

INVITATION FOR OFFER

BANK OF BARODA 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 mentioned below for acquiring premises for *shifting of a Branch on lease / rental basis **preferably on ground floor** in the following areas in order of preference :

Acquiring premises for shifting of following existing Branches within 1 KM Radius		
Sr No	Name of location	Carpet Area (Min – Max)
MMN Region		
01.	Shrushti Complex, Mira Road	139.405 Sq Mtr to 185.87 Sq Mtr. (1500 Sq Ft to 2000 Sq Ft)
02.	Nallasopara (E)	167.286 Sq Mtr to 204.46 Sq Mtr. (1800 Sq Ft to 2200 Sq Ft)
03.	Dahisar (W)	185.87 Sq Mtr to 223.048 Sq Mtr. (2000 Sq Ft to 2400 Sq Ft)
04.	Bhayander (W)	139.405 Sq Mtr to 185.87 Sq Mtr. (1500 Sq Ft to 2000 Sq Ft)
MMW Region		
01.	MIDC Andheri	185.87 Sq Mtr to 223.048 Sq Mtr. (2000 Sq Ft to 2400 Sq Ft)
02.	Goregaon W	185.87 Sq Mtr to 278.709 Sq Mtr. (2000 Sq Ft to 3000 Sq Ft)
MMS Region		
01.	Khetwadi	185.87 Sq Mtr to 223.048 Sq Mtr. (2000 Sq Ft to 2400 Sq Ft)
02.	Minara Masjid	139.405 Sq Mtr to 185.87 Sq Mtr. (1500 Sq Ft to 2000 Sq Ft)
Navi Mumbai Region		
01.	Revdanada	111.52 Sq Mtr to 139.405 Sq Mtr. (1200 Sq Ft to 1500 Sq Ft)
MME Region		
01.	Veena Nagar (Mulund (W))	185.87 Sq Mtr to 223.048 Sq Mtr. (2000 Sq Ft to 2400 Sq Ft)
02.	Louiswadi, Thane	185.87 Sq Mtr to 223.048 Sq Mtr. (2000 Sq Ft to 2400 Sq Ft)
03.	Varapgaon, Kalyan (W)	111.52 Sq Mtr to 139.405 Sq Mtr. (1200 Sq Ft to 1500 Sq Ft)
04.	Kalwa (W)	185.87 Sq Mtr to 223.048 Sq Mtr. (2000 Sq Ft to 2400 Sq Ft)
05.	Ulhasnagar Sector -5	139.405 Sq Mtr to 185.87 Sq Mtr. (1500 Sq Ft to 2000 Sq Ft)
06.	Dhasai	111.52 Sq Mtr to 139.405 Sq Mtr. (1200 Sq Ft to 1500 Sq Ft)
MMC Region		
01.	Wadala (W), Rafi Ahmed Kidwai Road	185.87 Sq Mtr to 278.81 Sq Mtr. (2000 Sq Ft to 3000 Sq Ft)
02.	Maheshwari Udyan, Matunga Central	185.87 Sq Mtr to 223.048 Sq Mtr. (2000 Sq Ft to 2400 Sq Ft)

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

Location of premises* should be within 1.0 KM (approx.) from existing branch /nearest railway/ bus station. Premises should be ready for possession / accommodation within a period of -06- 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 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. mtr. Or 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 -120- days from the last date of submission. No brokerage shall be paid. Both the sealed covers marked as TB & PB superscribing advertisement reference location applied for "**Premises Tender for**" and applicant name & address be put in one sealed cover addressed and submitted to "The Deputy General Manager (C&A)", Bank of Baroda, Mumbai Zone, Ballard Pier, 3, Walchand Hirachand Marg, Mumbai-400001 within 21 days from the day of publication of this advertisement / on or before 30.12.2024 by 15.00 hrs. for any clarification etc. please free to call on Mr. Shaklesh Jha (022-42060730/31)

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.

Please delete whichever is not applicable. Please also note to include all relevant details as per requirements. This is not exhaustive draft.

For Deputy General Manager (C&A)
Bank of Baroda, Mumbai Zone
08.12.2024

“Premises Tender for _____”
TECHNICAL BID / OFFER LETTER TO BE GIVEN BY THE LANDLORD [S]
OFFERING PREMISES ON LEASE BASIS -

1.	Name of Owner	:	
2.	Telephone No. / 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.	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.	Distance from Railway / Station etc.	:	

CARE:

- No indication as to price aspect be given in Technical Bid.
- Technical bid and Financial bid are to be submitted in separate sealed covers marked as TB & FB superscripting advertisement reference location applied for **“Premises Tender for _____”**, 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 reference location applied for **“Premises Tender for _____”**

Yours faithfully,

Name -----

Signature

Seal of the Offerer

Date:

“Premises Tender for _____”

**FINANCIAL BID / OFFER LETTER TO BE GIVEN BY THE LANDLORD [S]
OFFERING PREMISES ON LEASE BASIS -**

1.	Full Name of Owner	:	
2.	Location of Premises	:	
3.	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. per month (inclusive of taxes)	:	
4.	Municipal Taxes	:	To be borne by landlord invariably
5.	Taxes including revision in future 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.	:	To be borne by Landlord invariably.
6.	Other charges like Society Charges / Maintenance charges / Charges for Amenities (Please quantify)	:	
7.	Service Tax on rent (to be borne by whom)	:	
8.	Period of Lease	:	
9.	Desired enhancement in rent	:	
10.	Cost of execution of Lease Deed to be shared in proportion	:	50:50
11.	Interest free rent advance required, if any	:	
12.	Loan amount required for construction / renovation of premises. If any	:	
13.	Any other condition, If any.	:	

Yours faithfully,

Name -----

Signature

Seal of the Offerer

Date: