



**INVITATION OF OFFER
ACQUIRING PREMISES ON LEASE BASIS FOR PROPOSED NEW BRANCHES AT VARIOUS PLACES
IN PATNA DISTRICT, BIHAR**

BANK OF BARODA, REGIONAL OFFICE, PATNA invites proposals / offers in two bid system from Owner / Builders / Developers / Registered Society having clear and marketable titles over proposed premises for the following branches at Patna District with SDV (Safe Deposit Vault) and ATM Facility ready to deliver the possession. Details of required area for proposed branch are as under :-

Sl. No.	Name of proposed Branch	Location	Area	District	State	Carpet Area (In sq. ft.) (With Br., ATM & SDV)
01.	Patliputra Railway Stn Road	Rupaspur Bridge to Patliputra Railway Station, Patna	Metro	Patna	Bihar	1800 to 2230 (Approx.)
03.	Rajendra Nagar	1. Dinkar Golamber to Patliputra path Road Rajendra Nagar Terminal 2. Dinkar Golamber to Vaishali Circle – Arya Kumar Road. 3. Vaishali Circle to Mc Dowell Golamber.	Metro	Patna	Bihar	1800 to 2230 (Approx.)
03.	Danara,	Danara, Danyawan	Rural	Patna	Bihar	1000 to 1330 (Approx.)

Proposed premises having below mentioned facilities –

- Parking for 2-4 four wheelers and 10-15 two wheelers
- For acquiring new premises preferably on ground floor or 1st floor
- For ATM premises on ground floor approx. 80 sq. ft.
- Electricity and sufficient water supply

The proposed premises shall be ready for occupation or likely to be ready for occupation within a period of 01-Months. Preference shall be given to offers from Public Sector Units / bank's Undertakings and Government Departments. For any details prospective bidder may contact to our Premises Department, Regional Office, Bank of Baroda, 1st floor, Hotel Satkar Building, Dak Bangla Chauraha Fraser Road, Patna 800 001 (Bihar) from 10 am to 5 pm on working days. The format for Financial / Technical Bid is enclosed.

Terms and condition for acquisition of premises on Lease basis are given below:-

	Branch Name	Norms
01.	Patliputra Railway Station, Patna	1800 sq.ft to 2230 sq.ft(Approx.)
	Rajendra Nagar, Patna	1800 sq.ft to 2230 sq.ft (Approx.)
	Danara, Daniyawan	1000 sq.ft to 1330 sq. ft.(Approx.)
	Preferred Floor Details for Branch ATM	Ground floor or 1 st Floor Ground floor (Mandatory)
	Taxes	To be Paid by landlord/landlady
02.	Service Tax (GST)	To be Paid by Bank, if applicable
03.	Lease Period:	10 Years (Certain)
04.	Escalation % in rent	10 % after 5 years (Maximum)
05.	Lease Deed	To be executed after tender is finalized and possession of the fully constructed premises is taken by Bank.
06.	Lease Expenses	50:50 (Bank & Landlord/landlady of Premises) for lease expenses. For lawyer expenses Landlord/landlady will pay separately to the lawyer if he brings his/her own Lawyer and if Lawyer is empanelled in Bank of Baroda and Bank will take his/her legal services for the said premises then 50:50. Expenses for Legal Opinion/TCR/NEC will be borne by Landlord/landlady.

“ पटना क्षेत्रीय कार्यालय , प्रथम तल, होटल सत्कार परिसर , डाक बंगला चौराहा, फ्रेजर रोड, पटना -800001 (बिहार) भारत” दूरभाष -0612-2223935, 2233035, ई –मेल -rm.bihar@bankofbaroda.com

“Patna Regional Office, 1st Floor, Hotel Satkar Premises, Dak Bangla Chauraha, Fraser Road, Patna -800001 (Bihar) India” Telephone -0612-2223935, 2233035, E- mail -rm.bihar@bankofbaroda.com



07.	Termination of lease	3 -Months' notice at Bank's option
08.	Whitewashing / Painting	By Landlord/landlady. Every 2 /3years
09.	Repair & Maintenance of premises.	Major to be done by Landlord/Landlady Minor to be done by Bank
10.	Income Tax / TDS	As per Income Tax. Rules / guidelines applicable time to time.
11.	Amenities (Free of cost)	Dedicated parking space for vehicles of office staff and customers and said space not to be included in carpet area of Branch. Space for V-Sat, MPLS (As per Bank's Requirement), Parking space for vehicles of Bank's staff, Space for DG set/Generator set, Separate staff Toilet (Men & Women both), Space for Earth pit, Lift service, two set of stairs, Firefighting services, others, if any at Bank's option.
12.	Construction of Premises	To be Constructed by Landlord/landlady as per Bank's provided Layout at his/her own cost.
13.	Approval from Local Authority	Premises must have NOC for commercial use, Map of the premises must be approved by local Govt. authority as applicable.
14.	SDV (Strong Room)	To be built by Landlord/Landlady as per Bank / RBI guidelines at his/her own cost. Layout and detailed specification for the same will be provided by Bank for construction.
15.		

Note- Intending tenderer/s those who are having more carpet area than mentioned above may also submit their offers. However, bank will acquire area of proposed premises only as per bank's requirement/ mentioned above.

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, 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 Bus Stand /railway station etc. **No indication as to price aspect is given in "Technical Bid".**

Envelop No. (2) - Marked "Financial Bid" Should contain strictly financial details viz: rate per sqmtr / sqft 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, verandas, balcony, bathrooms and lavatory etc.

Both the sealed covers marked as **TB & FB** super scribing advertisement reference with applicant's name, contact number & address be put in one large sealed cover addressed and submitted to **The Regional Manager, Bank of Baroda, Regional Office, 1st floor, Hotel Satkar Building, Dak Bangla Chauraha Fraser Road, Patna 800 001 (Bihar) on or before 27/01/2025 by 01.00 PM.**

Technical Bid will be opened on 28.01.2025 at 4:30 pm. (All prospective bidders are requested to attend this opening schedule at **Regional Office, 1st floor, Hotel Satkar Building, Dak Bangla Chauraha Fraser Road, Patna 800001(Bihar).** The bank reserves its right to accept or reject any offer without assigning reasons thereof.

Place – Patna

Date: 05-01-2025

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