

Bank of Baroda, Regional Office, Ahmedabad-I

NOTICE INVITING OFFER

Bank of Baroda, Ahmedabad-I Region invites sealed proposals/offers in two bid system, from owners/Builders/Developers having clear and marketable titles over land and built-up property, to acquire premises for shifting of its below branches, on lease basis.

Name of Place	Carpet area required in sq. ft.	Carpet area required in sq. mtr.
Naranpura (Metro)	2200-2350 sq ft	204.39 to 218.32 sq. mts.

Preference shall be given to offers from Public Sector Units/Banks/Undertaking and Government Departments.

Premises should be on market/city area and preferably on **GROUND FLOOR** with following infrastructure:

1. RCC Locker & Strong Room, Banking Hall, Record room, ATM room, Server room, Pantry.
 2. **3-phase 25 KW power supply connection.**
 3. Around 6ft x 6ft space on terrace to install VSAT antenna, Radio Mast Pole antenna etc.
 4. Vitrified Flooring, separate toilets for ladies & gents and staff room having full height glazed tiles.
 5. Rolling shutters, glass door and collapsible grill gate to the main entrance and heavy steel grill on each window with ivory colour.
 6. Water connection/facility with separate water tank & preference for parking facility.
- **Offers invited from owners having registered clean title and roof rights only - premises having ownership interest of minor/s will not be considered. Property Dealers and Brokers need not apply. No brokerage shall be paid.**
 - Premises must be commercial and should have sufficient parking area. NOC from competent authority, if required will be obtained by the owner at their own cost.
 - **Landlord has to submit certificate from Development Authority / Nagar Palika / Competent Authority for commercial use of Building along with approved map.**
 - **Separate sealed offers for the above Branch/Office are invited in Two Bid System viz. 1. Technical Bid [TB] and 2. Financial Bid (FB) in the attached formats.**
 - **Envelop No. (1)- Marked “Technical Bid”** should contain full technical details as per Proforma-(A) as attached herewith. It should also contain a copy of sanctioned plan, completion/occupation certificate, carpet area of each portion to be acquired, BU Certificate if available, specification of internal finishes, amenities, car parking, distance from railway station etc. This envelop should be sealed & marked with **“Technical Bid”**. No indication as to price aspect is to be given in “Technical Bid” failing which the offer shall be summarily rejected.
 - **Envelop No. (2)- Marked “Financial Bid”** should contain strictly financial details as per Proforma-(B) as attached herewith. It should contain rate of rental per sq. feet including municipal taxes etc. This envelop should be sealed & marked with **“Financial Bid”**
 - Both the sealed covers shall be put in one single envelop and sealed duly super scribing
Tender to acquire premises on Lease for NARANPURA Branch

“Offer for premises for _____ Branch (write name of branch), Dist _____” The envelope containing both the bids must be addressed to:

ADDRESS:
To, The Regional Manager, Bank of Baroda, Ahmedabad-I Regional Office, 3 rd Floor, Baroda Tower, Law Garden, Ahmedabad 380006

- Owners having premises ready to occupy or will be ready within 3 months can apply. Owners of open plot can also apply.
- Incomplete offers are liable to be rejected.
- Offer shall be valid for minimum period of 120 days from the last date of submission.
- No brokerage shall be paid.
- All the owners have to sign on Technical/Price Bid.

Tender start date is 04.02.2025. The last date of submission is **24.02.2025 up to 3:00 PM.** Applications received after last date and time shall be summarily rejected. The technical bids shall be opened on the same working day i.e. on **24.02.2025 at 3:15 PM** at the above referred address in the presence of the representatives of the bidders. No separate intimation shall be sent to the bidders for their presence at the time of opening of technical bid. Only one representative shall be allowed to present during the opening of the bid. The representative has valid ID proof/authority letter. The Price bid of only those bidders shall be opened who are found to be technically suitable/shortlisted. Date of opening of Price bid shall be informed separately. Bank shall have the right to cross verify and ascertain all the information submitted before short listing the premises. **Last date of tender submission and Bid opening may be increased, the change in date will be informed on the website only, if applicable.**

- 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.
- Bank reserves its right to accept or reject any/all the applications/offers without assigning any reason whatsoever.

