



बैंक ऑफ़ बड़ौदा Bank of Baroda

Tender Notice

Bank of Baroda, Head Office invites sealed tenders from builders/contractor /flat owners for acquiring residential flats on lease basis (11 to 33 months subject to renewal of lease after every 11 months) at the following areas of Vadodara.

Sr. No.	Locality	Premises within 1.5 km from the below mentioned landmark
1.	Akota	Akota Stadium
2.	Alkapuri	Head office, Bank of Baroda
3.	Diwalipura	Vadodara District Sessions Court
4.	Ellorapark	Ellora Milk Center
5.	Subhanpura	Subhanpura Atithi Gruh
6.	Gotri	Yash Complex
7.	Gorwa	Bhailal Amin General Hospital
8.	Fatehgunj	Seven Seas Mall
9.	Karelibagh	Swami Narayan Temple
10.	Sayajigunj	Railway Station
11.	Vasna Road	DMART
12.	Race course	Nattubhai circle
13.	Mujmahuda	Akota Garden

Tender Documents along with terms & conditions and other details are available in our Bank's website www.bankofbaroda.com/tender.htm are to be submitted in sealed cover superscribing " Offer for lease of Residential Flats" to our Office on or before 25.04.2018(14.00 hrs) at the above mentioned address. For any enquiry please contact Head office at 0265-2316724/25 and email- oa.ho@bankofbaroda.com.

The Bank reserves all the rights to reject any Tender or all the Tenders without assigning any reasons thereof.

Sd/-

**General Manager
Head office-Vadodara**



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BANK OF BARODA

Head Office, Office Administration Dept., 7th floor, Baroda Bhavan, Alkapuri, Baroda-390007. Website: www.bankofbaroda.com/tender.htm

Bank of Baroda invites proposal/ offers in two bid system for **lease** of ready to occupy residential flats in Vadodara with covered/open car parking& with locations given as under:

Residential flat	No of flats	Carpet Area	Locality preference		
			Sr. No.	Locality	Premises within 1.5 km from the below mentioned landmark
2BHK	150-200	850 to 1000 sq.ft (+ 25%)	1.	Akota	Akota Stadium
			2.	Alkapuri	Head office, Bank of Baroda
			3.	Diwalipura	Vadodara District Sessions Court
			4.	Ellorapark	Ellora Milk Center
			5.	Subhanpura	SubhanpuraAtithiGruh
			6.	Gotri	Yash Complex
			7.	Gorwa	Bhailal Amin General Hospital
			8.	Fatehgunj	Seven Seas Mall
			9.	Karelibagh	Swami Narayan Temple
			10.	Sayajigunj	Railway Station
			11.	Vasna Road	DMART
			12.	Race course	Nattubhai circle
			13.	Mujmahuda	Akota Garden

*** The carpet area for this purpose would mean the usable carpet area at any floor level and includes all internal partitions, walls, columns, door jams, balconies, bathrooms, lavatories, kitchen and pantry. The buildings should have all modern facilities, sufficient parking space and the Bank should have right to use all common facilities including roof top along with all co-occupants.**

Tender forms and complete details can be obtained from our website: www.bankofbaroda.com/tender.htm

The tender document can be downloaded from Bank's website www.bankofbaroda.com/tender.htm



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Separate tender forms are to be submitted for each locality/proposal. The completed sealed tender documents i.e. **Technical Bid** along with non refundable DD/pay order of **Rs.10,000/-** (non-refundable) favouring Head office, Bank of Baroda, payable at Vadodara and **Price Bid** in separate sealed envelopes marked as **"Technical Bid"** and **"Price Bid"** to be placed in a Single Envelope superscribing **"OFFER FOR lease of RESIDENTIAL FLATS IN _____ @ VADODARA "** should reach the office of the General Manager at the above address **on or before 25.04.2018 (2 PM).** **Technical Bids will be opened on 25.04.2018 at 3.30 PM** at the above address in the presence of the tenderers.

