



बैंक ऑफ बड़ौदा Bank of Baroda



INVITATION FOR OFFER OF PREMISES FOR BANK

BANK OF BARODA Bhubaneswar Region invites proposals/offers of premises in two bid system from Owners/Builders/ Developers having clear and marketable titles over built-up property, Preferably on Ground Floor with all facilities including adequate parking space and required power for acquiring premises for housing its branches on lease/rental basis at the following location:

Sr. No.	Centre/Place	Space Required in Carpet Area	Last date to submit offer
1	ASKA ROAD(BERHAMPUR) Dist:Ganjam,Odisha	1500 to 1850 Sqft	07-10-2024

Strong room construction conforming to RBI specifications, ATM Room/ E-Lobby, Store, UPS Room, 02 Toilets (Ladies & Gents) Vitrified Tiles flooring, Rolling Shutter with floor embedded lock, Collapsible gate and 3 Phase power connection with 25 KVA Power Load should be provided by the owner at his cost.

Preference shall be given to offers from Public Sector Units / Govt. Departments.

Premises should be ready for possession/accommodation within a period of 2 months from the date of advertisement.

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 detail address, sanctioned plan drawn to scale with completion/occupation certificate, carpet area of portion to be acquired, specification of internal finishes, amenities, car parking facility, distance from railway station etc. Building should be approved by the competent authority for commercial use. Financial Bid of only those offers will be opened which are found technically suitable during visit of members of the Premises Committee. **No indication as to price aspect is to be given in "Technical Bid"**.


Envelop No (2) - Marked "Financial Bid" should contain strictly Financial details viz: rate 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 & passage, porch, shaft & machine rooms for lifts, air-conditioning duct, loft, built-in wardrobes & shelf, intermediate pillars, columns, partitions & wall and other obstructions, verandahs, balcony, bathroom and lavatory etc.

Offers should be valid for a minimum period of -120- days from the last date of submission. No brokerage shall be paid. Both the sealed covers marked as TB & FB superscribing advertisement reference and applicant name and address, be put in one sealed cover addressed and submitted to **Regional Manager, Bank of Baroda, Bhubaneswar Region, Regional Office, 1st Floor, Bivab Gulmohar, Behera Sahi, Nayapalli, Bhubaneswar-751012 on or before 07-10-2024 by 17.00 hrs.**

Note: Technical Bid and Price Bid can be downloaded from our website www.bankofbaroda.com in tender section.

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 this regard shall be entertained.

The Bank reserves its right to accept or reject any offer without assigning reasons thereof.


Regional Manager
Bank of Baroda
Bhubaneswar Region





TECHNICAL BID

Purpose: Premises for Bank of Baroda Branch

1.	Full Name of Owner	
2.	Telephone/ Mobile No.	
3.	Complete Address of Site/ Premises Offered	
4.	Copy of Ownership Proof (attach copy)	
5.	Floor offered with details of Carpet Area. Quote to be in carpet area and not any other area	
6.	Year of Construction	
7.	Whether said property has Municipal approval for commercial use (attach copy)	
8.	Details of Sanctioned 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.	Specification 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.	Distance from Railway Station /Bus stand etc.	

- No indication as to price be given in Technical Bid
- Technical bid and Financial bid are to be submitted in separate sealed covers marked as TB & FB superscribing advertisement reference, name of the applicant and address of the applicant.
- Both the sealed covers (TB & FB) be put in one sealed cover as offer for premises at

Date:
Place:

Signature of Offeror/ Bidder

FINANCIAL BID

Purpose: Premises for Bank of Baroda Branch

1.	Full Name of Owner	
2.	Telephone/ Mobile No.	
3.	Address / Location of Premises	
4.	Rental rate per sq.ft. of Carpet Area. Quote to be in carpet area only and not any other area. Only Ground Floor premises to be offered)	Rs. _____ per sq.ft. of Carpet Area per month (inclusive of taxes)
5.	Municipal taxes To be borne by Landlord invariably	
6.	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.	
7.	Other charges, like Society charges/ Maintenance charges/ charges for Amenities (Please quantify)	
8.	GST on Rent (to be borne by whom)	
9.	Period of lease (Minimum of 10 years)	
10.	Enhancement in rent (10% after 5 years)	
11.	Cost of execution of lease deed to be shared in proportion	50:50
12..	Interest free rent advance required, if any (Maximum 3 months Rent)	
13.	Loan amount required for construction/ Renovation of premises, if any	
14.	Any other condition, if any	

Carpet area (as per IS code 3861-2002) shall exclude staircase, corridor, passage, porch, machine rooms (for lifts, air-conditioning, duct, lift etc.Built in wardrobes and shelf, intermediate pillars, / columns, partitions and walls and other obstructions, verandah, balcony, bathroom and lavatory etc. Following basic facilities/ amenities to be made available by the Premises owner before handing over the premises.

1. Flooring with vitrified tiles / marbles (light colour preferred)
2. Iron Collapsible Gate and Rolling Shutter with floor embedded central lock at entrance.
3. Strong room conforming to RBI specification to be constructed by owner (strong room door and ventilator will be provided by the Bank)
4. Provision of electricity (3 phase line) with 25 KVA power load and separate Meter (Meter rent and bill be borne by Bank)
5. Water supply facility free of cost
6. Walls to be completed including putty work.
7. 2 toilets (gents and ladies)
8. Windows with strong iron grill and mess.
9. Free access to Bank, if on the first floor stair case should be enough wide.
10. Place for generator, V-SAT, Duct of ACs with no extra cost.

Date:
Place:

Signature of Offeror/ Bidder