Regional Manager
Bank of Baroda,
Regional Office,
Ahmedabad-I Region,

Email: pe.ahmedabadcity@bankofbaroda.co.in

Date: 03.02.2025

નીચે મુજબ ની કામગીરી મકાન માલિકે કબજો આપતા પહેલા કરી આપવાની રહેશે.

- બેંક માટે નક્કી કરેલા મકાન માં જરૂરીયાત મુજબ ફેરફારો તેમજ રંગરોગાન મકાન માલિકે પોતાના ખર્ચે કરી આપવાના રહેશે.
- બેંક ની તિજોરી તથા લોકર રાખવા માટે **આર.સી.સી. સ્ટોગ રૂમ બેંક ના નિયમ મુજબ** મકાન માલિકે પોતાના ખર્ચે બનાવી આપવાનો રહેશે. તિજોરી અને લોકર ને અલગ કરતી દીવાલ કોલેપ્સીબલ ગેટ/દરવાજા સાથે બનાવી આપવાની રહેશે. સ્ટોગ રૂમ નો દરવાજો તથા વેન્ટિલેટર બેંક દ્વારા આપવામાં આવશે.
- બેંક ની જરૂરીયાત મુજબ સ્ટાફ રૂમ (પેટ્રી રૂમ - ગ્રેનાઇટ પ્લેટફોર્મ, વોશ-બેસીન, અરીસો તેમજ ફુલ-વોલ ટાઇલ્સ સાથે) તથા સ્ટોર રૂમ બનાવી આપવાનો રહેશે.
- મકાન ની તમામ બારી માં હેવી ગ્રીલ, એલ્યુમીનીયમ સ્વાઇડીંગ શટર સાથે ફીટ કરી આપવાની જવાબદારી મકાન માલિક ની રહેશે.
- પ્રવેશ દરવાજા આગળ રોલીંગ શટર, હેવી કોલપ્સિબલ ગ્રીલ ગેટ તથા કાય નો દરવાજો - ડોર ક્લોઝર સાથે આપવાની જવાબદારી મકાન માલિક ની રહેશે.
- લેડીઝ તથા જેન્ટ્સ માટે અલગ અલગ સંડાશ અને મુતરડી, વોશ બેઝીન, મીરર, ફુલ ગ્લેઝ ટાઇલ્સ સાથે બનાવી આપવાના રહેશે.
- આઈવરી કલરની ૨ x ૨ ચોકૂટના માપની સારી ક્વોલિટીની વીટ્રીફાઇડ ટાઇલ્સ નું ભોઇતળીયુ કરી આપવાનું રહેશે.
- 25 કિલો વોટની ક્ષમતાનું થ્રી ફેઝ વીજ જોડાણ બેંક ના નામે કરી આપવું. આ માટે જરૂરી ડીપોઝીટ, કનેક્શન માટે નો અન્ય તમામ ખર્ચ મકાન માલિકે ભોગવવાનો રહેશે.
- વીજળી/પાણી માટે જરૂર મુજબ ના પોઇન્ટ મૂકી આપવાના રહેશે. અવિરત પાણીની સપ્લાય આપવાની જવાબદારી મકાન માલિક ની રહેશે. બેંકની જરૂરીયાત મુજબનો ઓવરહેડ પાણીનો ટાંકો તેમજ ઇલેક્ટ્રિક મોટર આપવાની જવાબદારી મકાન માલિક ની રહેશે.
- મકાન નો વિમો મકાન માલિકે પોતાના ખર્ચે લેવાનો રહેશે.
- અગાશી ઉપર ડીસ/એટેના મુકવા અંદાજે 6x6 ચોકૂટ જગ્યાની વ્યવસ્થા કરી આપવાની જવાબદારી મકાન માલિક ની રહેશે. આ પેટે અલગ ભાડું આપવામાં આવશે નહીં.
- મકાન ભાડું કાર્પેટ વિસ્તાર નું આપવામાં આવશે. કાર્પેટ વિસ્તાર એટલે સીડી, સીડી રૂમ, છજ્જા, માળીયા, છીતરી, વીયરણી, ઓપન ટુ સ્કાય, પોર્ચ, સંડાશ, મુતરડી વગેરે સિવાય નો વિસ્તાર.

ઉપરોક્ત તમામ બાબતો ની વિગતવાર ચર્ચા મારી સાથે કરવામાં આવી છે અને મને કબુલ મંજૂર છે. જેની ખાતરી બદલ નીચે રાજીખુશી થી સહી કરી આપું છું.

