

NOTICE INVITING OFFER

Bank of Baroda, Surendranagar Region invites sealed proposals/offers in two bid system, from owners/Builders/Developers having clear and marketable titles over land and built-up property, to acquire commercial premises for shifting of **Station Road Botad Branch at Botad** on lease basis, having carpet area of 1800 to 2050 Sq. Ft. approximately **at following locations of Botad (Gujarat)**

Sr. No.	City Name	Locality in Botad
1	Botad, Gujarat	In between station Road Botad to Paliyad Road up to Reliance Smart Superstore

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

Premises should be preferably on Ground Floor on main road with clear visibility from main road with availability of suitable space for Bank's signage on road side. Premises with following infrastructure/amenities should be ready for occupation or likely to be ready for occupation within a period of 2 to 3 months:

1. RCC Locker & Strong Room, Banking hall, Record room, ATM room, Server room, Pantry.
 2. Commercial 35KW 3-Phase power supply connection.
 3. Adequate space on terrace to install VSAT antenna, Radio Mast Pole antenna etc.
 4. Vitrified Flooring, separate toilets for ladies & gents, store room, staff room and pantry with platform having full height glazed tiles.
 5. Rolling shutters, glass door to the main entrance and heavy steel grill on each window with sliding shutter.
 6. Water connection/facility ensuring 24x7 supply, preferably with separate water tank.
 7. Adequate parking facility for staffs and visitors (preferably front side parking for visitors).
- 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, carpet area of each portion to be acquired, BU Certificate if available, specification of internal finishes, amenities, car parking, distance from railway 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 sq. feet 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 "Tender for premises for shifting of Station Road Botad Branch at Botad."** The envelope containing both the bids must be addressed to:

The Regional Manager,
Bank of Baroda,
Surendranagar Regional Office,
Fourth floor, Millennium Plaza-2,
Nr Upasna Circle, Wadhwan, Surendranagar, Gujarat

Tender to acquire premises on lease for shifting of station Road Botad Branch

- Owners should have clear and marketable titles over land and built-up property as well as roof rights.
- Premises must be commercial. NOC from competent authorities, if required, to be obtained by the owner at their own cost.
- Owners having premises ready to occupy or will be ready within about 2 to 3 months 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.
- Property Dealers and Brokers need not to apply. No brokerage shall be paid.
- The last date of submission is **26/07/2024 up to 3:00 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 **26/07/2024 3:30 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.
- **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 its right to accept or reject any/all the applications/offers without assigning any reason whatsoever.**

Sd/-

(Ravi Ranjan)
Regional Manager
Surendranagar Region

Bank of Baroda,
Surendranagar Regional Office,
Fourth floor Millennium Plaza-2,
Upasna Circle,
Wadhwan,
Surendranagar, Gujarat

Email: pe.rosurendranagar@bankofbaroda.com

Date: 05.07.2024

Tender to acquire premises on lease for shifting of station Road Botad Branch

नीचे मुजब नी कामगीरी मकान मालिकि कबजो आपता पखेला करी आपवानी रलेशे.

