

Invitation for Offer

BANK OF BARODA Patna Region invites proposals / offers in **two bid** system from Owner/Builders/Developers/power of attorney holder having clear and marketable titles over built up property for acquiring new premises for **New Zonal Academy at Patna**. The proposed premises shall be ready for occupation or likely to be ready for occupation within a period of 03 months. Preference shall be given to offers from Public Sector Units/ Bank's Undertakings and Government Departments.

Required Area Details for Modern Currency chest Patna.

SR.NO	NAME OF Office	AREA	DISTRICT	STATE	CARPET AREA (in sq.ft.)
1.	Zonal Academy	Urban/metro	PATNA	BIHAR	4000-4400 (Approx.)

*Carpet area 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, verandahs, balcony, bathrooms, Ample space for parking for vehicles, lavatory & space for DGSET etc.

Location for new premises of Zonal Academy between Rukanpura over bridge to Patliputra Rly. Station, Nehru Path (Bailey Road) and Saguna more to Danapur Rly Station at Main Road preferably.

Premises must have the **25 to 40** feet frontage area. Premises must have access to surfaced road having clear carriageway width between **20 to 35** feet for easy transportation of large vehicles.

Terms and condition for acquiring premises on Lease basis:-

	Terms of Lease	Norms
1	Zonal Academy	4000-4400 (Approx.) sq.ft. on Ground floor, first Floor & 2 nd Floor (where lift available) 25-40 ft. wide front area etc. to be constructed by landlord/lady.
2	Preferred Floor Details	on Ground floor, 1 st Floor & 2 nd Floor (where lift available)
3	Taxes	To be Paid by landlord/lady
4	Service Tax (GST)	To be Paid by Bank, if applicable
5	Lease Period: Certain	10 Years (Minimum)
6	Escalation % in rent	10 % after 5 years (Maximum)
7	Lease Deed	To be executed after tender is finalized and possession of the fully constructed premises is taken by Bank.
8	Lease Expenses	50:50 (Bank & Landlord/lady of Premises) for lease expenses. For lawyer expenses Landlord/lady 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/lady.
9	Termination of lease	3 months' notice at Bank's option
10	White washing / Painting	By Landlord/lady, Every 3 years
11	Repair & Maintenance	Major to be done by Landlord/lady Minor to be done by Bank
12	Income Tax / TDS	As per Income Tax. Rules / guidelines applicable at time.

“ पटना क्षेत्रीय कार्यालय , प्रथम तल, होटल सत्कार परिसर , डाक बंगला चौराहा, फ्रेज़र 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

13	Amenities (Free of cost)	Dedicated parking space for vehicles for staff, clients, visitors the said space not to be included in carpet area of Zonal Academy. 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 (05 gents and 02 ladies), Space for Earth pit, Lift service, Two set of stairs, Firefighting services, others, if any at Bank's option.
14	Construction of Premises	To be Constructed by Landlord/lady as per Bank's provided Layout at his/her own cost.
15	Approval from Local Authority	Premises must have NOC for commercial use, Map of the premises must be approved by local Govt. authority and it should be as per Bihar Building Bye-Laws, National Building Code of India & Bihar fire laws.
16	Pantry/washroom/class room	To be built by Landlord/lady as per Bank's guidelines at his/her own cost. Layout and detailed specification for the same will be provided by Bank for construction. Hall of 20X30 fit (minimum) required without pillar.

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 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 & machine rooms for lifts, air-conditioning duct, loft, built-in wardrobes & shelf, intermediate pillars / columns, partitions & wall and other obstructions, verandahs, balcony, bathrooms and lavatory space for DGSET etc.

Offers should be valid for minimum period of -120- days from the last date of submission. No brokerage shall be paid. Partial tender will not be accepted and will be disqualified, tenderer has to submit two separate sealed cover superscripted **Technical bid** and **Price bid** to **The Regional Manager, Bank of Baroda, Regional Office, 1st floor, Hotel Satkar Building, Dak Bangla Chauraha Fraser Road, Patna 800001(Bihar) before 16/07/2024 by 4.00 pm.**

For any details prospective bidder may contact to our Premises Dept Regional Office, Bank of Baroda, **Regional Office, 1st floor, Hotel Satkar Building, Dakbunglaw chauraha Fraser Road, Patna 800001 (Bihar)** from 10.00 am to 4.00 pm on working days.

Any decision taken by Bank at any point of time in connection with this tender shall be final and conclusive and no claim or dispute from any quarter in that regard shall be entertained. Bank reserves all the rights for cancelling the tender without assigning any reason.

Date: **25/06/2024**
Place: **Patna**

Regional Manager
Bank of Baroda, Patna Region

" पटना क्षेत्रीय कार्यालय , प्रथम तल, होटल सत्कार परिसर , डाक बंगला चौराहा, फ्रेज़र 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