

BANK OF BARODA
(India's International Bank)

Bank of Baroda intends to acquire Hotel premises (three rooms) for Holiday Home, Prayagraj, Distt-Prayagraj, Uttar Pradesh on lease/rental basis (free hold with conversion for commercial use –form 143) as per attached guidelines. **Sealed offers are invited (exclusively as per attached guidelines) in two bid system, viz, (1) Technical Bid (TB) (2) Financial Bid (FB)**

1. Technical Bid (TB) should contain full technical details viz, location of premises with address, copy of sanctioned plan with completion/occupation certificate if the building is ready for occupation, in case of open site/building under construction, approximate date of completion, carpet area of the portion to be leased/rented, specification of internal finishing, amenities, electrical load, car parking etc., No indication as to price aspect be given in Technical Bid.

2. Financial Bid (FB) should contain strictly financial details viz., rate per Sq.ft. on carpet area, details of municipal taxes and lease expenses etc. Carpet area shall exclude stair case, corridor and passage, porch, shaft & machine rooms for lifts, air conditioning duct, loft, built-in wardrobes & shelf's, intermediate pillars/columns, partitions & walls and other obstructions, verandahs, balcony, bathroom 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 TB & FB super scribing advertisement reference and applicants name & address be put in one sealed cover addressed and submitted to **The Asstt General Manager, Bank of Baroda, Regional Office, "Baroda Bhawan" 2nd floor, C.P.-01, Devprayagam Awas Yojna, Kalindipuram, Jhalwa, Prayagraj-211011 on or before 4.00 pm on 01.072024.**

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.

Place: Prayagraj
Date: 10.06.2024

(Arun Kumar Gupta)
Asstt General Manager/
Regional Head, Prayagraj

Mandatory Guidelines:

1. Bank is required 3 (Three) good size and well sanitized rooms for Banks Holiday Home at Prayagraj, Distt-Prayagraj (Uttar Pradesh).
2. Hotel/premises must be at central place and easily approachable.
3. Hotel must be approachable by Taxi/Car and have parking space.
4. Amenities required in each Room :
 - ❖ Wall to wall carpet
 - ❖ Double bed with Dunlop/coir mattress, quilt and blanket.
 - ❖ Provision and space for third bed (in case of requirement)
 - ❖ Sofa set with center table
 - ❖ Dressing table with stool
 - ❖ Cupboard/Almirah
 - ❖ Color TV with remote (LCD/LED)
 - ❖ 24 hours Dish Connection
 - ❖ Newspaper
 - ❖ Telephone facilities (intercom and STD on payment)
 - ❖ Call bell in every room
 - ❖ Drinking water (RO/aqua guard)
 - ❖ Geysers in bathroom for hot water
 - ❖ Room heaters during winter season.
5. Attached bathroom with each room with wall to wall tiles and availability of hot and running cold water is must for 24 hrs and round the year.
6. Towel, soap, bed sheet, pillow cover will be replaced on daily basis.
7. **The aforesaid rooms will be reserved for the bank only and would not be utilized by the Hotel Management. All kind of repair and maintenance will be made by the Hotel Management.**
8. Adequate lighting and sunshine in the rooms and cross ventilation.
9. Hotel Management will provide the services of room care taker free of cost.

BOTH THE BIDS IN NEXT PAGE:

PTO

FORMAT FOR TECHNICAL BID

1	Name of the Owner and Hotel/Premises	
2	Telephone No. / Mobile No.	
3	Complete Address of Hotel/Premises offered	
	landmark/location of premises/hotel	
4	Copy of Ownership Proof (attach copy)	
5	Number of Rooms available (with total carpet area and room wise carpet area) along with floor	Rooms _____ each; Width _____ ft: Length _____ ft. Total Carpet area ____ sq. ft.
6	Year of Construction	
7	Whether the said property has Municipal approval for commercial use (attach copy)	
8	Details of Sanction 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	Amenities	

12	Electrical Load	_____KVA/Available/Not Available
13	Water Supply Connection	
14	Parking Availability	
15	Distance from : Bus Stand : Taxi Stand	
16	Approachable by Car/Taxi	

Date:

(SIGNATURE OF THE OWNER)

CARE:-

- No Indication as to price aspect be given in the Technical Bid.
- Technical Bid and Financial Bid are to be submitted in separate sealed covered marked as TB & FB super scribing 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
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FORMAT FOR FINANCIAL BID

1	Name of the Owner and Hotel/Premises	
2	Location of Premises	
3	Rental rate per room per month	
4	Municipal Taxes.	To be borne by landlord invariably
5	Taxes including revision in future to be borne by landlord invariably. Please note that Municipal taxes/cess/services to be borne by landlord. Service charges like Society charges, maintenance charges to be borne by the Bank.	
6	Other charges like Society Charges/Maintenance Charges/Charges for Amenities (please qualify)	
7	Service tax on rent (to be borne by whom)	
8	Period of lease (8-10 years as per Bank)	
9	Desired enhancement in rent	___% enhancement after ___ yrs
10	Cost of execution of lease deed to be shared in proportion	50:50
11	Any Other Condition, if any	

Date:
(SIGNATURE OF THE OWNER)