All the tenderers are advised to be present on that date, at the specified time. Tenders without DD/pay order (Rs.10000/-) will be rejected. **No indication of price should be there in "Technical Bid"**

SELECTION MATRIX :

1. As regards selection of flats Bank may go for flats located within 05-06kms from Banks HO site (located in front of Centre Point, RC Dutt Rd). We will be obtaining rent assessment reports from Bank's empanelled valuers and title clearance certificate from empanelled advocate prior to opening of Price Bids. The location/sites would be selected keeping in view the locational advantage, quality of workmanship, layout, quality of fittings/amenities, surrounding environment, accessibility, transportation facilities, reputation/credibility of builder, design, efficiency etc. Identification of L-1 bidder shall be assessed location-wise by observing reasonability of rates through ready-reckoner and valuation reports. Selection will be done based on the location and requirement of flats as per following specifications, viz :

"First Class RCC framed structure with vitrified / Marble flooring, aluminium / wooden / UPVC framed sliding windows, granite top kitchen platform with stainless steel sink and trolleys with necessary arrangements below Kitchen platform, toilets/bathrooms finished with good quality sanitary fittings and tiles, Towel rods etc., concealed electrical copper wiring, Energy saving light fixtures and fans in all the rooms, wardrobes (at least in Bedrooms) with proper arrangement. Covered / open car parking is a must for each and every flat. The complex having other facilities such as lawn, gymnasium, health club, intercom at each flat, security arrangements, etc will be preferred.

Priority/Preference will be given to :

- a) **Property offered by PSU/Banks/Govt. Departments**
- b) **Minimum 10 or more flats in a single building/ wing of society/ complex.**
- c) **Ready built flats where possession is immediate**

2. All payments relating to Regularisation and any other statutory payment/dues and permission charges, shall be taken care by the intended bidders only. No claim on this account shall be entertained by the Bank.

3. Any dispute arising in this regard shall be subject to jurisdiction of Courts in Vadodara only.



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OFFERS FROM BROKERS MAY BE ENTERTAINED BUT NO BROKERAGE WILL BE PAYABLEBY THE BANK.

The Bank reserves the right to reject any or all the tenders without assigning any reason thereof. Canvassing in any form will disqualify the tenderer.

SD/
General Manager
Head Office- Vadodara



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TECHNICAL BID
ANNEXURE- A
BANK OF BARODA
Head Office- Vadodara

READY POSSESSION FLATS

1	Details of Vendor/ firm/ builder/owner	
2	Name	
2.1	Address and Phone No. FAX No. and E-mail address:	
2.2	Name of contact person	
2.3	Status of vendor / firm (Whether Proprietary/ Partnership / Pvt. Ltd. /Public Ltd., etc.)	
2.4	Copy of registered memorandum of understanding between builders and the land owners in case the land does not belong to the builders.	
3.0	Marketability of title of the vendor	
3.1	Solicitor"s/ Advocate"s name & address Phone/ FAX no.	
3.2	Detailed report of the solicitor/ Advocate for marketability of titles is to be enclosed	
4.0	Details of the property	
4.1	Name of the owner:	
4.2	Usage of property (as approved by competent authority)	
A	Residential	
B	Commercial	
C	Mixed	



D	Shopping Centre	
4.3	Whether the proposal is for lease of Residential flats in a multistoried building	
4.4	No.of floor levels in the building.	
4.5	At which floor the premises are offered.	
4.6	No.of residential flats offered in the building	
4.7	Carpet area of premises offered per flat ____ sqft (excluding covered or open car parking space.)	

CARPET AREA SHALL BE INTERNAL FINISHED WALL TO WALL AREA MEASUREMENTS INCLUDING ALL INTERNAL PARTITIONS, WALLS, COLUMNS, DOOR JAMS, BALCONIES, BATH ROOMS, LAVATORIES AND KITCHEN AND PANTRY BUT EXCLUDING SHAFTS / DUCTS, STILT, COVERED/OPEN PARKING SPACES, LIFTS, STAIRCASE, LOBBIES, OPEN TERRACES, PUMP ROOM, FLOWER BED, LOFT PORTION, WATCHMEN/S CHOWKY, STORAGE TANKS, CHAJJA, CANOPIES, WORSHIP PLACES ETC. THE BUILDERS OR LAND LORDS SHOULD STRICTLY QUOTE AS PER THE ABOVE CARPET AREA DEFINITION

4.8	Age/ condition of the construction/ Building	
4.9.1	Newly constructed within 2 years : (Completion and Occupation certificate with date to be enclosed)	
4.9.2	Old construction - Mention year of completion: (As given in Completion/occupation certificate)	
4.10	Specifications of the construction/materials used: (May use separate annexure) Floor Internal walls External walls Doors/windows Kitchen Bathrooms Electrical fans/fittings Sanctioned electricity load per flat Whether RCC framed structure Or load bearing walls No. of Balconies	



	No. of Bed rooms	
4.11	Whether structural stability certificate enclosed: (Certificate shall be from licensed Structural Engineer of Municipal Corporation)	
5.0	Details of land/ site	
5.1	Tenure of the land	
A	Free hold	
B	Lease hold	
C	If lease hold give residual period of lease and name of the title holders	
D	Annual lease rent and amount(if applicable)	
5.2	Size of the plot	
A	Frontage in ft.	
B	Open area	
5.3	Area of the plot	
A	Level	
B	Undulated	
C	Sloping	
D	Low lying or raised	
5.5	Source of water supply to the building	
5.6	Any establishment easements regarding Right of way/ passing for mains of Water/ Electricity.	
5.7	Does the site or portion fall within railway/ National Highway and whether overhead cable traverse the site	
5.8	Site plan of the land/site to be enclosed	
6.0	Details of locality	
6.1	Address and locality in which the property is situated	
6.2	Character / Type of locality	
A	Residential	
B	Commercial	
6.3	Whether the locality is free from special hazards like fire, flood, etc.	
6.4	Whether the locality has protection from adverse influence such as	
A	Encroachments	
B	Industrial nuisance, smoke, dust, noise, etc.	
6.5	Locality"s proximity to the following places in kms	
A	Railway station	
B	Market place	
C	Schools/ colleges/ university	
D	Hospital	
E	Bank	
F	Bus stand	
G	Airport/Aerodrome	



H	Post office	
6.6	Details of boundary and adjacent building	
7.1	Boundary of the property	
A	North	
B	East	
C	South	
D	West	
8	Amenities provided	
i	Number of fans	
ii	Number of Geysers	
iii	Wardrobes	
iv	Exhaust fans	
v	Wash basins and mirrors	
vi	Shower in the bathroom/ bathtubs	
vii	Any other facility like telephone Dist antenna/ intercom/ internet	
viii	Details of internal finishing (enclose list)	
9.0	Common facilities provided	
i	Car parking space	
ii	Scooter parking space	
iii	Powers/ electricity	
iv	24 hours water/ overhead tank	
v	Lifts and their numbers	
vi	Generator for emergency	
vii	Lightening arrester device	
viii	Firefighting arrangements	
Ix	Anti-burglary device	
X	Security arrangements	
Xi	Proper sanitary/ sewerage system.	
10.0	Details of plans/ blue prints/ sanctioned plan	
10.1	Whether the plan of the property is sanctioned by Competent authority.	
10.2	If sanctioned, please enclose a copy of approved plan.	
10.3	Name and address/Phone No. of Architect / Engineer	
11.0	Provision for proper arrangement of Fire safety	
11.1	Are the safety measures taken	
11.2	If yes, give details of arrangements	
11.3	Is NO OBJECTION CERTIFICATE obtained/ secured from the fire control authorities?	
11.4	If yes, produce copies of proofs/ certificates	
12.0	Completion/ occupation certificate	
12.1	Whether completion/ occupation certificate is issued by the competent authority.	



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12.2	Designation of the authority which has Issued the completion/occupation certificate	
12.3	Enclose certified copy of the completion/ Occupation certificate	
13.0	List of Annexure	

(Attach separate sheet if space is found insufficient)

I/We certify that I/we have carefully read/perused the aforesaid terms and conditions and agree to abide by the same in the event of the offer is accepted by the Bank.

SIGNATURE OF VENDOR /WITH SEAL

Place:

Date:



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TECHNICAL BID

**ANNEXURE- B
BANK OF BARODA
Head Office, Vadodara
TENDER FOR LEASE OF RESIDENTIAL FLATS IN VADODARA**

This tender consists of two parts viz. the Technical Bid including terms and conditions and the Price bid. Separate Technical and Price Bids are to be submitted for each proposal using photo copies in case of multiple offers. The technical bids and price bids for all the proposals enclosed in separate sealed envelopes (i.e. all Technical Bids along with DD/Pay order in separate cover and Price Bids in separate cover) to be placed in a **single coversuperscribing "Offers for lease of Residential Flats inVadodara @ (Area Name)"**.

TERMS AND CONDITIONS:

1.1	The terms and conditions shall form part of the tender to be submitted by the Vendors to Bank of Baroda hereinafter referred as the bank.
1.2	Tender document submitted to the Bank after due date and time, i.e. 2.00 PM on 25.04.2018 shall not be considered.
1.3	All vendors are requested to submit the tender documents (TECHNICAL BID AND PRICE BID) duly filled in with relevant documents/information at the following address: The General Manager, Bank of Baroda, Office Administration Dept., 7th floor, Baroda Bhavan, Alkapuri, Baroda , Gujarat-390007
1.4	All columns of the tender documents must be duly filled in and no column should be left blank. All the pages of the tender documents are to be signed by the authorized signatory of the tenderer. Any overwriting or use of white ink is to be duly authenticated by the tenderer.
1.5	In case the space in the tender document is found insufficient, the vendors may attach separate sheets.
1.6	The offer should remain valid at least for a period of 6 months to be reckoned from the last date of submission of offers i.e. 25.04.2018 .
1.7	There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other condition, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the vendor is required to attach a separate sheet marking "list of deviations"



1.8	The Technical Bid will be opened on 25.04.2018 at 3.30 PM in presence of the tenderers who choose to be present at our above office. All tenderers are advised in their own interest to be present on that date at the specified time
1.9	The Bank reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
1.10	Canvassing in any form will disqualify the tenderer. No brokerage will be paid to any broker.
1.11	The short-listed vendors will be informed by the Bank for arranging site-inspection of the offered premises.
1.12	Offers of extended constructions over the existing building with external columns will not be considered
1.13	The Technical bids will be evaluated giving weightages to the qualitative aspects in various parameters like location distance from railway station, amenities available, exclusivity, nearby surroundings, proneness to water logging / flood etc., quality of construction, efficacy of internal layout of flats and layout of buildings in complex etc., as per Annex A, B & C. **
1.14	Any further clarification in the matter may be obtained from the Head Office- Vadodarain the above address. Tel No.0265 -2316724/25.
1.15	Proposals with Ten or more flats in a Society/complex shall only be considered.
1.16	Flats should be located within 05-06kms from Banks HO site (located in front of Centre Point, RC Dutt Rd) and easily approachable.
1.17	The finally selected bidders of the properties will have to give an irrevocable letter of undertaking to the Bank that he will keep his commitment for lease of flats to the Bank and will not back out for any reason whatsoever.
1.18	Measurement of Carpet area : Carpet area shall be internal wall to wall area measurements including all internal partitions, walls, columns,



	door jams, balconies, bath rooms, lavatories and kitchen and pantry but excluding shafts / ducts, stilt covered/open parking spaces, lifts, staircase, lobbies, open terraces, pump room, flower bed, loft portion, watchmen/s chowky, storage tanks, chajja, canopies, worship places etc. The vendors/builders should strictly quote as per the abovecarpet area definition.
	1.19 Certificate The bidders have to give a certificate that they have carefully perused the aforesaid terms and conditions and agree to abide by the same in the event of their offer is accepted by the Bank.

