

**BANK OF BARODA, REGIONAL OFFICE, MANGALORE CITY REGION** invites proposals / offers in two bid system from owners / Builders / Developers having clear and marketable titles over land and built-up property, having carpet area of (Approx.)3,500sq. ft.(325.161 sq .mts)with suitable amenities like parking, lift etc., for acquiring premises for shifting of our RAPC,ELSC,ROSARB,SMELF branch/offices, Mangalore Dakshina Kannada district on lease basis.

Preference shall be given to offers from Public Sector Units / Bank's / Undertakings and Government Departments.

Premises should be ready for possession in all aspects, or likely to be ready for occupation, open land and willing to construct as per Bank's requirement within a period of 3 to 6 months from the date of fixing the premises. The owner has to provide the following amenities;

1. The premises should be located at secure location & premises should be on the main road in prominent location with minimum frontage of 20 feet.
2. **Approved layout plan from the competent authority. CC, OC, Documentation regarding NOC for commercial use for proposed premises shall be submitted without fail.**
3. **Building plan should be approved for commercial purpose/ commercial license of the said premises should be available with required approvals viz., CC (completion certificate), OC (occupation certificate), etc.**
4. 2- Separate toilets for gents & ladies and structural constructions/changes as required by the bank.
5. It should have sufficient earmarked parking space
6. Adequate electricity 3 phase power (**Approximately 45-50 KW**) with sufficient load as per Bank's present and further future requirement if any, should be provided by the landlord at their own cost.
7. Wallputty (Luppam) finishing with bank prescribed Color for internal walls/pillars and Vitrified tiles (Euro Make Ivory shade) flooring shall be done by the landlord as per requirement of the Bank at their own cost.
8. Enamel Painting to the main Shutters as per bank's requirement shall be provided by the owners at their own cost.
9. Lease deed to be executed as per Bank's format only and the same has to be registered by sharing the expenditure in between the Bank and the owner on 50:50 basis.
10. Owner shall provide rolling shutter with central floor embedded lock besides side locks and a collapsible gate at his own cost.
11. Rent will be paid on the carpet area (i.e. Built up area minus area occupied by passages, pillars, stair case, toilets, etc., as defined in IS 3861-2002 Code), after measuring carpet area by the Architect in presence of ZO Official/Branch Manager and the Landlord.
12. Owner should have clear title over the property.
13. **Owners with clear, unencumbered, free of any litigations and marketable titles towards their property only need to apply directly.**
14. Adequate facilities like providing ramps, adaptations of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts, ramps etc., as per government guidelines for people with wheelchair & crutches and for people with visual impairments shall be provided by the owners at their own cost. Bank reserve its rights to reduce or increase proposed carpet area as per its suitability, needs and requirement prior to finalization at its own discretion.

15. Owners should be agreeable for carrying out required civil works, alternations in the premises with due approval from the competent authorities at the cost of the landlord as per Banks requirements.
16. Bank does not entertain offers from middlemen or brokers.

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

Envelop No. (2) Marked **"Financial Bid"** Should contain strictly Financial details viz. Rates per 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.

Offers should be valid for a minimum period of -180- days from the last date of submission. No brokerage shall be paid. Both the sealed covers marked as "Technical Bid" & "Financial Bid" super scribing advertisement reference and applicant name & address be put in one sealed cover addressed and submitted to **The Assistant General Manager, Bank of Baroda, Regional Office, Mangalore city Region ,Vijaya Towers, 3rd floor, M.S.R.S Road, Mangalore, Karnataka-575 003** E-Mail: [operations.romglr@bankofbaroda.co.in](mailto:operations.romglr@bankofbaroda.co.in) on or before **04.04.2024 by 04.00 PM and technical bids will be opened on 04.04.2024 at 04.30 PM.** (Interested tenderers may be present at the time of opening at their own cost and there will be no separate communication shall be given to the tenderers while opening tenders)

**"Any decision taken by the 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. At any point of time, Bank has the right to accept or reject any bids without giving any reasons"**

Please note that any changes or modifications in the tender terms and conditions will be published in Bank's website only. No paper advertisement will be given. Hence, bidders are requested to always check the website for any addendums. Offers received without incorporating modifications advised by Bank and received after the specified date shall be liable for rejection.

**AGM & Regional Head  
Regional Office,  
Mangalore City Region  
Date: 15.03.2024**