**Star Union Dai-ichi Life Insurance Company Limited.,
11th Floor, Vishwaroop IT Park, Plot No. 34, 35 & 38, Sector 30A of IIP, Vashi, Navi Mumbai – 400703.**

Notice inviting bids / offers for fully furnished premise on lease at Nanded

Offers are invited from owners of commercial premises with an area of 800 to 1,200 Carpet area at Nanded for fully fitted out accommodation on long term Lease / Leave & License basis. If the premises are fitted out, landlords must be willing to do alterations / modification as per our requirement at their own cost. For a bare / warm Shell premise, owners must be willing to completely fit it out as per our requirement at their own cost. The premise must be legally constructed and have necessary valid occupancy / completion certificates.

Interested parties may download the offer letter from our web site http://www.sudlife.in.

**The offer should reach us by 25th April, 2017 at:-**

**Facility Management Dept.**

**Star Union Dai-ichi Life Insurance Company Ltd.**

**16th Floor, Vishwaroop I.T. Park,**

**Plot No. 34, 35 & 38, Sector 30A of IIP,**

**Vashi, Navi Mumbai – 400703.**

Amendments / Clarifications: At any time before submission of the bids, the company may at its discretion amend / provide clarifications on the tender including extension of the deadline for submission of bids. Any such amendments / clarifications will be notified on the website of the company and will be binding on all the bidders."

The Company reserves the right to reject any or all the bids without assigning any reason whatsoever. Canvassing in any form will disqualify the bidder.

(*Signed*)

For & on behalf of Star Union Dai-ichi Life Insurance Co. Ltd.

**Tender for taking on lease, office premise at Nanded**

Instructions to Bidders

1. These instructions shall form part of the bid to be submitted by the bidder to Star Union Dai-ichi Life Insurance Co. Ltd hereinafter termed as “Company”. The tender is under "Two Bid" concept. The 1st bid is "Technical Bid" which shall be submitted in a separate envelope and 2nd Bid is "Price Bid", which shall be submitted separately as detailed elsewhere in this document. The details forming part of the Technical Bid and the Price Bid are as indicated below:

1. Technical Bid:

Notice Inviting bids,

Instructions to Bidders,

Tender offer,

General Terms and Conditions,

Schedule A: Company’s Requirements

Schedule B: Information about the Bidder

Schedule C: Technical Details & Specifications

Schedule D: Documents to be enclosed with the Bid.

1. Price Bid.

Schedule E: Price Bid.

Note: - This bid document is not transferable. This bid document is the property of Star Union Dai-ichi Life Insurance Co. Ltd. It cannot be reproduced in any form or for any purpose other than what it is intended for.

1. Bidder’s eligibility: The Bidders shall satisfy the following minimum eligibility criteria before their bids can be considered. Documentary evidence in support of the eligibility criteria shall be furnished with the Technical Bids.

2.1. The bidders shall be owners/ joint owners of an approved commercial property or a person duly authorized (Registered POA holder) by the owner to enter into an Agreement to Lease the demised premises.

2.2. The bidder can be an individual resident/ non-resident in India or a company incorporated and registered in India under the Companies Act, 1956 or a Consortium each of which shall be individuals resident in India or incorporated in India or a partnership firm registered in India.

1. Submission of Bids: The completed Technical Bid along with all the documents shall be sealed in an envelope (1st envelope) super scribed "Technical Bid - Offer for Lease of Office Premise to Star Union Dai-ichi Life Insurance Co. Ltd". In this envelope all details and documents except Schedule E: Price Bid shall be furnished. The Schedule E: Price Bid shall be placed separately in a second envelope, sealed and super scribed "Price-Bid - for Lease of Office Premise to Star Union Dai-ichi Life Insurance Co. Ltd. In this envelope only the Price Bid shall be submitted. The first and second envelopes shall be placed in a 3rd larger envelope duly sealed and super scribed "Offer for Lease of Office Premises at Nanded to Star Union Dai-ichi Life Insurance Co. Ltd".
2. Opening of bids: The technical bids will be opened on / before 30th April, 2017 at the above office. The date and time of opening of the price bids will be intimated separately to the shortlisted bidders.
3. All items in the bid document must be duly filled in and no column should be left blank, Nil or Not applicable should be written where there is nothing to submit. The authorized signatory of bidder should sign all the pages of the bid documents and additional documents, if any, enclosed.
4. In case, the space in the bid document is found insufficient, the bidder may use separate sheets to provide full information. If the bidder wishes to do so, he may enclose additional documents such as drawings, CDs, pamphlets, testimonials, certificates etc. about himself and / or of the premise offered. He may also give details of additional amenities, services, equipments, fittings and fixtures offered in the premises, not already included in Schedules B and C. All such documents shall be properly listed in Schedule D and enclose with the Technical Bid.
5. The bidder should clearly read and understand all the terms and conditions, specifications, drawings, etc. mentioned in these tender documents. If the bidder has any observations, the same may be indicated in his forwarding letter along with the tender. Bidders are advised not to make any corrections, additions or alterations in the original tender documents. If bidder makes any correction in its own entries the same shall be initialed and stamped by him.
6. Validity of offers: The offer should remain valid for acceptance for a period of 120 days from the last date of submission of bids. During the validity period of the offer the bidder shall not withdraw or unilaterally modify the offer in any way.
7. Property offered should satisfy the Company’s requirements specified in Schedule A: “Company’s requirements”.
8. Properties which will be ready for taking possession immediately will be preferred.
9. The particulars of amenities provided / proposed to be provided inside the property, building complex should be furnished in the Technical Bid.
10. Payment terms: The payment terms are mentioned in the General Terms and Conditions. Payment will be made through Account Payee / DD only and shall be made in Indian Rupees. No payment will be made in any foreign currency and no foreign exchange will be made available by the Company.
11. Payment will be based on the actual area as jointly measured by the representatives of the Company and the Bidder.
12. Complete particulars of Building floor / wing-wise should be furnished in the Technical Bid along with the details of measurements as per Schedule C.
13. The property offered should have clear and marketable title. Adequate documentary evidence to this effect should be furnished along with the Technical Bid. All the legal documents required by the Company for verification of the title clearance of the property must be submitted. The title certificate issued by Company's solicitor / Advocate only shall be considered. If required, original documents may have to be produced for verification.
14. The property offered should preferably be non-encumbered. In case it is encumbered, details of such encumbrance shall be furnished by the bidder. The bidders shall be obliged to keep the Company indemnified of any claims / lien / encumbrance at any stage during the term of the Lease.
15. While furnishing the information in Technical Bid, full details of the items / materials / equipments / fittings etc. used / to be used should be furnished for each and every item in the respective columns. These particulars are subject to verification.
16. Copies of plans, duly approved by municipal authorities / competent authority, should be submitted along with the Technical Bid.
17. All proposals and other documents submitted shall become the property of Company. Information relating to the examination, clarification, evaluation and comparison of proposals shall not be disclosed to the bidders.
18. The bidder shall disclose at the technical bid stage itself the names of any close relatives working with our Company.
19. Brokers, agents and intermediaries may be allowed to bid if they singly represent owners of the proposed premise. No brokerage shall be paid by the Company in any form, at any stage, in cash or otherwise to such brokers.
20. The cost of the preparation of bid and related expenses shall be borne solely by the bidders themselves. The Company shall not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the selection process.
21. Bids that are incomplete in any respect or / and are not consistent with the requirements as specified and not in accordance with any of these instructions may be considered non­responsive and are liable for rejection, at the sole discretion of the Company.
22. The Company reserves the right to withdraw and annul this bidding process or, to accept or reject any or all the bids, without assigning any reasons whatsoever and no bidder shall have the authority to question such action.
23. Canvassing in any form will be considered as violation and the bid will be disqualified.
24. All communication and information should be provided in writing and in English language.

T E N D E R - O F F E R

We have read, examined and understood the Notice Inviting Bids, Instructions to bidders, General Terms and Conditions, and all other documents in the bid document for Lease of office premises to Star Union Dai-ichi Life Insurance Co. Ltd

We hereby submit our offer in the prescribed form including all schedules in accordance in all respects with the bid document.

We agree to keep the bid valid for 120 days from the last date for submission of Bids and not to make any modifications in its terms and conditions during this period.

We hereby declare that we treat the bid documents as confidential and shall not communicate information derived there from to any persons other than a person to whom we are specifically authorized by the Company to communicate the same or shall not use the information in any manner prejudicial to the interests of the Company.

We fully understand and agree that you are not bound to accept our or any bid and that you are free to cancel the bid process without assigning any reason whatsoever.

Date: \_\_\_\_\_\_\_\_\_\_\_

Signature – Bidder

Name & Address (Including Pin Code & contact Details)

General Terms & Conditions

1. Interpretation: In construing these conditions, the specifications, the schedules, price bid, technical bid, the following words shall have the meaning herein assigned to them except where the subject or context otherwise requires:
	1. Star Union Dai-ichi Life Insurance Co. Ltd. or The Company: The term shall denote Star Union Dai-ichi Life Insurance Co. Ltd with its Corporate Office at 11th Floor, Vishwaroop IT Park, Plot No. 34, 35 & 38, Sector 30A of IIP, Vashi, Navi Mumbai – 400703 and any of its employees/ representatives authorized on its behalf.
	2. Bidder: The term shall mean any person or validly constituted legal entity which meets the qualification criteria prescribed in the bid document and has willfully submitted this bid document with the intent to lease Office Premises to Star Union Dai-ichi Life Insurance Co. Ltd., subject to the terms and conditions prescribed in the bid document, and shall include their heirs, legal representatives, permitted assigns, authorized representatives and successors in interest.
	3. Contract Value: This term shall mean the Lease Rent and/ or any other charges (inclusive of taxes) payable to the successful Bidder of the Premises as indicated in the acceptance letter.
	4. Office Premises or Premises: The term shall mean the building or part of the building that is proposed to be leased by the Bidder to the Company for the setting up of an office and shall include the parking area, the services, amenities and facilities.
	5. “Price Bid” shall mean the price bid submitted by the bidder with the quoted rates of the bidder.

1.6. Specifications: This term shall mean the technical specifications attached to the bid documents, and /or submitted by the bidder with his bid and/or subsequently offered and accepted by the Company.