**** Pre-qualification of the offers shall be assessed on the following parameters as per following Annexures:**

- **A.**
 - Flats should be located within 05-06kms from Banks HO site (located in front of Centre Point, RC Dutt Rd) & easily approachable.
 - Proposals/Offer received for 10 or more flats in a Society/complex shall only be considered
 - All other information required in the format is as per format issued by the bank
 - The short listed vendors will be informed by the Bank for arranging site inspection of the offered premises at their own cost.
- **B.**
 - After completion of the process „A“ site visits shall be conducted by the designated Committee and offers shall be assessed on the basis of selection matrix and technical evaluation of the proposal.
- **C.**
 - After assessment of the proposals and site visits, final list of short listed offers shall be considered for opening of their Price Bids after completing following exercise.
 1. Rent assessment report shall be obtained from approved valuer
 2. Cross verification of the report by the Bank's Engineer
 3. Title Clearance certificate from bank's empanelled advocate.
 4. Enquiry of prevailing rates of nearby vicinity from Office of Registrar of Assurances or verifying from the Ready Reckoner and rates of all the bidders shall be compared from the above assessed rates on case to case basis individually. Eligible bidders shall be called for negotiation, if the Bank receive the single offer for entire lot individually for all the locations mentioned therein in the advertisement and L-1, L-2 & L-3 shall be identified on the basis of final assessed rates by the Bank. Preference will be given to bulk leased from single highest no. of flats offerer and balance quantity shall be leased from other vendors who has offered 2nd highest no. of flats by following the same methodology for lease of total quantity of flats.



TECHNICAL BID

ANNEXURE-C

Marks for Evaluation:

Sl. No.	Description	Marks assigned 100 **	Marks obtained. (For Office Use Only)
1.	Location : Distance from HO site, Alkapuri	20	
2.	Transport facility : i) Colony Bus service ii) Easy approachable	05 05	
3.	Amenities : i) Water filter, ii) Geyser/Boiler iii) Supply of piped gas iv) Solar water heating system	05 05 05 05	
4.	No. of flats in one Bldg : i) Maximum no. of flats ii) Car parking	10 05	
5.	Water supply : i) Tube Well/Rain water storage system/corporation water	05	
6.	Electrical fittings : Fans/Exhaust-Fans/Tube lights etc.	10	
7.	DG Set facility and provision of min. points of Electricity in all the rooms.	05	
8.	Bldg with Lift.	05	
9.	Age of Building	05	
10.	Additional facilities other than the specifications mentioned at page No.3, Selection Matrix, para-2.	05	
	Total	100	

****Minimum qualifying marks – 70**

Place :

Date :

Signature and name of authorized signatory and seal of the Company



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PRICE BID

BANK OF BARODA
Head Office- Vadodara

Ref : Offer for lease of residential flats @ Vadodara.

Reference of Technical Bid i.e. _____ No. of flats offered in _____
floor of Building named

----- at _____., Vadodara

Sr. No.	Location	No. of flats offered	Floor No.	Interest free Deposit if any per flat	Carpet area of each flat	Rent per month per flat* (Rs. in figures & words)	GST if chargeable per month per flat (Rs. in figures & words)

*Including Maintenance charges, water charges or any other charges, if any.

Note:

- i) Electricity bill of every flats will be paid by occupants/bank.
- ii) Vendors shall quote amount of rent per flats above will decide L1.
- iii) Price bids be placed in a sealed envelope superscripted "**Price Bid**" and the same shall be placed along with **technical bid** cover in a large envelope superscripted "**Offer for Residential flats @ _____, Vadodara**". The name of the vendor should be mentioned at the bottom left hand corner of the envelope.
- iv) GST will not include for arriving L1 above.



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iv) Carpet area details:

CARPET AREA SHALL BE INTERNAL FINISHED WALL TO WALL AREA MEASUREMENTS INCLUDING ALL INTERNAL PARTITIONS, WALLS, COLUMNS, DOOR JAMS, BALCONIES, BATH ROOMS, LAVETORIES AND KITCHEN AND PANTRY BUT EXCLUDING SHAFTS / DUCTS, STILT, COVERED/OPEN PARKING SPACES, LIFTS, STAIRCASE, LOBBIES, OPEN TERRACES, PUMP ROOM, FLOWER BED, LOFT PORTION, WATCHMEN/S CHOWKY, STORAGE TANKS, CHAJJA, CANOPIES, WORSHIP PLACES ETC. THE BUILDERS OR LAND LORDS SHOULD STRICTLY QUOTE AS PER THE ABOVE CARPET AREA DEFINITION

Place :

SIGNATURE OF VENDOR WITH SEAL.

Date :