

TENDER NOTICE

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) or underconstruction for acquiring premises for below mentioned Branch (Including ATM) 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 no be entertained)

Sl No.	Location	District	Area (sq.ft.)	Nearby location
1.	REDHAKHOL	SAMBALPUR	1100-1500 SQFT GROUND FLOOR ONLY WITH COMMERCIAL APPROVAL	MAIN MARKET AREA

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, and 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 AS TO PRICE ASPECT TO BE GIVEN** in "Technical Bid".

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 Baroda, Regional Office Sambalpur at Bank of Baroda, Christianpada, G.M. College Chhak, Dist.- Sambalpur-768001** on or before **20-04-2024 by 03.00 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.

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

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.
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 Minor by Bank.
7. Colouring/whitewashing-In every 2/3 years by Landlord only.
8. Two separate washroom for ladies and gents staff to be constructed by landlord.
9. Strong room RCC structure as per Bank's requirement to be built by landlord at his own expense.
10. Tiling, putty painting and plaster to be done by landlord before execution of lease.
11. Area occupied by toilets, staircase, pillars, service shafts ,balcony, common passage, A/C plant room,walls and other uncovered area would be excluded for arriving at rental payments.
12. You have to bear charges towards stamp duty and registration charges for registering the lease deed on the basis of 50:50 between the Bank and you.
13. You must have to produce commercial approval and approved plan from local body on demand.