1. बेंक माटे नकरी करेला मकान मां जइरीयात मुजब इरेइरो तेमज रंगरोगान मकान मालिके पोताना भर्ये करी आपवाना रलेशे.
2. बेंक नी तीजोरी तथा लोकर राभववा माटे आर.सी.सी. स्ट्रोंग इम बेंकना नीयम तथा जइरीयात मुजब मकान मालिके पोताना भर्ये बनावी आपवानो रलेशे. तीजोरी अने लोकर ने अलग करती दीवाल कोलेप्सीबल गेट/दरवाज साथे बनावी आपवानी रलेशे. स्ट्रोंग इम नो दरवाजो तथा वेन्टलेटर बेंक द्वारा आपवामां आवशे.
3. बेंक नी जइरीयात मुजब स्टाइ इम (पेंट्री इम – ग्रेनाईट प्लेटफॉर्म, वोश-बेसीन, अरीसो तेमज कुल-वोल टाईल्स साथे) तथा स्टोर इम बनावी आपवानो रलेशे.
4. मकान नी तमाम भारी मां डेवी ग्रील, अल्युमीनीयम स्लाईडिंग शटर साथे झीट करी आपवानी जवाबदारी मकान मालिक नी रलेशे.
5. प्रवेश दरवाज आगण रोलींग शटर, तथा काय नो दरवाजो - डोर क्लोजर साथे आपवानी जवाबदारी मकान मालिक नी रलेशे.
6. लेडीज तथा जेन्ट्स माटे अलग अलग संडाश अने मुतरडी, वोश बेझीन, भीरर, कुल ग्लेज्ड टाईल्स साथे बनावी आपवाना रलेशे.
7. आईवरी क्लरनी २ X २ चोकूटना मापनी सारी क्वोविटीनी वीट्रीझाईड टाईल्स नुं भोईतणीयु करी आपवानुं रलेशे .
8. 35 किलो वोट क्षमतानुं श्री इईज वीज जोडाणु बेंक ना नामे करी आपवानुं रलेशे.
9. वीजणी/पाणी माटे जइर मुजब ना पोईन्ट मूकी आपवाना रलेशे. अविरत पाणीनी सभ्वाय आपवानी जवाबदारी मकान मालिक नी रलेशे. बेंकनी जइरीयात मुजबनो ओवरलेड पाणीनो टांको तेमज ईलेक्ट्रिक मोटर आपवानी जवाबदारी मकान मालिक नी रलेशे.
10. मकान नो विमो मकान मालिके पोताना भर्ये लेवानो रलेशे.
11. मकाननी रोड साईड पर बेंकनुं बोर्ड मुकवा जइरीयात मुजब जग्यानी व्यवस्था करी आपवानी जवाबदारी मकान मालिक नी रलेशे.
12. अगाशी उपर डीस/अंटेना मुकवा जइरीयात मुजब जग्यानी व्यवस्था करी आपवानी जवाबदारी मकान मालिक नी रलेशे. आ पेटे अलग भाडुं आपवामां आवशे नई.
13. मकान भाडुं कार्पेट विस्तार नुं आपवामां आवशे. कार्पेट विस्तार अटले सीडी, सीडी इम, छज्ज, माणीया, छीतरी, वीयरणी, ओपन टु स्काय, पोर्च वगैरे सिवाय नो विस्तार.

ता :

सडी _____

(मकान मालिक/मालिको नी सडी)



To,
The Regional Manager,
Bank of Baroda,
Surendranagar Regional Office,
Fourth floor Millennium Plaza-2,
Upasna Circle,
Wadhwan,
Surendranagar, Gujarat

Sir,

Sub: Application to give the premises on lease for your branch/office.

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 Banks 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. My/Our 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:

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BANK-INTERNAL

Proforma (A)
TECHNICAL BID

Page 1 of 3 – Technical Bid

1.	Name of Owner(s)	1. 2. 3.
2.	Telephone/Mobile No of owner(s)	Tele No : Mobile No:
3.	Complete address of site/premises offered	
4.	Year of construction	
5.	Floor offered with details of Carpet area. Quote to be in Carpet area and not any other area	Ground floor Carpet Area: _____ Sq.ft. First Floor Carpet Area: _____ Sq.ft. Total Carpet Area: _____ Sq.ft.
6.	Whether the owner has clear and marketable title. (photocopy of ownership proof & relevant papers to be enclosed)	
7.	Whether any loan is availed for the offered property, if yes, then NOC has to be obtained from the bank / financial institution.	
8.	Whether the offered property has Municipal Approval for commercial use. (Attach copy)	
9.	Details of sanctioned plan (Copy to be furnished on demand)	
10.	Details of completion/ occupation certificate (Copy to be furnished on demand)	
10.	Amenities offered	
11.	Whether 3-phase power connection with minimum 35 KW load available. If not, landlord is required to provide the same.	
12.	Parking space available?	