1. Submission of bid and Bid validity: The bid shall be submitted in the manner specified in the Instructions to Bidders. The Bidders must note that the bid shall remain valid for consideration for the period of 120 days as mentioned elsewhere in the bid document.
2. Scope: This bid is for taking on Lease and handing over vacant possession of the Office Premises fully completed and fit for occupation as per the applicable laws, as offered by the Bidder and accepted by the Company, with all services and amenities including getting all sanctions and approvals from appropriate authorities and local bodies and including registration of documents with Completion/Occupancy Certificate from the local statutory authorities.
3. Lease Agreement: In case of Premises ready for occupation, the successful bidder whose offer is accepted shall help execute and register a Lease Agreement (as per format) with the peaceful, vacant handing over of possession of the Premises complete in all respects within the time frame informed by the Company. The format of the Lease Agreement shall be as specified by the Company. The bidder shall take responsibility and make necessary arrangements for registration of the Lease Agreement with the concerned Registrar’s office till its logical conclusion. The Company shall restrict itself to meeting payments towards stamps and registration costs related thereto as agreed between the Bidder & the Company, (Agreed in advance.)
4. Permits & Licenses: All sanctions, permits, licenses, clearances, no objection certificates, consents, approvals, authorizations etc. required for the procurement of all raw materials, machinery etc and employment of labour required for completing the Work shall be arranged by the Bidder himself at his own costs and efforts.
5. Taxes, Cess, Duties, Registration, Contributions, Stamp duty charges: The quoted rate as stated in the bid document by the bidder must include all duties, statutory contributions / payments, royalties, cess, service tax, sales tax, VAT or any other taxes or local charges if applicable but excluding registration and stamp duty charges. The Bidder shall agree and undertake to pay all taxes, cess and other public charges payable to statutory and other bodies pertaining to the premises and/or construction of the same including all statutory contributions and dues payable in respect of personnel employed for construction or supervision of the same up to the date of handing over possession of-the-Office-Premises-to-the-company. The Bidder agrees to indemnify the Company against any liabilities that may be imposed on the Company due to the non-compliance by the Bidder. The Bidder shall not be entitled for any payments, other than as stated in the Price Bid and accepted by the Company, due to enhancement of existing, or imposition of fresh levy , taxes, duties, etc. or increase in the price of any raw-materials or wages or for any other reason whatsoever.
6. Escalation: The Bidder and the Company will mutually agree to increase rents as per standard terms mentioned in the Lease Agreement attached with this document.
7. Government & Local Rules: The Bidder shall conform to the provisions of all Central, State and Local laws, statutes, bye-laws, rules and regulations relating to the Work. The cost, if any, shall be deemed to have been included in the quoted rates, taking into account all liabilities for licenses, fees etc. that are payable in this regard and the Bidder shall indemnify and keep Star Union Dai-ichi Life Insurance Co. Ltd. indemnified at all times against any such liabilities and shall solely be responsible for all actions arising from such claims or liabilities.
8. Notice inviting objections: The Company may issue public notice in the leading newspapers inviting claims/objections from the public, if any, before entering into the Lease Deed / Agreement for the offered property. The Bidder shall not have any objection for this. The Bidder shall further co-operate and assist the Company in the resolution of any claims that may be received, in response to the public notice issued by the Company.
9. Inspection of the Office Premises: The short listed properties will be inspected by Company officials, architect, structural consultants or any other agency appointed by the company for assessing the suitability and to verify the quality of construction, materials etc. The Bidder undertakes to cooperate and make necessary arrangements and provide the requisite information / documents / details to the inspecting officials.
10. Payment Terms: The payment will be based on the Super Built up / Built up / Carpet Area in sq. ft. leased to the Company. No separate payment will be made for the items/areas/services for which separate rates are not quoted in the Price Bid. The cost of such items/ areas/services, which are not separately indicated in the Price Bid, is deemed to be included in the rates quoted in the price bid. The rates should be quoted accordingly.
11. Super Built up Area and Carpet area: Super Built up Area and Carpet area will be measured during joint measurement and rate will be charged either on Super Built up Area or Carpet area agreed upon. Please quote both the rates on Super Built up Area and Carpet area.
12. Defect Liability Period: The Works covered by this contract shall have a defect liability period of 12 months from the date of taking over possession by the Company for any construction and/or installation defects and deficiencies. If any defect or deficiency of whatever nature is noticed during this period, the same shall forthwith be removed by the Bidder to the satisfaction of the Company, at the Bidder’s own cost and within a reasonable time of his being informed, failing which the Company shall remove such defects and deficiencies and recover the expenses incurred in this connection from any amount due to the Bidder under this contract or under any other contract failing which the amount shall be recovered from the monthly rent payable by the Company to the Bidder.
13. Warranties: All warranties / guarantees given by the original equipment manufacturers / suppliers for the various plants / equipments/ machineries / fittings and fixtures provided by the Bidder in the Office Premises, shall be assigned by the Bidder in favour of the Company. The Bidder undertakes that the warranties given by the original equipment manufacturer shall commence from the date of delivery of the possession of the Office Premises to the Company.
14. Time for completion and handing over: Time is the essence of this contract. The time stipulated while accepting the bid or in the Lease Agreement for handing over complete vacant possession of the premises in all respects including the various services shall be followed strictly.
15. Liquidated Damages: If the Bidder fails to complete in all respects the Office Premises including various services, including obtaining the Completion/Occupancy Certificate, to the satisfaction of Star Union Dai-ichi Life Insurance Co. Ltd and hand over vacant but furnished possession within the time stipulated while accepting the bid or stipulated in the Lease Agreement, without prejudice to any other right or remedy available to the Company, the Bidder shall be bound to pay to Star Union Dai-ichi Life Insurance Co. Ltd, as agreed liquidated damages, a sum calculated at the rate of Rs 5,000/- for every week of delay. Such compensation shall be recovered from the Lease Rent payable to the Bidder.
16. Bidder to Provide for Everything Necessary: For premises fitted out by the Bidders, they shall provide a complete set of drawings and specifications according to which the work has been carried out. The bidder undertakes to provide everything necessary for the proper execution of the Work according to the intent and meaning of the drawings, schedule of quantities and Specifications taken together.
17. Quality Assurance: The company reserves its right to engage at its cost a separate agency to proof-check the design calculations and check the quality of materials and workmanship and for this purpose the bidder shall cooperate and give all necessary documents, design calculations, drawings and samples if required without any extra cost.
18. Should there be any deviation to the finalized specifications of Quality of Works the Company reserves the right to seek for redoing the work at the bidders cost or at its own discretion accept the works with deviations/ modifications based on satisfactory explanations for such deviations subject to appropriate downward cost adjustments. However, in the event of the bidder undertaking any deviations in order to improve the safety of the premises fulfilling statutory requirements or any reason whatsoever leading to enhancement to the cost of construction/ works, the Company is not bound to accept them.
19. The Work shall be executed in the best and most workmanlike manner with materials of the best and approved quality with particulars contained in and implied by the Specifications. Where additional work or any modifications are required to be carried out, such additional works and/or modifications shall be carried out according to the drawings, specifications and instructions issued by the Company.
20. Access & Inspection: Any authorized representative of the Star Union Dai-ichi Life Insurance Co. Ltd Company shall at all reasonable times have free access to the site of the Office Premises and the Bidder shall give every facility to the Company and/or its authorized representatives for inspection, examination and testing of the quality of materials and workmanship and the make, capacity, particulars and performance of the machines and equipments, if so desired by the Company. The inspections shall be liable to be carried out by any representative (internal or external)/ agency appointed by the company for quality assurance during the course of construction or even after construction during the defect liability period.
21. Legal Opinion: The Company reserves its right to obtain legal opinion from its advocates and external consultants to ensure that the Office Premises proposed to be leased is inter alia free from all encumbrances, for which necessary permission and clearances are obtained and the Bidder has clear and marketable title to the Office Premises etc. The Bidder shall furnish at his cost all necessary information and details including copies of relevant documents for this purpose.
22. Maintenance: The bidder shall quote his rates for comprehensive maintenance involving all services (civil, mechanical, electrical, HVAC, fire-fighting, communications, security, landscaping and horticulture etc.) for a period of one year from the date of handing over possession. The maintenance rate shall not include charges payable for electricity and water consumed which shall be paid by the company directly. All other expenses are deemed to be included in the quoted rate. However, entrusting the maintenance work to the bidder is at the discretion of the Company.

Schedule ‘A’ - Company's Requirements

|  |  |  |
| --- | --- | --- |
| S.No. | Items | Details |
| 1 | Building type | Building suitable for 100% Commercial use in RCC |
| 2 | Carpet Area | 800 – 1,200 sq.ft. If possible Fully air-conditioned building with 100% power back will be preferred. |
| 3 | Premises on Floor location | Preferably on 1st / 2nd floor only and above if lift is available |
| 4 | Location | Nearby Railway station / banks |

The Office Premises / block/ wing/ complex should have the following facilities:

1. Fire alarm system
2. Fire hydrant system
3. Power of 15KW (in case AC provided centrally by builder), 35 KW in case AC to be connected with floor meter, 100% backup will be preferred
4. Availability of water connection with overhead water tank storage.
5. The minimum clear height of floor to bottom of beam of 3.5 meters.
6. Proper access of natural light
7. Lifts in case the floor offered in above 2nd floor
8. Fire exit staircase (alternate fire exit staircase) required
9. The sufficient shafts for services

Schedule ‘B’ - General Information About Bidder

1. Name:
2. Address :
3. Phone No. / Fax No. / E-mail address:
4. Name and phone numbers of the contact person:
5. Constitution of bidder / firm (Whether Individual / Partnership / Pvt. Ltd. / Public Ltd. / PSU etc.):
6. Whether the bidder has leased any similar property to any Government / Semi-Government Institutions / Financial Institutions etc.? If so names and addresses of such clients and total cost of such Lease to each client to be given.
7. Do you satisfy the eligibility criteria (see para 2 of Instructions to Bidders on page 8) If so, enclose documents to establish.

