

## **PREMISES REQUIRED**

BANK OF BARODA intends to acquire alternate premises, for shifting our Minara Masjid Branch (Premises to be located in 1500 m radius) and Khetwadi Branch (Premises to be located within 500 m radius) by inserting advertisement, inviting offers for branch premises on lease basis on ground floor with availability of parking facility at:

<b>Sr. No.</b>	<b>Name of the branch</b>	<b>Criteria</b>	<b>Required Area in sq ft carpet</b>
1	Minara Masjid	Metro	2000-2500 Sq.ft
2	Khetwadi	Metro	2000-2500 Sq.ft

Sealed offers are invited in two bid system, viz. (1) Technical Bid (TB) and (2) Financial Bid (FB).

(1) Technical Bid (TB) should contain full technical details, viz. location of premises with address, copy of sanctioned plan with completion / occupation certificate, carpet area of portion to be leased/ rented, specification of internal finishes, amenities, electrical load, car-parking facility and distance from railway station etc. No indication as to price aspect be given in "Technical Bid".

(2) Financial Bid (FB) should contain strictly financial details, viz. rate per sq. ft. on carpet area, detail of municipal taxes and lease expenses etc, Carpet area (as per IS Code 3861 – 2002- rate should be quoted including property tax) shall exclude staircase, corridor & passage, porch, shaft & machine rooms for lifts, air-conditioning duct, loft, build in wardrobes & shelf, intermediate pillars / columns, partitions & walls and other obstructions, verandahs, balcony, bathroom and lavatory etc.

The advertisement of inviting tenders will publish in –3- local newspapers on **19.04.2024**. Last date of submission is **09.05.2024 up to 3.00 pm**.

Offer should be valid for minimum period of –120- days from the last date i.e. 09.05.2024 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 addressed and submitted to

**The Dy. General Manager,**  
Bank of Baroda,  
Mumbai Metro South Region,  
2<sup>nd</sup> Floor, 3, Walchand Hirachand Marg, Ballard  
Pier, Mumbai 400 001

Within –21- days from the day of publication of this advertisement in newspaper and bank's website i.e. from **19.04.2024 to 09.05.2024**

Technical Bid and Financial Bid are to be submitted in **separate sealed covers marked as TB & FB**, super scribing advertisement reference, name of the applicant and address of the applicant.

**Both the tenders (TB & FB) must be signed by the property owner/ POA holder only.**

**Both the sealed covers (TB & FB) are to be put in one sealed cover marked as "Offer for premises at \_\_\_\_\_".**

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.

Visit us on [www.bankofbaroda.co.in/tenders](http://www.bankofbaroda.co.in/tenders)

**(TO BE SUBMITTED IN A SEPARATE COVER)**

(Superscripting advertisement reference and applicant name & address)

No indication as to price aspect be given in Technical Bid (TB)

**DRAFT OF TECHNICAL BID (TB)**

**TECHNICAL BID FOR PREMISES LOCATED  
AT \_\_\_\_\_**

I/We hereby certify that the premises offered by me/us is free from any encumbrances, attachments and litigations.

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.

We also confirm hereby that we are bind by the terms & conditions mentioned in the concerned tender on Bank's website / advertisement.

Date:

Sr.No	Particulars	Information to be submitted by the Bidder
	<b>Bidders details</b>	
1	Name of the Owner/s	
2	Telephone No./Mobile No.	
	<b>Premises details</b>	
3	Complete address of Premises offered	
4	Carpet Area in Sq. Ft.	
5	Type of Structure - RCC / Load Bearing	
6	Year of Construction	
	<b>Documentary details</b>	
7	Proof of Ownership	Enclosed
8	Copy of Sanctioned Plan	Enclosed
9	Copy of Completion / Occupancy certificate	Enclosed
10	Copy of Municipal approval for Commercial use of the property	Enclosed
11	NOC from Society for installing ATM	
12	NOC from Society for installation of VSAT antenna on terrace of building (area required 4ft x 4ft)	
	<b>Others:</b>	
13	Amenities, if any e.g. Parking space etc	
14	3 phase connection and Electrical Load	

Place:

(SIGNATURE OF OWNER/s)

**(TO BE SUBMITTED IN A SEPARATE COVER)**

Superscripting advertisement reference and applicant name & address

**Both the sealed covers (TB & FB) are to be put in one sealed cover marked as  
“Offer for premises at \_\_\_\_\_”**

Financial Bid must be signed by the property owner/ Registered POA holder only.

**DRAFT FOR FINANCIAL BID (FB)**

**FINANCIAL BID FOR PREMISES LOCATED  
AT \_\_\_\_\_**

I/We hereby certify that the premises offered by me/us is free from any encumbrances, attachments and litigations.

Sr.No	Particulars	Information to be submitted by the Bidder
	<b>Bidders details</b>	
1	Name of the Owner/s	
2	Telephone No./Mobile No.	
	<b>Premises details</b>	
3	Complete address of Premises offered	
4	Carpet Area in Sq. Ft.	_____ sq ft
	<b>Financial Details</b>	
5	Rate of rent per sq ft per month ( inclusive of taxes)	Rs _____pspm inclusive of tax
6	Escalation in rent (in %)	_____ % after _____ years
	<b>Tax and other charges</b>	
7	Municipal Taxes/ Property Taxes ( Existing and Future amount)	To be borne by the landlord
8	GST, as applicable	To be borne by the Bank
9	Society maintenance charges, if any	To be borne by the landlord
10	V SAT rent, if installed and charged by the society	To be borne by the landlord
11	Lease Deed execution charges	To be borne in the ratio 50:50
	<b>Other Details</b>	
12	Lease Period (8 to 10 years)	_____ years
13	Interest Free Deposit, if any	_____ months' rent
14	<b>Other conditions, if any</b>	

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.

We also confirm hereby that we are bind by the terms & conditions mentioned in the concerned tender on Bank's website / advertisement.

Date:

Place:

(SIGNATURE OF OWNER/s)