

Premises Required on Lease/Rental Basis for Shifting Existing Branch to Alternate Premises

Bank of Baroda, Gandhinagar Region intends to acquire premises, preferably ready possession for shifting its existing branch on lease/rental basis as per details given below:

Sr. No.	Name of Branch	Existing Location	Required Carpet Area (sq. ft.)	Ready for occupation within
1.	SSICHH, Highway Branch	GIDC Chhatral, D K Complex Shop 1 to 5 ,Taluka Kalol Dist : Gandhinagar	2300 – 2530 (about 1km of radius of existing branch)	1-3 months

IMPORTANT DATES

DATE OF INVITING OFFERS – 09.07.2024

LAST DATE FOR SUBMISSION OF OFFERS – 09.08.2024 BY 03.30 PM

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 **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 of 2300-2530 Sq. Ft. carpet area of the premises for SSICHH, Highway branch, should only apply.

Owners offering the premises to make note of the bank's policy that Municipal taxes and society maintenance charges are to be borne by the landlord.

Landlord has to submit certificate from Development Authority/Nagar Nigam/competent authority for Commercial Use of Building along with approved map.

Owner/s will need to provide 3 phase connection with electrical load **35 KVA for Branch** as per specifications at owner's cost. Preference will be given to the area where other banks are not having their Branches.

Offers in 2 sealed envelopes in conformity with 2 Bid system should contain the following details.

Technical Bid and Financial Bid are to be submitted in **separate sealed covers marked as TB & FB** super scribing advertisement reference, name of the applicant and address of the applicant.

Both the tenders (TB & FB) must be signed by the property owner/ Registered POA holder only.

Both the sealed covers (TB & FB) are to be put in one sealed cover marked as:

“Offer for Shifting of branch at SSICHH,Highway Gandhinagar, Gujarat”

The notice for inviting offers will be placed on important location in the village/area/town/city.

Offer should be valid for minimum period of **–90- days** from the last date of submission of tender (09.08.2024). **No brokerage shall be paid.** Both the sealed covers should be marked as TB & FB super scribing advertisement reference and applicant name & address, be put in one sealed cover addressed and submitted to:

The Regional Head

Bank of Baroda

Regional Office

Ground Floor

Baroda Apex Academy Building

Nr. Udyog Bhawan

Sector 11

Gandhinagar- 382 011

E-mail – pe.gngr@bankofbaroda.com

Ph. No.: 079 – 23263613 (Premises Department)

Within minimum specified days from the day of publication of this advertisement in newspaper and bank’s website i.e. **on or before 09.08.2024 till 3.30 PM.**

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 09.08.2024 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.

Technical Bid (Envelope - 1)

1.	Name of Owner	
2.	Telephone/Mobile No	
3.	Complete Address of Site /Premises Offered	
4.	Copy of Ownership Proof (Attach Copy)	
5.	Area offered on Ground Floor (carpet area) Quote to be in Carpet area and not any other area	_____ Sq.ft.
6.	Year of Construction	
7.	Whether the said property has Municipal Approval for Commercial use. (Attach Copy). *[Agricultural land should not be offered without change of land use as per Ahmedabad land Acts.	
8.	Details of Sanction Plan (Copy to be furnished on demand)	
9.	Details of Completion/Occupation (Copy to be furnished on demand)	
10.	Whether the colony is finally approved by Govt. (submit the proof)	
11.	Specifications of Internal Finishes	
12.	Amenities	
13.	Electrical Load	
14.	Water Supply Connection	
15.	Type of Structure (RCC/Load Bearing)	
16.	Parking Availability	

17.	V-SAT Antenna Space	
18.	<p>I agree to do the following:</p> <ul style="list-style-type: none"> a) Execute the lease as per Bank's format at 50:50 sharing basis. b) To obtain Title Clearance Report of the property from banks empanelled advocate at own cost. c) To provide parking space for Bank Staff members/customers by properly demarcating the area and space for VRF/Generators facility. d) To provide rooftop space for installation of VSAT Antenna/Pole/Tower for network connectivity. e) Provide Ramp facility f) Provide sewerage facility g) Provide minimum of 2 toilets h) During the pendency of lease, Bank has got the option to vacate the premises by giving three months' notice i) Provide separate meter for electricity with sufficient load as per Bank's requirement. j) Provide water facility with meter. 	

I declare that I/We are the sole owners of the property and have the authority to let out the premises

Signature

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.

FINANCIAL BID (Envelope - 2)

S. No.	Particulars	Details
1	Name of the Property Owner/s	
2	Location of premises	
3	Telephone / Mobile No	
4	Address of premises offered	
5	Rental Rate per Sq. ft. of carpet Area. Quote to be in carpet area only and not any other area. Rent will be inclusive of all taxes.	Rs. _____ Per Sq. ft.
6	Taxes including revision in future to be borne by landlord invariably. <i>Please note that Municipal taxes / cess / services to be borne by Landlord.</i> Service charges to the borne by the Bank.	To be borne by property owner
7	Maintenance Charges including revision in future to be borne by landlord invariably.	To be borne by property owner
8	Service Tax / GST, if any to be borne by whom	By Bank
9	Minimum Lease Period of ten years	
10	Enhancement in rent desired after 5 years %	
11	Lease Deed Execution expenses including Advocate fee to be shared in	50:50 ratio

12	Interest Free Deposit (Advance Rent) desired, if any	
13	Loan Requirement for above purpose, if any	

Signature of Owner
Date:

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