Schedule ‘C’ - Technical Details & Specifications

|  |
| --- |
| Property Criteria Sheet |
| Location – |
| S.No. | Parameters | Standards | Offer |
| 1 | Name of the building  | Mention the name and address of the building |  |
| 2 | Floor and unit / shop nos., proposed to occupy | Mention the unit numbers/shop numbers clearly |  |
| 3 | Age of Structure / Construction year | New preferred |  |
| 4 | Interiors | Available condition of interiors including Furniture, AC etc. |  |
| 5 | Carpet Area  | In sq.ft. |  |
| 6 | Built-up / Super Built-up Area | In sq.ft. |  |
| 7 | Total no. of floors | Mention |  |
| 8 | Total height available – Finished floor level to false ceiling | Minimum 3.5 meters |  |
| 9 | Building Façade | Glass / Other |  |
| 10 | Toilet (Present) | Toilet blocks should be provided by land lord |  |
| 11 | Flooring (Completed) | Tile or Carpeted flooring to be provided |  |
| 12 | Flooring of lobby area and staircase | Finished lobby area & staircase |  |
| 13 | Ceiling of lobby area | Ceiling of lobby area & lighting to be provided by Landlord |  |
| 14 | Walls of lobby area | Smooth, painted walls to be provided by land lord |  |
| 15 | Sun Control Film ( Required) | Please mention |  |
| 16 | Signage Locations | Office parapetHoarding on rooftopPillar / lollypop / hoarding at the entrance of the building. |  |
| 17 | Rolling Shutter (Available) | Preferred |  |
| 18 | Emergency Light (Available) | Should be available at the staircase as well as on floor |  |
| 19 | DG Set (Available)(KVA) | Ideally 100% back up facility should be provided by Land lord |  |
| 20 | Electrical Meter (Provided) | Should be provided by land lord |  |

|  |  |  |  |
| --- | --- | --- | --- |
| S.No. | Parameters | Standards | Offer |
| 21 | Electrical Meter Location | Mention |  |
| 22 | Earth Pit Location | Mention |  |
| 23 | Available Power (KVA): | Require to run all lights, AC & workstation load including additional load for Server & UPS room |  |
| 24 | Additional Power required (KVA) | As mention conditions |  |
| 25 | Water Connection (Available ) | Should be available. Check for the location. |  |
| 26 | HVAC Unit Location: | Identify and mention the locations for outdoor units. |  |
| 27 | Network Tower | Should have permission to install network tower on terrace – 18Ft |  |
| 27 A | Telephone Service Provider: | Mention |  |
| 28 | ISDN Service Provider | Mention |  |
| 29 | Number of Parking | Dedicated space for minimum 2 cars and 10 two wheelers |  |
| 29a | 2 Wheeler Parking |  10 |  |
| 29b | 4 Wheeler Parking |  2 |  |
| 30 | Lift (Provided) | Lift should be provided above 2nd floor |  |
| 31 | Lift (Make / Capacity) | Mention |  |
| 32 | Main Staircase (Width) | Mention |  |
| 33 | Fire Staircase (No. & Size) | Should be provided by land lord for floors above 3rd level |  |
| 34 | Distance From (km) | Mention below |  |
|  | Main Road | Mention |  |
|  | Airport | Mention |  |
|  | Railway Station | Mention |  |
|  | Bus Stop | Mention |  |

|  |  |  |  |
| --- | --- | --- | --- |
| S.No. | Parameters | Standards | Offer |
| 35 | Other Tenants |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  | 4. |  |
| 36 | Boundaries | East |  |
|  |  | West |  |
|  |  | North |  |
|  |  | South |  |

Schedule ‘D’ – Documents To Be Enclosed With Technical Bid

The following documents shall be enclosed with the bid:

(Not mandatory at the time of submission of Bid)

1. Sale/purchased /conveyance deed duly registered with the registrar with all description
2. Sale deed prior to the current sales deed
3. Photocopy of approved /sanction layout;
4. Photocopy of last paid house/property tax;
5. Photocopy of last paid electricity /water bill;
6. Photocopy of last paid society charges , if any;
7. Completion certificate issued by the concerned authority confirming that structure is constructed as per approved map/plan;
8. Documents confirming that property is clear &  no lien /charge has been created;
9. Ownership details with percentages ;
10. Elevation drawings of front & side;
11. Photocopy of Pan Card.

