

**Bank of Baroda (Noida Region),
13th floor, Regional Office, Bank of Baroda Building,
16 Sansad Marg, New Delhi-110001.**

Acquiring premises for Opening of new Branch on Lease Basis

BANK OF BARODA intends to acquire commercially approved ready for possession premises on lease basis on two bid system for opening of new Branch at following locations preferably at Ground floor /Upper Ground Floor& Front Side /Road Facing with 24 hour access, clear visibility with 3 phase power (30 KVA for Branch) and minimum space of 4'x4' on terrace for V-Sat Antenna.

SI No	Location	Purpose	Carpet Area (Sq Ft)	Date & Time of Opening Technical Bids
1	Raj Nagar Extension, Ghaziabad, UP	New Branch (Retender)	Upto 2270	30.01.2025 at 4.00 pm

Sealed offers are invited from owners having registered clean and marketable title only (not on GPA basis) over land and build-up property along with the roof rights. 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 preferably on Ground Floor or Upper 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. Owner/s will need to provide vitrified flooring, toilets, electrical load, water connection, rolling shutter, heavy steel grill on each window etc. as per specifications at owner's cost.

Offers in two sealed envelopes in conformity with two-bid system should contain the following details.

Envelop No. (1) Marked "**Technical Bid**" (Performa enclosed) should contain full Technical details viz. Location of premises with address, details of sanctioned plan with completion / occupation certificate, copy of approval for commercial use, carpet area of portion to be leased / rented, specifications of internal finishes, amenities, electrical load, car parking etc. No indication as to price aspect be given in 'Technical Bid'.

Envelop No. (2) Marked "**Financial Bid**" (**FB**) (Performa enclosed) should contain strictly financial details, viz. Rate per sq.ft. / mtr. on carpet area for Branch, detail of municipal taxes and lease expenses etc.

Carpet area shall be internal finished Wall to wall area measurements including all internal partitions, Walls, Columns, Door Jams, Balconies, Kitchen and Pantry but excluding Verandah, Corridor & passage Entrance hall & Porche, Staircase & stair cover, Shaft & machine room for lift, A/C Ducts/ plant room, Shaft for sanitary / water-supply / garbage/ firefighting / electricity / telecommunication / AC, Bathrooms, Lavatories, Stilt, Covered / open parking spaces, Pump Room, Flower Bed, Watchmen / s Chowky, Storage Tanks, Chajja, Canopies & Worship Places. The Builders or Landlords should strictly quote as per the carpet area definition.

Offers should be valid for minimum period of 120 days from the last date of submission. **Technical Bid and Financial Bid are to be signed by the Property Owner/s only and be submitted in separate sealed covers marked as TB & FB.** Both the sealed covers marked as TB & FB super scribing advertisement reference and applicant name, address, Phone No be put in one sealed cover marked "**Offer of Premises for new Branch at Raj Nagar Extension, Ghaziabad (Location as mentioned above)**" addressed and submitted in tender box at **Bank of Baroda, Premises Dept,**

**Noida Region, 13th Floor, 16 Parliament Street Building, New Delhi-110001
Phone No: 011-23441341, 23441675 on or before 30.01.2025 latest by 3.00
p.m. The technical bids will be opened as per details above at same address.
Applications received after the last date and time shall be summarily rejected.**
No separate intimation shall be sent to the authorized representatives for their presence
at the time of opening of Technical Bids. Only one authorized representative per bid shall
be allowed to be present during the opening of the bids.

The Price Bid of only those bidders shall be opened who are found to be technically
suitable/ shortlisted. The date of opening of the Price Bid shall be informed separately.
The bank shall have the right to cross-verify and ascertain all the information submitted
before short-listing the premises.

**Please note sealed bid has to be submitted to above mentioned address by
hand only.**

Any decision taken by the bank at any point in time in this connection with this process
shall be final and conclusive and no claim or dispute from any quarter in that regard
shall be entertained. The bank reserves its right to accept or reject any/ all the
applications/ offers without assigning any reason whatsoever.

Regional Head, Noida Region

**FORMAT FOR TECHNICAL BID
(TO BE SUBMITTED IN SEPARATE SEALED ENVELOPE)**

1.	Name of the Owner/s	:	
2.	Telephone No. / Mobile No.	:	
3.	Mail Id	:	
4.	Communication Address of Owner/s	:	
5.	Complete Address of Site/ Premises Offered	:	
6.	Copy of Ownership Proof (Attach Copy)	:	
7.	Floor offered with details of Carpet Area	:	
8.	Rough Sketch of the Premises (Attach Copy)	:	
9.	Year of Construction	:	
10.	Whether said property has Municipal Approval for commercial use (Attach Copy)	:	
11.	Details of Sanctioned Plan (Copy to be furnished on demand)	:	
12.	Details of Completion/ Occupation Certificate (Copy to be furnished on demand)	:	
13.	Whether the colony is finally approved by Govt. (Submit the proof)	:	
14.	Specifications of Internal Finishes	:	
15.	Amenities	:	
16.	Electrical Load	:	
17.	Water Supply Connection	:	
18.	Type of Structure – RCC/ Load Bearing	:	
19.	Parking Availability	:	
20.	V-Sat Antenna Space	:	
21.	Distance from Railway Station/ Bus Station/ Metro Station, etc.	:	
22.	PAN No.	:	
23.	GST No.	:	

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 superscribing 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 _____.

Signature of Owner/s

**FORMAT FOR FINANCIAL BID
(TO BE SUBMITTED IN SEPARATE SEALED ENVELOPE)**

1.	Full Name of Owner/s	:	
2.	Location of Premises	:	
3.	Rent rate per sq. ft. of carpet area. Quote to be in carpet area only and not any other area (Carpet area shall be internal finished wall to wall area measurements.)	:	
4.	Municipal Taxes	:	To be borne by landlord
5.	Taxes including revision in future	:	To be borne by landlord
6.	Other charges like Society Charges/ Maintenance Charges/ Charges for Amenities	:	
7.	GST/Service Tax on rent (to be borne by whom)	:	
8.	Period of Lease (Minimum 10 years)	:	
9.	Desired enhancement in rent after 5 years	:	10 %
10.	Cost of execution of Lease Deed to be shared in proportion	:	50:50
11.	Interest Free Advance required, if any	:	
12.	Loan amount required for construction/ Renovation of premises, if any	:	
13.	Any other condition, if any	:	

Signature of Owner/s