



बैंक ऑफ़ बड़ोदा *Bank of Baroda*



**BANK OF BARODA** invites proposals/offers in two bid system from owners/builders/developers/power of attorney holders having clear and marketable titles over land and built up property having carpet area of **approximately 1000 - 1450 sq.foot** for acquiring premises for shifting of our **Thandalam Branch** on lease/Rental basis. The Premises shall be ready for occupation (Preferably Ground floor). The Premises shall be ready for occupation.

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

Location of premises should be within 1 km (approx) from existing Branch.

Offers in two sealed envelopes in conformity with two-bid system should contain the following details.

**Cover/Envelope No. 1 - Marked "Technical Bid"** :- should contain full technical details viz., location of premises with detailed address, copy of sanctioned plan with completion/occupation certificate, carpet area of portion to be leased/rented, specifications of internal finishes, amenities, electrical load, car parking and distance from Railway Station, etc. No indication as to price aspect be given in this bid.

**Cover/Envelope No. 2 - Marked "Financial Bid"**:- should contain strictly financial details, viz., rate per sq.mtr or 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 lift, air-conditioning duct, loft, built in wardrobes & shelf, intermediate pillars/columns, partitions & walls and other obstructions, veranda, balcony, bathroom and lavatory, etc.

Offers should be valid for minimum period of -120- days from the last date of submission. No brokerage shall be paid. Both the sealed covers marked as TB & FB super scribing advertisement reference and applicant name & address, be put in one sealed cover marked "**OFFER FOR PREMISES AT THANDALAM**", addressed and submitted on or before **20.07.2024 by 3.00 pm**.

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

The bids are to be submitted to: -  
**The Regional Manager,**  
**Bank of Baroda,**  
**Regional Office (Chennai Rural Region)**  
**1<sup>st</sup> Floor, Dugar towers,123, RL Road, Egmore**  
**Chennai 600008.**

For further details please contact – Premises Department 044-2888 5416.





बैंक ऑफ बड़ौदा *Bank of Baroda*



**Envelope 1 - TECHNICAL BID**

**OFFER FOR LEASED PREMISES FOR THANDALAM BRANCH OF BANK OF BARODA**

1	Name of Owner	
2	Telephone Number/Mobile Number	
3	Complete Address of Premises offered	
4	Copy of ownership proof ,(Pl. Attach copy)	
5	Floor offered with details of carpet area. (Quote to be in carpet area and not any other area) Preferably Ground Floor:	_____ sq.ft
6	Year of Construction	
7	Whether said property has competent Government approval for commercial use.	
8	Details of sanctioned plan (to be furnished on demand)	
9	Details of completion certificate (to be furnished on demand)	
10	Present Position of Building	
11	Whether agreeable to construct as per Bank's requirement (type of material, flooring, door, window, etc)	
12	<b>I agree to do the following,</b> a. Execute the lease as per Bank's format at 50:50 sharing basis b. During the pendency of lease, Bank has got the option to vacate the premises by giving three months notice c. Provide minimum of 2 toilets d. Agree to construct strong room as per RBI specification (Strong room door to be provided by Bank) e. Provide Parking facility f. Provide Water facility with meter g. Provide Sewerage facility h. Provide Grills to all the windows i. Provide Collapsible & Rolling shutter in the front entrance j. Provide Separate meter for electricity with sufficient load as per Bank's requirement. k. Provide Ramp Facility	

I declare that I/we are the sole owners of the property and have the authority to let out the premises.

Date:

Signature/s \_\_\_\_\_

(Name/s \_\_\_\_\_)





बैंक ऑफ़ बड़ौदा **Bank of Baroda**



**Envelope 2 - FINANCIAL BID**

**OFFER FOR LEASED PREMISES FOR THANDALAM BRANCH FOR BANK OF BARODA**

1	Name of the Owner	
2	Telephone Number/Mobile Number	
3	Complete Address of Premises offered	
4	Carpet Area in Square Feet	
5	Rental Rate per sq ft per month (Inclusive of Taxes)	
6	Escalation of Rent	<b>10 % After 5 Years</b>
7	Rental Advance/Deposit	3 Months
8	Municipal Taxes	Payable By Landlord
9	Lease Expenses	50 : 50 by landlord and Bank
10	Period of Lease	10 Years

I/we declare that we are absolute owners of the property and I/we have the authority to let it out.

Date:

Signature/s \_\_\_\_\_

(Name/s \_\_\_\_\_)