Schedule ‘E’ – Price Bid

Offer Letter To Be Given By The Landlord(s)

Offering Premises On Lease

Offer Letter (Commercial) In Separate Sealed Envelope

To,

Facility Management Dept.

Star Union Dai-ichi Life Insurance Company Ltd.

16th Floor, Vishwaroop I.T. Park,

Plot No. 34, 35 & 38, Sector 30A of IIP,

Vashi, Navi Mumbai – 400703.

Dear Sir,

Sub: Offer to give on lease, premise for your office at Nanded

I / We offer to you to give you on lease the premise described herein below for your Branch - Office at Nanded.

|  |
| --- |
| Commercial Terms & Conditions for Lease  |
| Location |
| S.No. | Parameters | Standards | Offer |
| 1 | Rent (in Rs. per sq.ft per month) | Super built up / Built up / Carpet  |  |
| 2 | Rent quoted per month by Landlord including all fit outs for the area mentioned | - |  |
| 3 | Maintenance charge (if any) | Preferably included in rent (but mention separately) |  |
| 4 | Rent escalation, if any |  |  |
| 5 | Property and Related Tax to be paid by  | Land lord |  |
| 6 | Stamp duty and registration cost | 50 / 50 % shared  |  |
| 7 | Car Park Charge (monthly) (if any) | Free parking preferred |  |
| 8 | Security Deposit ( Months ) | Our agreeable standard - 3 months |  |
| 9 | Security Deposit ( Rs ) | Mention |  |
| 10 | Lock in period | Our agreeable standard - NIL |  |

|  |  |  |  |
| --- | --- | --- | --- |
| S.No. | Parameters | Standards | Offer |
| 11 |  Exit Options | 3 months’ notice by SUD Life, Lessor can't terminate until SUD Life defaults in rent payment continuously for 3 months. |  |
| 12 | Other allowances (Signage / Dish antenna space etc.) | Free |  |
| 13 | Name of Land lord | Mention correctly for lease purpose |  |
| 14 | Complete postal address |  |  |
| 15 | Contact details: Phone & e-mail id |  |  |

Lease period: 3 + 3 + 3 years certain from the date of handing over vacant possession after completion of construction, repairs, renovations, additions, etc.,

Taxes / Rates: All existing/ Future Municipal! Corporation taxes, rates and cessess will be paid by me/ us.

Maintenances! Repairs:

1. Company shall bear actual charges for consumption of electricity and water, I /We undertake to provide separate electricity/ water meters for this purpose.
2. All repairs including annual/ Periodical white washing and annual! Periodical painting will be got done by me / us at my / our own 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 white / colour washing, etc. at our cost and deduct all such expenses from the rent payable to us.

**Declaration**

1. I / We am / are aware that, the rent shall be on lump sum basis for the projected requirement

2. The following amenities are available in the premises or I / We are agreeable to provide the following amenities:

1. Alteration / addition required by company would be at my/our cost
2. Separate toilets for gents and ladies will be provided.
3. A collapsible gate, rolling shutters will be provided at the entrance and at any other point which give direct access to outside.
4. Entire flooring will be tiled / carpeted and walls painted
5. Required power load for the normal functioning of the Company and the requisite electrical wiring / points will be provided.
6. 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.
7. Space for fixing Company’s sign board will be provided.
8. Space for V-SAT antenna shall be provided at our cost. (If it is to be paid to third party, please mention clearly)
9. I / We declare that I am / We are the absolute owners of the plot / building offered to you and have a valid marketable title over the above.
10. I / We shall provide the title deeds of the property to the company’s approved lawyers as & when required.
11. You are at liberty to remove at the time of vacating the premises, all electrical fittings and fixtures, counters, safes, safe deposit lockers, cabinets, partitions and other furniture put up by you.
12. If my /our offer is acceptable, I / we will give you possession of the above premises on \_\_\_\_\_\_\_\_\_\_\_\_\_.
13. I / We further confirm that this offer is irrevocable and shall be open for days from date hereof, for
acceptance by you.

Yours Faithfully,

(Landlord)

Place:

Date: