



बैंक ऑफ़ बड़ौदा Bank of Baroda



Details as follow in the second page:

Details of Centres for Bids for Branch Premises are as under:(Note-Mixed floor offer will be not be entertained, Ground floor premises with sufficient parking space will be preferred)

Sl No.	Location	District	Area (sq. ft.)	Lease requirement	Nearby location
1.	Attabira	Bargarh	1500-1650 SQFT	10 years certain period	Attabira
2	VSS Marg Sambalpur	Sambalpur	1900-2050 Sqft	10 years certain period	Sambalpur
3	Sarbahal Road, Jharsuguda	Jharsuguda	1500-1650 Sqft.	10 years certain period	Jharsuguda
4	Umarkote	Nabarangpur	1500-1650 sqft	10 years certain period	Umarkote
5	Bisra Road, Rourkela	Sundargarh	1900-2050 sqft	10 years certain period	Sundargarh

Note :-Other terms of lease that will not be negotiated at any stage of acquisition of Branch premises.

1. Enhancement in Rent-10% in every five year.
2. Local Taxes -To be paid by landlord only.
3. GST if applicable -By Bank
4. Electricity:-Three Phase line to be arranged by landlord before execution of lease. Bank is not entitled to pay any cost of providing electricity supply. Bank will only pay for consumption of electricity every month as per the meter reading bill.
5. Advance Rent (Security deposit-Interest free rent advance to landlord premises)- Max Three month advance can be provided if demanded by landlord.
6. Repair and maintenance-Major Repair by landlord small by Bank.
7. Colouring/whitewashing-In every 2/3 years by Landlord only.
8. Two separate washroom for ladies and gents will be provided by Landlord.
9. Strong Room as per the RBI guidelines to be built by landlord at his own expense.
10. Rolling shutter and collapsible gate for Branch entrance and rolling shutter for ATM will be provided by Landlord.
11. The vitrified tiling and putty of the Branch premises & ATM will be done by the Landlord.
12. Sufficient parking space will be provided by the landlord for vehicle of bank staff and its customers

(Debiprasad Mohanty)
Asst. General Manager (RH)



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**Bank Of Baroda
Sambalpur**

BANK OF BARODA, SAMBALPUR REGION invites proposal / offer in TWO BID system from Owner / builder /developers/Power of Attorney holder having clear and marketable title over built up property, on ground floor likely to be ready for occupation within 3 months (preferably ready to shift) for acquiring alternate premises for Branches at difference location along with E-Lobby on lease / rental basis in the following area:

Details of Centres for Bids for Branch Premises are as under: (Note-Mixed floor offer will be not be entertained)

Sl No.	Location	District	Area (sq. ft.)	Lease requirement	Nearby location
1.	Attabira	Bargarh	1500-1650 SQFT	10 years certain period	Attabira
2	VSS Marg Sambalpur	Sambalpur	1900-2050 Sqft	10 years certain period	Sambalpur
3	Sarbahal Road, Jharsuguda	Jharsuguda	1500-1650 Sqft.	10 years certain period	Jharsuguda
4	Umarkote	Nabarangpur	1500-1650 sqft	10 years certain period	Umarkote
5	Bisra Road, Rourkela	Sundargarh	1900-2050 sqft	10 years certain period	Sundargarh

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

For any details prospective bidder may contact our Premises Department Regional Office Sambalpur at Bank of Baroda, Christianpada, G.M. College Chhak, Dist.-Sambalpur-768001, Ph.: 7752050806,

Between 10.00 am to 05.00 pm.

Offer in two sealed envelopes in conformity with two –bid system should contain the following:

Envelop No. (1) Marked “**TECHNICAL BID (TB)**” 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 finishing, amenities, car parking facility, distance from Bus stand / Railway Station / Airport etc. **NO INDICATION OF PRICE OFFER TO BE GIVEN** in “Technical Bid”, mention of price details in technical bid will lead to rejection of offer.

Envelop No. (2) Marked “**FINANCIAL BID (FB)**” should contain strictly financial details viz. rate per 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 & passage, porch, shaft and machine rooms for lift, air-conditioning duct. Loft, built-in wardrobes & shelf, intermediate pillars / columns, partitions & walls and other obstructions, verandas, balcony, bathrooms and lavatory etc.

Offer should be valid for minimum period of -120- days from the last date of submission. No brokerage shall be paid. Both the TB & FB super scribing advertisement reference and applicant name, address and mobile no, be put in one sealed cover addressed and submitted to **Regional Head, Bank Of**



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Baroda, Regional Office Sambalpur at Bank of Baroda, Christianpada, G.M. College Chhak, Dist.-Sambalpur-768001 on or before **05-05-2025 by 04.00 PM**, Bank reserves the right to cancel the proposal at any time during process.

Any decision taken by Bank at any point of time in connection with this process shall be final and conclusive. No claim or dispute from any quarter in this regard shall be entertained.

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(Debiprasad Mohanty)
Asst. General Manager (RH)
Bank Of Baroda
Sambalpur Region



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FORMAT FOR FINANCIAL BID

1. Full Name of Owner:

2. Location of Premises:

3. Rental rate per sq. ft. of Carpet Area only and not any other area. (Premises to be offered)
.....per Sq. Ft.

4. Municipal Taxes:

To be borne by Landlord invariably

5. Taxes including revision in future:

To be borne by Landlord invariably.

Please note that Municipal taxes/ cess/ services to be borne by Landlord. Services charges like society charges, maintenance charges to be borne by Bank.

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:

Care: Carpet area (as per IS code 3861-2002) shall exclude staircase, corridor, passage, shaft. Machine room (for lift, air conditioning, duct, loft etc.), built in wardrobes & self, intermediate pillar/ columns, wall and other obstruction verandas, balcony and lavatory ect.

Date:

Place:

Signature of owner



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FORMAT FOR TECHNICAL BID

1. Full Name of Owner:
2. Telephone No./ Mobile No.:
3. Complete Address of the 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. Specification 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/ Bus Stand etc.:

I hereby certify that the premises offered by me/us are free from any encumbrance, attachment and litigation and I have read the tender notice and accept all terms and condition mentioned in tender.

Date:

Place:

Signature of owner