તી :

સહી _____
(મકાન માલિક/માલિકો ની સહી)

Bank of Baroda, Regional Office, Ahmedabad-I

To,

To,
The Regional Manager,
Bank of Baroda,
Ahmedabad-I Regional Office,
3rd Floor,
Baroda Tower,
Law Garden,
Ahmedabad 380006

Sir,

Sub: Application to give the premises on lease for your branch/office.

1. I / We have read and understood the notice and instructions to the Applicants and submit my / our applications for Bank's consideration duly filled and complete in all respects according to the Proforma.
2. I / We further understand that selection of premises will be in accordance with Banks terms and conditions subject to the authority of the Bank to alter or amend the same.
3. I / We do hereby declare that the information furnished in the Proforma (A) & (B) and in the supplementary sheets is correct to the best of my / our knowledge and belief.
4. I/we agree that the decision of Bank of Baroda in selection of L-1 bidder will be final and binding to me/us.
5. Offer will be valid for minimum period of -120- days from the last date of submission.

Yours faithfully,

Signature of owner/s:

Name:

Place:

Date:

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TECHNICAL BID

1.	Name of Owner(s)	1. 2. 3.
2.	Telephone/Mobile No of owner(s)	Tele No : Mobile No:
3.	Complete address of site/premises offered	
4.	Year of construction	
5.	Total Carpet area offered (sq.ft.)	Floor wise Area: Total Area:
6.	Whether the owner has clear and marketable title. (Photocopy of ownership proof & relevant papers to be enclosed)	
7.	Whether any loan is availed for the offered property, if yes, then NOC has to be obtained from the bank / financial institution.	
8.	Whether the offered property has Municipal Approval for commercial use. (Attach copy)	
9.	Details of sanctioned plan (Copy to be furnished on demand)	
10.	Details of completion/ occupation certificate (Copy to be furnished on demand)	
10.	Amenities offered	
11.	Whether 3-phase power connection with minimum 25 KW load available. If not, landlord is required to provide the same.	
12.	Parking space available?	

SIGNATURE OF THE OWNER/S

Tender to acquire premises on Lease for NARANPURA Branch

13.	Whether 6ft x 6ft space on terrace available for VSAT antenna, RF antenna, Radio Antenna etc.	
14.	Water supply connection available?	
15.	Type of structure – RCC/Load bearing	
16.	If the building is to be constructed, time will be required for completion and handing over the premises	
17.	If the building is old whether repairs / renovations is required	
18.	Distance from Railway Station/Bus Station etc.	

CARE:

- No indication as to price aspect is to be given in “Technical Bid” failing which the offer shall be summarily rejected.
- **MOST IMPORTANT: Technical Bid and Financial Bid are to be submitted in separate sealed covers marked as “Technical Bid” & “Financial Bid” respectively with name, address & contact number of the applicant.**
- Both these sealed covers are to be submitted in one big sealed cover super scribed/Marked as “Offer for premises for _____ Branch Dist _____” with name, contact number & address of the applicant.

I/We declare that I/We are the sole owners of the property and have the authority to let out the premises. I/We am/are enclosing copies of approved plan, commercial permission & other relevant documents.

PLACE:**SIGNATURE OF THE OWNER/S****DATE:**

Proforma (B)

Financial Bid

1	Full Name of Owner	
2	Complete address of site/premises offered	
3	Telephone no. Mobile no.	
4	Rental rate per square feet of carpet area. Quote to be in carpet area only and not any other area.	Rs. _____ per sq. ft. per month
5	Lease period: (Minimum 10 years certain period)	_____ Year certain.
6	Desired enhancement in rent, if any after every 5 Year (%) (max 10%)	_____ % after 5 years.
7	Municipal Tax, Property Tax and Other Present and Future Taxes	To be borne by landlord
8	Other charges like Society Charges / Maintenance charges / Charges for Amenities (Please quantify)	Rs. _____ per month
9	Service Tax (GST) on rent (to be borne by whom)	By Bank / By Landlord
10	Lease Deed Expenses	50 : 50
11	Interest free rent advance required, if any	
12	Loan amount required for renovation / construction of premises. If any	
13	Other condition, if any	

I / We do hereby declare that the information furnished above is correct to the best of my / our knowledge and belief.

Signature of owner/s:

Date: