, counters, safes, safe deposit lockers, cabinets, strong room door, partitions and other furniture put up by you.

h) I/We further confirm that this offer is irrevocable and shall be open for ___________ days from date hereof, for acceptance by you.

Yours faithfully,

(OWNER/S)

Place:

Date: