



NOTICE INVITING TENDER

Bank of Baroda, Coimbatore Region invites Sealed Tender in two bid system from owners having clear and marketable titles over land and built-up property, to acquire 6 fully furnished rooms at Udthagamandalam (Ooty) for lease on rental basis which are in well-constructed Hotels/resorts/Cottages/Commercial Villas within city limits with necessary comfort/entertainment/recreation facilities and guest lounge.

Premises should be on main road and with minimum amenities as mentioned below:

SCHEDULE OF FACILITIES TO BE PROVIDED

1. Double Bed room with attached bath with towels & basic toiletries.
2. 24 Hrs Hot & Cold water facility in each room.
3. Electricity back up with generators at free of cost.
4. Restaurant (10% discount on food items consumed by the occupants)
5. RO Purified drinking water at free of cost.
6. Round the clock Room Service/ House Keepings.
7. Parking facility/Drivers stay at free of cost.
8. Bed Tea/ Coffee at free of cost.
9. Complimentary Breakfast to be provided.
10. One National Daily News Paper at free of cost.
11. Extra person and extra bed with pillow and mattress on concessional charge basis.

SCHEDULE OF FURNITURES IN EACH ROOM

1. Sofa
2. One Teapoy
3. Fan
4. Dustbins
5. Curtains
6. Two buckets with Mugs
7. Intercom facility
8. Double Bed along with mattress and pillow
9. Luggage rack, cupboard, TV Stand, mirror all one in numbers
10. Side lamps and mirror lights in the rooms.
11. Bathrooms consist of commode, basin tap and shower and basin mirrors
12. Water jug, 4 nos drinking glass and hangers in cupboard
13. LED TV in each room with all major channels at Free of cost
14. Soap, Brush, Paste, shampoo, Comb, Oil etc in bathroom
15. Wi-Fi/ internet on request (free)
16. Room Heater
17. Water Heater



Sealed offers are to be submitted in two bid system i.e. Technical bid and Financial bid.

Envelop No. (1)- Marked "Technical Bid" should contain full technical details as per Proforma-(A) as attached herewith. It should also contain copy of sanctioned plan, completion/occupation certificate, copies of title deeds in respect of ownership, carpet area of each room, approval of commercial use, specification of internal finishes, amenities, parking facility, distance from railway/bus station etc. This envelop should be sealed & marked with "**Technical Bid**". No indication as to price aspect is to be given in "Technical Bid" failing which the offer shall be summarily rejected.

Envelop No. (2)- Marked "Financial Bid" should contain strictly financial details as per Proforma-(B) as attached herewith. It should contain rate of rental per month for Six rooms including municipal taxes etc. This envelop should be sealed & marked with "**Financial Bid**"

Both the sealed covers shall be put in one single envelop and sealed duly super scribing "**Offer for Holiday Home at Udhagamandalam (Ooty).**" The envelope containing both the bids must be addressed to:

ADDRESS:

**To,
The Regional Manager,
Bank of Baroda, Regional office
2nd Floor, Bank of Baroda Building,
82, Bank Road
Coimbatore -641018**

- Owners having premises ready to occupy can only apply.
- Incomplete offers are liable to be rejected.
- Offer shall be valid for minimum period of 120 days from the last date of submission.
- No brokerage shall be paid.
- The last date of submission is **10.01.2023 up to 4.00 PM**. Applications received after last date and time shall be summarily rejected. The technical bids shall be opened on the same day i.e. on **10.01.2023 at 04:30 PM** at the above referred address in the presence of the representatives of the bidders. No separate intimation shall be sent to the bidders for their presence at the time of opening of technical bid. Only one representative shall be allowed to present during the opening of the bid. The Price bid of only those bidders shall be opened who are found to be technically suitable/shortlisted. Date of opening of Price bid shall be informed separately. Bank shall have the right to cross verify and ascertain all the information submitted before short listing the premises.
- In case of holidays/strikes/bands or any reason causing a holiday exactly on the last date of submission of offers; the last date of submission will be shifted to immediate next working day.
- 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.
- Bank reserves the right to reject any/all the applications/offers without assigning any reason whatsoever at any stage.

-Sd-

(M Srinivasan)
Regional Manager



To

The Regional Head
Bank of Baroda
Regional office
2nd Floor, Bank of Baroda Building,
82, Bank Road
Coimbatore -641018

Sir,

Sub: Application to give the premises on lease for Holiday Home at Udhagamandalam (Ooty).

1. I / We have read and understood the notice and instructions to the Applicants and submit my / our applications for Bank's consideration duly filled and complete in all respects according to the Proforma.
2. I / We further understand that selection of premises will be in accordance with Bank's terms and conditions subject to the authority of the Bank to alter or amend the same.
3. I / We do hereby declare that the information furnished in the Proforma (A) & (B) and in the supplementary sheets is correct to the best of my / our knowledge and belief.
4. I/we agree that the decision of Bank of Baroda in selection of L-1 bidder will be final and binding to me/us.
5. Offer will be valid for minimum period of -120- days from the last date of submission.

