

BANK OF BARODA, REGIONAL OFFICE, UDUPI REGION invites proposals / offers in two bid system from owners / Builders / Developers having clear and marketable titles over land and built-up property, having carpet area of 1400 sq. ft. to 1500 sq. ft. preferably on Ground floor only for acquiring premises for shifting of our KAUP branch, UDUPI district on lease basis. The premises should be within 0.5KM to 1.5 KM radius from our existing KAUP branch.

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

Premises should be ready for possession in all aspects, or likely to be ready for occupation as per Bank's requirement within a period of 3 to 6 months from the date of fixing the premises. The owner has to provide the following amenities;

1. The premises should be located preferably on Ground Floor at secure location & premises should be on the main road in prominent location with minimum frontage of 20 feet.
2. **Approved layout plan from the competent authority. CC, OC, Documentation regarding NOC for commercial use for proposed premises shall be submitted without fail.**
3. **Building plan should be approved for commercial purpose / commercial license of the said premises should be available with required approvals viz., CC (completion certificate), OC (occupation certificate), etc.**
4. Construction of Strong Room (As per Bank's specifications) of about 150 to 200 sq. ft. as per site conditions by the landlord at his own cost.
5. 2- Separate toilets for gents & ladies and structural constructions/changes as required by the bank.
6. Construction of 10x10 for ATM
7. It should have sufficient earmarked parking space
8. Adequate electricity 3 phase power (**Approximately 20 KW**) with sufficient load as per Bank's present and further future requirement if any, should be provided by the landlord at their own cost.
9. Wallputty (Luppam) finishing with bank prescribed Color for internal walls/pillars and Vitrified tiles (Euro Make Ivory shade) flooring shall be done by the landlord as per requirement of the Bank at their own cost.
10. Enamel Painting to the main Shutters as per bank's requirement shall be provided by the owners at their own cost.
11. Lease deed to be executed as per Bank's format only and the same has to be registered by sharing the expenditure in between the Bank and the owner on 50:50 basis.
12. Owner shall provide rolling shutter with central floor embedded lock besides side locks and a collapsible gate at his own cost.
13. Rent will be paid on the carpet area (i.e. Built up area minus area occupied by passages, pillars, stair case, toilets, etc., as defined in IS 3861-2002 Code), after measuring carpet area by the Architect in presence of ZO Official/Branch Manager and the Landlord.
14. Owner should have clear title over the property.
15. **Owners with clear, unencumbered, free of any litigations and marketable titles towards their property only need to apply directly.**

16. Adequate facilities like providing ramps, adaptations of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts, ramps etc., as per government guidelines for people with wheelchair & crutches and for people with visual impairments shall be provided by the owners at their own cost. Bank reserve its rights to reduce or increase proposed carpet area as per its suitability, needs and requirement prior to finalization at its own discretion.
17. **Owners should be agreeable for carrying out required civil works, alternations in the premises with due approval from the competent authorities at the cost of the landlord as per Banks requirements.**
18. Bank does not entertain offers from middlemen or brokers.

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, plan drawn to scale with completion / occupation certificate, carpet area of each portion to be acquired, specification of internal finishes, amenities, car parking facility, distance from railway station. No indication as to price aspect be given in "Technical Bid."

Envelop No. (2) Marked **"Financial Bid"** Should contain strictly Financial details viz. Rates 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 and passage, porch, shaft and 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 etc.

Offers should be valid for a minimum period of -180- days from the last date of submission. No brokerage shall be paid. Both the sealed covers marked as "Technical Bid" & "Financial Bid" super scribing advertisement reference and applicant name & address be put in one sealed cover addressed and submitted to **The Regional Manager, Bank of Baroda, Regional Office, 2nd Floor, Shamilli Inn , Ambalpady , Udupi -576103** , (E-Mail oa.udupi@bankofbaroda.co.in) **on or before 17-07-2024 by 04.00 PM and technical bids will be opened on 17-07-2024 at 04.30 PM.** (Interested tenderers may be present at the time of opening at their own cost and there will be no separate communication shall be given to the tenderers while opening tenders)

"Any decision taken by the 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. At any point of time, Bank has the right to accept or reject any bids without giving any reasons"

Please note that any changes or modifications in the tender terms and conditions will be published in Bank's website only. No paper advertisement will be given. Hence, bidders are requested to always check the website for any addendums. Offers received without incorporating modifications advised by Bank and received after the specified date shall be liable for rejection.

**AGM & Regional Head
Regional Office,
Udupi Region
Date: 26-06-2024**

TECHNICAL BID

SNO	PARTICULARS	NATURE OF OFFER
1.	Name of the Owner	
2.	Telephone No/Mobile No	
3.	Complete Address of the site/Premises offered	
4.	Copy of the 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	Specifications of internal finishes	
12	Amenities	
13	Electrical load	
14	Water supply connection	
15	Type of construction –RCC/Load Bearing	
16	Parking availability	
17	V-SAT Antenna Space	
18	Distance from Railway Station etc.	

PLACE:

SIGNATURE OF THE LAND LORD

DATE:

Note:

1. No indication as to price aspect be given in Technical Bid
2. Technical bid and Financial Bid are to be submitted in separate sealed covers marked as TB & FB superscribing advertisement reference, name of the applicant and address of the applicant. Both the sealed covers (TB&FB) be put in one sealed cover marked as offer for premises at

FINANCIAL BID

SNO	PARTICULARS	NATURE OF OFFER
1.	Full Name of the Owner	
2.	Location of Premises	
3.	Rental rate per Sq.ft Carpet Area. Quote be in carpet area only and not any other area.(only Ground Floor premises to be offered)_____per sq. ft. per Month (inclusive of taxes)	
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.	
6.	Other charges like Society charges/Maintenance Charges/Charges for Amenities (Please Quantify)	
7.	GST on rent (to be borne by Whom)	
8.	Period of Lease	
9.	Desired enhancement of 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	

PLACE:
DATE:

SIGNATURE OF THE LAND LORD