

PREMISES REQUIRED

BANK OF BARODA intends to acquire premises, for shifting our existing branches by inserting advertisement, inviting offers for branch premises on lease basis / preferably on outright purchase basis, on ground floor with availability of parking facility at:

SR NO	LOCATION (On outright purchase basis/ Rental basis on Ground floor)	Criteria	Required Area in sq ft carpet
1	New Panvel Sec 19 (For Shifting of existing branch. Within 1 km radius of existing premises)	Urban	1300-1600 sq ft

Sealed offers are invited in two bid system, viz. (1) Technical Bid (TB) and (2) Financial Bid (FB).

(1) Technical Bid (TB) should contain full technical details, viz. location of premises with address, copy of sanctioned plan with completion / occupation certificate, carpet area of portion to be leased/ rented, specification of internal finishes, amenities, electrical load, car-parking facility and distance from railway station et. No indication as to price aspect be given in "Technical Bid".

(2) Financial Bid (FB) should contain strictly financial details, viz. rate per sq. mtr. On carpet area, detail of municipal taxes and lease expenses etc, Carpet area (as per IS Code 3861 – 2002-rate should be quoted including property tax) shall exclude staircase, corridor & passage, porch, shaft & machine rooms for lifts, air-conditioning duct, loft, build in wardrobes & shelf, intermediate pillars / columns, partitions & walls and other obstructions, verandahs, balcony, bathroom and lavatory etc.

The period for submission of tenders for new premises will be from **11.03.2025 to 31.03.2025 till 5.00 pm.**

Offer should be valid for minimum period of -120- days from the last date i.e. **31.03.2025** of submission. **No brokerage shall be paid.** Both the sealed covers marked as TB & FB and applicant name & address, be put in one sealed cover addressed and submitted within -22- days from the day of publication of this advertisement in newspaper and bank's website i.e. from **11.03.2025 to 31.03.2025** at the following address.

Regional Manager,
Bank of Baroda
Regional Office, Navi Mumbai Region,
Unit No 405, 4th floor, Platinum Techno Park,
Plot No 17 & 18, Vashi, Sector -30
Navi Mumbai 400 703

Technical Bid and Financial Bid are to be submitted in **separate sealed covers marked as TB & FB** super scribing advertisement reference, name of the applicant and address of the applicant.

Both the tenders (TB & FB) must be signed by the property owner/ POA holder only. Both the sealed covers (TB & FB) are to be put in one sealed cover marked as "Offer for premises at _____".

Bids submitted for the area more than the stipulated/asked in tender document will not be considered and will be disqualified technically. 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.

Visit us on www.bankofbaroda.com/tenders

Note : Technical Bid and Financial Bid are to be submitted in **separate sealed covers marked as TB & FB** super scribing advertisement reference, name of the applicant and address of the applicant.

Both the sealed covers (TB & FB) are to be put in one sealed cover marked as “Offer for Premises at _____”

(TO BE SUBMITTED IN A SEPARATE COVER)

Superscripting advertisement reference and applicant name & address)

No indication as to price aspect be given in Technical Bid (TB)

DRAFT OF TECHNICAL BID (TB) FOR THE PREMISES AT _____

Sr.No	Particulars	Information to be submitted by the Bidder
	Bidders details	
1	Name of the Owner/s	
2	Telephone No./Mobile No.	
	Premises details	
3	Complete address of Premises offered	
4	Carpet Area in Sq. Ft.	
5	Type of Structure - RCC / Load Bearing	
6	Year of Construction	
	Documentary details	
7	Proof of Ownership	Enclosed
8	Copy of Sanctioned Plan	Enclosed
9	Copy of Completion / Occupancy certificate	Enclosed
10	Copy of Municipal approval for Commercial use of the property	Enclosed
11	NOC from Society for installing ATM/ e-Lobby	
12	NOC from Society for installation of VSAT antenna on terrace of building (area required 4ft x 4ft)	
	Others:	
13	Amenities, if any e.g. Parking space etc	
14	3 phase connection and Electrical Load	

Carpet area (as per IS Code 3861 – 2002) shall exclude staircase, corridor, passage, porch, shaft, machine rooms (for lifts, air conditioning, duct, loft etc.), Built in wardrobes & shelf, intermediate pillars/columns, partitions & walls and other obstruction verandahs, balcony, bathroom and lavatory.

We also confirm hereby that we are bind by the terms & conditions mentioned in the Concerned tender on Bank’s website / advertisement.

I/We hereby certify that the premises offered by me/us is free from any encumbrances, attachments and litigations.

Date:

Place:

(SIGNATURE OF OWNER/s)

(TO BE SUBMITTED IN A SEPARATE COVER)

Superscripting advertisement reference and applicant name & address

Both the sealed covers (TB & FB) are to be put in one sealed cover marked as “Offer for premises at _____”

Financial Bid must be signed by the property owner/ Registered POA holder only.

DRAFT FOR FINANCIAL BID (FB) FOR THE PREMISES AT.....

Sr.No	Particulars	Information to be submitted by the Bidder
	Bidders details	
1	Name of the Owner/s	
2	Telephone No./Mobile No.	
	Premises details	
3	Complete address of Premises offered	
4	Carpet Area in Sq. Ft.	_____ sqft
	Financial Details	
5	Rate of rent per sqft per month (inclusive of taxes)	Rs _____ pspm inclusive of tax
6	Escalation in rent (in %)	____ % after ____ years
	Tax and other charges	
7	Municipal Taxes/ Property Taxes (Existing and Future amount)	To be borne by the landlord
8	GST, as applicable	To be borne by the Bank
9	Society maintenance charges, if any	To be borne by the landlord
10	V SAT rent, if installed and charged by the society	To be borne by the landlord
11	Lease Deed execution charges	To be borne in the ratio 50:50
	Other Details	
12	Lease Period (8 to 10 years)	_____ years
13	Interest Free Deposit, if any	_____ months rent
14	Other conditions, if any	

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I/We hereby certify that the premises offered by me/us is free from any encumbrances, attachments and litigations.

We also confirm hereby that we are bind by the terms & conditions mentioned in the Concerned tender on Bank’s website / advertisement.

Date:

Place:

(SIGNATURE OF OWNER/s)