



**Premises required on Lease/Rental basis for opening of New “Locker Lounge” in Jivraj Park, Ahmedabad**

BANK OF BARODA invites proposals/offers in two bid system from owners having clear and marketable titles over land from landlords/power of attorney holders of premises on Basement or ground floor for housing it's mentioned below “Locker Lounge” on lease/rental basis in Jivraj Park, Ahmedabad Centre.

S. No.	Locker Lounge	Locker Loune	Area required (Sq. ft.)
1	Jivraj Park	For opening new “Locker Lounge”	1400-1600

**IMPORTANT DATES**

**DATE OF INVITING OFFERS – 13.09.2023**

**LAST DATE FOR SUBMISSION OF OFFERS – 03.10.2023 BY 03.00 PM**

Preference shall be given to offers from Public Sector Units and Government Departments.

Location of premises should be **within 100-200 meters of the Bank of Baroda, Jivraj Park Branch.**

Offers are invited from owners only having registered clean title and roof rights only - Premises having ownership interest of minor/s will not be considered. **Property Dealers & Brokers need not apply.** No brokerage shall be paid.

Premises must be commercial and **situated on Basement or Ground Floor** and should have sufficient parking area in front. NOC from competent authority, if required will be obtained by the owner at their own cost. **The landlord is required to establish “Strong room vault” strictly as per Bank’s/RBI specifications enclosed as Annexure A.**

***Owners having premises of the range as mention in above table, should only apply.***

While filling the tender/quotation forms, please ensure to follow below-mentioned instructions:

- i) Lease period should be minimum 10 years.
- ii) Increase in rent after 5 years will be 10%
- iii) No broker should apply
- iv) Only owner should apply in the tender, property shall be in his/her name.
- v) Apply only in Bank’s format. If bid submitted in another format, it will not be considered and rejected.
- vi) All pages should be signed by the bidder.
- vii) Conditional offer shall be rejected.
- viii) Offer by Post shall not be considered.
- ix) The offered building should have clear and marketable title free from encumbrance and permission to use for commercial purpose.
- x) Definition of Carpet Area : The carpet area would mean the usable carpet area based on net finished wall to wall measurements. The area which are not included in measurement of carpet area are Verandah, Corridor & passage Entrance hall & Porche, Staircase & stair cover, Shaft & machine room for lift, A/C Ducts/ plant room, Shaft for sanitary / water-supply / garbage/ firefighting / electricity /

- telecommunication / AC, Bathrooms, Lavatories, Stilt, Covered / open parking spaces, Pump Room, Flower Bed, Watchmen / s Chowky, Storage Tanks, Chajja, Canopies & Worship Places
- xi) Lease deed shall be executed in Bank's standard format (Copy enclosed).
  - xii) Property tax, Society Charges, Maintenance charges, water charges etc shall be paid by the landlord only.
  - xiii) GST will be paid by the Bank.
  - xiv) Electricity/ Water Bill will be paid by the Bank.
  - xv) Copy of title deeds, certificate from Development Authority/Nagar Nigam/competent authority for Commercial Use of Building along with approved map layout of premises to be enclosed
  - xvi) To construct strong room, toilet (ladies/Gents), pantry ATM/E-Gallery vitrified floor tiles/ any other civil work as per requirement at Bank within stipulated period at their own cost.
  - xvii) To provide sufficient space on the roof/ terrace of the building for installation of V-Sat/ Radio frequency tower etc as per requirement of Bank at their cost.
  - xviii) To arrange 3 phase electric connection with electrical load 30 KVA on their own cost.
  - xix) Fill up all the information asked for, in the enclosed form itself
  - xx) Do not quote rate anywhere in part I of the form
  - xxi) Should have regular water connection/supply and dedicated water storage facility

Each part of Bid (Technical & Financial) should be kept in a separate cover and the cover containing technical details should be marked 'Envelope No.1' and super scribed with 'TECHNICAL BID' and the cover containing financial details should be marked 'Envelope No.2' and super scribed with 'FINANCIAL BID'. Both these covers duly sealed should be put in a 3rd cover super scribed with 'Offer of New Premises for "BANK OF BARODA, "LOCKER LOUNGE" JIVRAJ PARK", and it should also bear the Name, Address and Telephone No. of the offeror. The '3rd Envelope' duly sealed should be addressed to P & E Dept., Bank of Baroda, Zonal Office, 1<sup>st</sup> Floor, Bank of Baroda Towers, Law Garden, Ahmedabad – 380 006, Ph. No. – 079 -26473246 (Premises Department).

Offer should be valid for minimum period of **-120- days** from the last date of submission of tender i.e. **03.10.2023** of submission.

**Bids received beyond this time and date will not be accepted under any circumstances and will not be conceded.**

**Corrigendum, if any, shall be published on Bank's web site only. All bidders are requested to visit Bank's web site regularly in their own interest till last day of submission of bid.**

**Technical Bids shall be opened on 03.10.2023 at 3.30 PM at the above address mentioned.**

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.

**Technical Bid (Envelope – 1)**

1.	Name of Owner	
2.	Telephone/Mobile No	
3.	Complete Address of Site /Premises Offered	
4.	Copy of Ownership Proof (Attach Copy)	
5.	Area offered on Ground Floor (carpet area) Quote to be in Carpet area and not any other area	_____ Sq.ft.
6.	Year of Construction	
7.	Whether the said property has Municipal Approval for Commercial use. (Attach Copy). *[Agricultural land should not be offered without change of land use as per Ahmedabad land Acts.	
8.	Details of Sanction Plan (Copy to be furnished on demand)	
9.	Details of Completion/Occupation (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 Structure (RCC/Load Bearing)	
16.	Parking Availability	
17.	V-SAT Antenna Space	
18.	<p>I agree to do the following:</p> <p>a) Execute the lease as per Bank's format at 50:50 sharing basis.</p> <p>b) To obtain Title Clearance Report of the property from banks empanelled advocate at own cost.</p> <p>c) To provide parking space for Bank Staff members/customers by properly demarcating the area and space for VRF/Generators facility.</p> <p>d) To provide rooftop space for installation of VSAT Antenna/Pole/Tower for network connectivity.</p> <p>e) Provide Ramp facility</p> <p>f) Provide sewerage facility</p> <p>g) Provide minimum of 2 toilets</p> <p>h) During the pendency of lease, Bank has got the option to vacate the premises by giving three months' notice</p> <p>i) Provide separate meter for electricity with sufficient load as per Bank's requirement.</p> <p>j) Provide water facility with meter.</p>	

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

Signature

Date:

**NOTE:** 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 etc.

**FINANCIAL BID (Envelope – 2)**

S. No.	Particulars	Details
1	Name of the Property Owner/s	
2	Location of premises	
3	Telephone / Mobile No	
4	Address of premises offered	
5	Rental Rate per Sq. ft. of carpet Area. Quote to be in carpet area only and not any other area. Rent will be inclusive of all taxes.	Rs. _____ Per Sq. ft.
6	Taxes including revision in future to be borne by landlord invariably.  <i>Please note that Municipal taxes / cess / services to be borne by Landlord.</i>  Service charges to the borne by the Bank.	To be borne by property owner
7	Maintenance Charges including revision in future to be borne by landlord invariably.	To be borne by property owner
8	Service Tax / GST, if any to be borne by whom	By Bank
9	Minimum Lease Period of ten years	
10	Enhancement in rent desired after 5 years %	
11	Lease Deed Execution expenses including Advocate fee to be shared in	50:50 ratio

12	Interest Free Deposit (Advance Rent) desired, if any	
13	Loan Requirement for above purpose, if any	

**Signature of Owner**

**Date:**

**NOTE:** 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 etc.

**Annexure – A**

**SPECIFICATIONS OF 'B' CLASS STRONG ROOM**

**AS PER RESERVE BANK OF INDIA GUIDELINES**

- WALLS** : **R.C.C. 1 : 1 : 2 [M25]** 22.50 cm (9") thick, reinforced with 12mm dia bars @ 15 cms. c/c both ways and on both faces.
- FLOOR** : **R.C.C. 1 : 1 : 2 [M25]** 15 cm (6") thick reinforced with 12 mm dia bars @15 cm, c/c both ways, over the existing plain cement concrete flooring for vaults in ground floors and over existing R.C.C. slabs in vaults in upper floor (the strength of the slab in such case will have to be checked to allow for the additional dead and super imposed load).
- CEILING** : **R.C.C. 1 : 1 : 2 [M25]** 22.50 cm. (9") thick reinforced with 12 mm. dia bars at 15 cms. c/c both ways and on both faces, where it is not feasible to provide a R.C.C. slab as specified, the ceiling may be fortified with M.S. grill consisting of 20 mm dia Tor Steel bars spaced 75 mm. centre to centre both ways in angle iron frame work. to be Fixed by welding
- DOORS** : To be supplied by the Bank.

	Width	Height
- Clear gap between reinforcement bars for Strong Room door.	1065 mm 42"	2085 mm 82"
- Clear gap including reinforcement bars for Strong Room door. (Remaining gap to be cast after installation of door.	1675 mm 66"	2360 mm 93"
- Ventilator clear gap including reinforcement To be cast after installation of ventilator to be supplied by Bank.	460 mm 18"	460 mm 18"

- Note** : Owner of the Building is sole responsible for the construction and stability of Strong Room. It is advisable to construct Strong Room as per the instructions of the Structural Engineer of the Building for the safety and stability. Stability certificate by competent structural Engineer should be given to the Bank on completion of construction of Strong Room. Bank shall be not be responsible for any loss or damage caused to the Building due to construction of Strong Room.