Yours faithfully,

Signature of owner/s:

Name:

Place:

Date:

TECHNICAL BID (Envelope 1)

1.	Name of Owner(s)	1. 2. 3.
2.	Telephone/Mobile No of owner(s)	Tele No : Mobile No:
3.	Email address	
4.	Complete address of premises offered	
5.	Total No .of floors	
6.	Lift facility with electricity back up available	
7.	Restaurant facility timings Food offered. Veg/Non- Veg Timing Seating Capacity	
8.	Distance from Bus stand	
9.	Communication address of owner	
10	Year of construction	
11	Carpet area of rooms offered (sq.ft.)	1. Room No 1: _____sqft 2. Room No 2: _____sqft 3. Room No.3: _____sqft 4. Room No.4: _____sqft 5. Room No.5: _____sqft 6. Room No.6: _____sqft
12	Common Amenities/ Other facilities offered (Separate sheet is to be attached if required)	
13	Availability of Gym, Swimming pool, SPA, indoor games, or any other entertainment re creational activities	
14	Availability of laundry facilities.	

15	Availability of emergency medical facility of tie up with any hospitals nearby	
16	Availability of tourist vehicle or tie up with local tourist guides	
17	Any other amenities/facilities not listed above.	

CARE:

- No indication as to price aspect is to be given in "Technical Bid" failing which the offer shall be summarily rejected.

I/We declare that I/We are the sole owners of the property and have the authority to let out the premises. I/We am/are enclosing copies of approved plan, commercial permission & other relevant documents.

**PLACE:
DATE**

SIGNATURE OF THE OWNER/S

TENTATIVE LIST OF INFRASTRUCTURE & AMENITIES REQUIRED
(TO BE ENSURED BY THE PROSPECTIVE LANDLORD)

Sr No.	Services/ amenities	Remark
1	Bank's Signboard at the Entrance & visible Location	Yes/ No
2	Emblem on Room doors as desired by BOB	Yes/ No
3	Regular Maintenance/ Up keeping of Rooms	Yes/ No
4	Proper Lighted/ Ventilated Rooms with Good Aesthetics/ Furnishing	Yes/ No
5	Amenities Available in the Rooms	
a	LED TV	Yes/ No
b	Cable/ DTH connection	Yes/ No
c	Hi speed Wi-fi	Yes/ No
d	Cupboard	Yes/ No
e	Mirrors	Yes/ No
f	Double bed (or Two-single beds) with Mattress & Soft Pillows	Yes/ No
g	Clean Bed Cover & Sheets	Yes/ No
h	Clean Pillow Covers	Yes/ No
i	Clean Curtains	Yes/ No
j	Clean Blanket/ Quilt	Yes/ No
k	Sitting Chairs	Yes/ No
l	Writing Table	Yes/ No
m	Mosquito Repellent	Yes/ No
n	Water Jug	Yes/ No
o	4 nos Glasses	Yes/ No
p	Tea, Coffee, Sugar & Salt Sachets	Yes/ No
q	Electric Kettle	Yes/ No
r	Battery operated Room Fresheners	Yes/ No
s	Enough LED lighting, Fans & Exhaust	Yes/ No
6	Amenities in Toilet	
a	Geyser	Yes/ No
b	Bucket & Mug	Yes/ No
c	Shower	Yes/ No
d	Wash Basin with complimentary basic toiletries.	Yes/ No
e	Bath & Face Towels	Yes/ No
f	Naphthalene Balls	Yes/ No
g	Exhaust Fan	Yes/ No
7	Housekeeping	Yes/ No
8	Power Back-up / Generator	Yes/ No
9	Ample Parking space	Yes/ No
10	Restaurant/Catering Facility in premises/ nearby	Yes/ No

Proforma (B)

Financial Bid (Envelop 2)

1	Full name of the owner(s)	
2	Complete address of site/premises offered	
3	Telephone no. Mobile no.	
4	Email address	
5	Rate of Rent per month	Rs. _____ per room per month Total rent for -6-(Six) Fully Furnished rooms per month Rs. _____
6	Lease period: (minimum -3- years certain period)	_____ Year certain.
7	Desired enhancement in rent (Increase in rent), if any	_____ % after _____ year
8	Municipal Tax, Luxury tax, Property Tax And any Other Present And Future Taxes	To be borne by landlord
9	GST	By landlord/ By Bank
10	Lease Deed Expenses	50 : 50

I / We do hereby declare that the information furnished above is correct to the best of my /our knowledge and belief.

Signature of owner/s:

Date: