

Premises required on Lease/Rental basis for opening of New Branch in South Bopal, Ahmedabad

BANK OF BARODA invites proposals/offers in two bid system from owners having clear and marketable titles over land from landlords/power of attorney holders of premises, preferably on ground floor for housing it's new branch on lease/rental basis at below mentioned Centre.

S. No.	Branch	Branch	Area required (Sq. ft.)
1	South Bopal	For opening new branch	1800-2740

Preference shall be given to offers from Public Sector Units and Government Departments.

Location of premises should be **within 2 km of the mentioned Centres.**

Offers are invited from owners only having registered clean title and roof rights only - Premises having ownership interest of minor/s will not be considered. **Property Dealers & Brokers need not apply.** No brokerage shall be paid.

Premises must be commercial and preferably **situated on Ground Floor** and should have sufficient parking area in front. NOC from competent authority, if required will be obtained by the owner at their own cost.

Owners having premises of the range as mention in above table, should only apply.

While filling the tender/quotation forms, please ensure to follow below-mentioned instructions:

- i) Lease period should be minimum 10 years.
- ii) Increase in rent after 5 years will be 10%
- iii) No broker should apply
- iv) Only owner should apply in the tender, property shall be in his/her name.
- v) Apply only in Bank's format. If bid submitted in another format, it will not be considered and rejected.
- vi) All pages should be signed by the bidder.
- vii) Conditional offer shall be rejected.
- viii) Offer by Post shall not be considered.
- ix) The offered building should have clear and marketable title free from encumbrance and permission to use for commercial purpose.
- x) Definition of Carpet Area : The carpet area would mean the usable carpet area based on net finished wall to wall measurements. The area which are not included in measurement of carpet area are Verandah, Corridor & passage Entrance hall & Porche, Staircase & stair cover, Shaft & machine room for lift, A/C Ducts/ plant room, Shaft for sanitary / water-supply / garbage/ firefighting / electricity / telecommunication / AC, Bathrooms, Lavatories, Stilt, Covered / open parking spaces, Pump Room, Flower Bed, Watchmen / s Chowky, Storage Tanks, Chajja, Canopies & Worship Places
- xi) Lease deed shall be executed in Bank's standard format (Copy enclosed).
- xii) Property tax, Society Charges, Maintenance charges, water charges etc shall be paid by the landlord only.
- xiii) GST will be paid by the Bank.
- xiv) Electricity/ Water Bill will be paid by the Bank.

- xv) **Copy of title deeds, certificate from Development Authority/Nagar Nigam/competent authority for Commercial Use of Building along with approved map layout of premises to be enclosed.**
- xvi) To construct strong room, toilet (ladies/Gents), pantry ATM/E-Gallery vitrified floor tiles/ any other civil work as per requirement at Bank within stipulated period at their own cost.
- xvii) To provide sufficient space on the roof/ terrace of the building for installation of V-Sat/ Radio frequency tower etc as per requirement of Bank at their cost.
- xviii) To arrange 3 phase electric connection with electrical load 35 KVA for Branch on their own cost.
- xix) Fill up all the information asked for, in the enclosed form itself
- xx) Do not quote rate anywhere in part I of the form
- xxi) Should have regular water connection/supply and dedicated water storage facility

Each part of Bid (Technical & Financial) should be kept in a separate cover and the cover containing technical details should be marked 'Envelope No.1' and super scribed with 'TECHNICAL BID' and the cover containing financial details should be marked 'Envelope No.2' and super scribed with 'FINANCIAL BID'. Both these covers duly sealed should be put in a 3rd cover super scribed with 'Offer of New Premises for 'BANK OF BARODA, SOUTH BPOAL BRANCH, and it should also bear the Name, Address and Telephone No. of the offeror. The '3 rd Envelope' duly sealed should be addressed to P&e Dept., Zonal Office, Bank of Baroda, Zonal Office, 1st Floor, Bank of Baroda Towers, Law Garden, Ahmedabad – 380 006, Ph. No. – 079 -26473246 (Premises Department)

Offer should be valid for minimum period of **-120- days** from the last date of submission of tender i.e. **20.09.2023** of submission.

Bids received beyond this time and date will not be accepted under any circumstances and will not be conceded.

Corrigendum, if any, shall be published on Bank's web site only. All bidders are requested to visit Bank's web site regularly in their own interest till last day of submission of bid.

Technical Bids shall be opened on 20.09.2023 at 3.30 PM at the above address mentioned.

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.