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13.	Whether suitable space on terrace available for VSAT antenna, RF antenna, Radio Antenna etc.			
14.	Water supply connection available?			
15.	Type of structure – RCC/Load bearing			
16.	If the building is to be constructed, time will be required for completion and handing over the premises			
17.	If the building is old whether repairs / renovations is required			
18.	Distance from Railway Station/Bus Station etc.			
19.	<p>I agree to do the following:</p> <p>a) Execute the lease as per Bank's format at 50:50 sharing basis.</p> <p>b) To obtain Title Clearance Report of the property from banks empanelled advocate at own cost.</p> <p>c) To provide parking space for Bank Staff members/customers by properly demarcating the area and space for VRF/Generators facility.</p> <p>d) To provide rooftop space for installation of VSAT Antenna/Pole/Tower for network connectivity.</p> <p>e) Provide Ramp facility</p> <p>f) Provide sewerage facility</p> <p>g) Provide minimum of 2 toilets one Gents and one for ladies</p> <p>h) During the pendency of lease, Bank has got the option to vacate the premises by giving three months' notice</p> <p>i) Provide separate meter for electricity with sufficient load as per Bank's requirement. Provide water facility with meter.</p> <p>j) Colour / Painting (Plastic paint) in premises : Every 2/3 years by Landlord</p>			
20	Bidder / Entities Exposure with BOB			
20 A	Particulars	Confirmation	Details	
	Whether the bidder has been funded by Bank of Baroda	YES / NO		
	IF Yes, Funding details and details of sacrifice for the Bank's side,if any	1. Name of Branch		
		2. Name of the account		
		3. Total Exposure from BOB		
4. Amount of sacrifice (if any) from the side of Bank of Baroda				

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CARE:

- No indication as to price aspect is to be given in “Technical Bid” failing which the offer shall be summarily rejected.
- **MOST IMPORTANT: Technical Bid and Financial Bid are to be submitted in separate sealed covers marked as “Technical Bid” & “Financial Bid” respectively with name, address & contact number of the applicant.**
- Both these sealed covers are to be submitted in single sealed cover super scribed/Marked as “Tender – for Premises for shifting of Station Road Botad branch at Botad ” with name, contact number & address of the applicant.

NOTE: Carpet Area (as per IS Code 3861 – 2002) shall exclude staircase, corridor, passage, porch, shaft, machine rooms (for lifts, air-conditioning, duct. Loft etc), Built in wardrobes & shelf, intermediate pillars / columns, partitions & walls and other obstruction verandahs, balcony, bathroom and lavatory etc.

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

Proforma (B)
Financial Bid

1	Full Name of Owner(s)	1. 2. 3.
2	Complete address of site/premises offered	
3	Telephone no. Mobile no.	
4	Rental rate per square feet of carpet area. Quote to be in carpet area only and not any other area.	Rs. _____ per sq. ft. per month
5	Lease period: (minimum 15 years certain period)	_____ Year certain.
6	Desired enhancement in rent (Increase in rent), if any after every 5 Year (%)	_____ % after 5 years.
7	Municipal Tax, Property Tax And Other Present And Future Taxes	To be borne by landlord invariably
8	Other charges like Society Charges / Maintenance charges / Charges for Amenities (Please quantify)	Rs. _____ per month
9	Service Tax (GST) on rent to be borne by whom	By Bank / By Landlord
10	Lease Deed Expenses	50 : 50
11	Interest free rent advance required, if any	
12	Loan amount required for renovation / construction of premises. If any	
13	Other condition, if any	

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:

NOTE: Carpet Area (as per IS Code 3861 – 2002) shall exclude staircase, corridor, passage, porch, shaft, machine rooms (for lifts, air-conditioning, duct. Loft etc), Built in wardrobes & shelf, intermediate pillars / columns, partitions & walls and other obstruction verandahs, balcony, bathroom and lavatory etc.

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