



BANK OF BARODA, Chennai Metro Region invites proposals/offers in two bid system from owners/builders/developers having clear and marketable titles over the built up property to lease out **around 1500 sq.ft of carpet area** for proposed Banks' **Locker cum Wealth Lounge** at **Ashok Nagar, Chennai**.

Minimum frontage of the building shall be 25 feet with clear road access and car parking facility is must. Detailed specifications for construction of strong room for an area of around 1000 sq.ft may be obtained from our office during business hours.

Offers in two sealed envelopes in conformity with two-bid system should contain the following details.

Cover/Envelope No. 1 - Marked "Technical Bid" :- should contain full technical details viz., location of premises with complete address, patta / layout approval, etc. **No indication as to price aspect be given in this bid.**

Cover/Envelope No. 2 - Marked "Financial Bid" :- should contain strictly financial details, viz., rate per sq.mtr. on carpet area, details of municipal taxes and lease expenses, etc. Carpet area (as per IS Code 3861-2002) shall exclude staircase, corridor & passage, porch, shaft & machine rooms for lift, air-conditioning duct, loft, built in wardrobes & shelf, intermediate pillars/columns, partitions & walls and other obstructions, verandah, balcony, bathroom and lavatory, etc.

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 & FB super scribing advertisement reference and applicant name & address, be put in one sealed cover marked **"OFFER FOR LOCKER CUM WEALTH LOUNGE PREMISES AT ASHOK NAGAR, CHENNAI"**, addressed and submitted on or before **20.09.2023 by 4.00 pm**.

Any decision taken by the Bank at any point of time in connection with this process will be final and conclusive and no claim or dispute from any quarter in that regard shall be entertained.

The bids are to be submitted to: -

**The Regional Manager,
Bank of Baroda,
Regional Office (Chennai Metro Region)
2nd Floor, 10 CP Ramasamy Road
Alwarpet, Chennai – 600 018**

For further details please contact – Premises Department 044 – 23 45 4219

30-08-2023



Envelope 1 - TECHNICAL BID

Offer for **LEASED PREMISES** for **LOCKER CUM WEALTH LOUNGE AT ASHOK NAGAR**

1	Name of Owner	
2	Telephone Number/Mobile Number	
3	Complete Address of Premises offered	
4	Copy of ownership proof (Pl. Attach copy)	
5	Total Carpet area.	
6	Whether said property has competent Government approval for commercial use.	
7	Details of layout plan approval Approval Copy to be enclosed.	
8	Present Position of Property (strike out which is not applicable)	* Readily available * To be constructed * To be demolished and constructed
9	Whether agreeable to construct as per RBI / Bank's requirement	
10	I agree to do the following, a. Execute the lease as per Bank's format at 50:50 sharing basis b. During the pendency of lease, Bank has got the option to vacate the premises by giving three months' notice c. Provide minimum of 2 toilets d. I Understand and Agree to construct Strong room of approx.. 1000 sq.ft size as per Banks specification. (Doors, Ventilators for Strong room shall be provided by the Bank) e. Provide minimum Parking facility (for 2 car and 4 two wheelers) f. Provide Water facility with meter g. Provide Sewerage facility h. Provide Grills to all the windows i. Provide Collapsible & Rolling shutter in the front entrance j. Provide Separate meter for electricity with sufficient load (around 20 kVA) as per Bank's requirement. k. Provide Ramp facility	

I declare that I/we are the sole owners of the property and have the authority to let out the premises.

Date:

Signature/s _____

(Name/s _____)



Envelope 2 - FINANCIAL BID

Offer for **LEASED PREMISES** for **LOCKER CUM WEALTH LOUNGE AT ASHOK NAGAR**

1	Name of the Owner	
2	Telephone Number/Mobile Number	
3	Complete Address of Premises offered	
4	Carpet Area in Square Feet	
5	Rental Rate per sq ft per month (Inclusive of Taxes) GST shall be paid extra as applicable	
6	Escalation of Rent	10% after every 5 Years
7	Rental Advance	Three Months
8	Municipal Taxes	Payable By Landlord
9	Lease Expenses	50 : 50 by landlord and Bank
10	Period of Lease	10 Years certain

I/we declare that we are absolute owners of the property and I/we have the authority to let it out.

Date:

Signature/s _____

(Name/s _____)