



**Bank of Baroda (Pune City Region) invites offers for acquiring alternate premises**

BANK OF BARODA invites proposals/offers in two bid system from owners/Power of Attorney holders having clear and marketable titles over land and built-up property, for acquiring premises shifting of a Branch on lease in the following areas:

- Bavdhan: On GF/GF+Mezz having carpet area of 1500 to 1800 sq.ft.
- Laxmi Road: On GF/GF+Mezz having carpet area of 1500 to 1800 sq.ft.
- Deccan Gymkhana: On GF/GF+Mezz having carpet area of 1800 to 2200 sq.ft.

Preference shall be given to offers from Public Sector Units / Bank's / Undertakings and Government Departments. Premises owners having interest of minor/s will not be considered. Property dealers & Brokers need not apply.

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

• **Envelop No. (1)** - Marked "Technical Bid" :- should contain full technical details viz. location of premises with detailed address, plan drawn to scale with completion / occupation certificate, carpet area of each portion to be acquired, specification of internal finishes, amenities, car parking facility, distance from railway station. No indication as to price aspect be given in "Technical Bid." Bidder must provide proof of ownership.

• **Envelop No. (2)** - Marked "Financial Bid" Should contain strictly Financial details viz. Rates per sq. mtr. Sq.ft. on carpet area, details of Municipal taxes and lease expenses etc. Carpet area (as per IS Code 3861-2002) shall exclude staircase, corridor and passage, porch, shaft and machine rooms for lifts, air-conditioning duct, loft, built-in wardrobes & shelf, intermediate pillars / columns, partitions & wall and other obstructions, verandahs, balcony, bathrooms and lavatory etc.

• **Envelope No. 3**

1. Both the sealed Envelope No 1 & Envelope No 2 shall then be put into one single large envelop and sealed.
2. The duly completed tender application, with all the supporting documents, shall be sealed in a cover and superscripted as "**(Kind Attention:- P&E Dept). Offer for premises of \_\_\_\_\_**". and shall be submitted on or before **22.09.2023 by 03:00 PM at the following address:-**

Regional Head  
Bank of Baroda (Pune City Region),  
2<sup>nd</sup> Floor, 11/1, Sharda Centre,  
Khilare Path, Erandwane, Pune - 411004

Offers should be valid for a minimum period of -120- days from the last date of submission. No brokerage shall be paid. Any decision taken by Bank at any point of time in connection with this process shall be final and conclusive and no claim or dispute from any quarter in that regard shall be entertained.

**FORMAT FOR TECHNICAL BID**

1	Name of Owner	
2	Telephone No. / Mobile No	
3	Complete Address of Site/Premises Offered	
4	Copy of ownership proof (attach copy)	
5	Floor offered with details of Carpet area. Quote to be in Carpet area and not any other area	
6	Year of construction	
7	Whether said property has Municipal Approval for commercial use. (Attach Copy)	
8	Details of sanctioned plan (Copy to be furnished on demand)	
9	Details of completion / occupation certificate (Copy to be furnished on demand)	
10	Whether the colony is finally approved by Govt. (Submit the proof)	
11	Specifications of Internal Finishes	
12	Amenities	
13	Electrical Load	
14	Water Supply Connection	
15	Type of Structure - RCC / Load Bearing	
16	Parking availability	
17	V-SAT Antenna Spacec	
18	Distance from Railway / Station etc.	

**CARE:**

- No indication as to price aspect be given in Technical Bid.
- Technical bid and Financial bid are to be submitted in separate sealed covers marked as TB & FB superscribing advertisement reference, name of the applicant and address of the applicant.
- Both the sealed covers (TB & FB) be put in one sealed cover marked as offer for premises at\_\_\_\_\_.

(Signature of the landlord)

**FORMAT FOR FINANCIAL BID**  
**(To be submitted in separate envelope)**

1	Name of Owner	
2	Complete Address of Site/Premises Offered	
3	Rental rate per sq.ft. of Carpet area. Quote to be in carpet area only and not any other area.	
4	Municipal Taxes	To be borne by Landlord/s
5	Taxes including revision in future	To be borne by Landlord/s
6	GST	By Bank
7	Other charges like Society Charges / Maintenance charges / charges for Amenities (Please quantify)	
8	Period of lease	
9	Rent enhancement	
10	Cost of execution of Lease Deed to be shared in proportion	50:50
11	Interest Free Deposit	
12	Loan amount required for construction / renovation of premises. If any	
13	Any other condition, If any.	

**Carpet Area Definition:** Wall to wall area measurements including all internal partitions, Walls, Columns, Door Jams, Balconies, Kitchen and Pantry excluding Verandah, Corridor & passage Entrance hall & Porch, Staircase & stair cover, Shaft & machine room for lift, A/C Ducts/ plant room, Shaft for anitary / water-supply / garbage/ firefighting / electricity / telecommunication /AC, Bathrooms, Lavatories, Stilt, Covered / open parking spaces, Pump Room, Flower Bed, Watchmen /s

(Signature of the landlord)