

**INVITATION FOR OFFER**

BARODA U.P. BANK invites proposals / offers in two bid system from owners having clear and marketable titles over land and built-up property, having carpet area of -1000- to -1500- sq.ft. for acquiring premises for shifting of Branches on lease in the following areas:

SR.NO.	BRANCH	AREA	APPROX. CARPET AREA IN SQR.FT.	PREMISES SHOULD CONSIST
1	Karaila Bag	Karaila Bag, GTB Nagar	1000	Two rooms, Hall, 2- Toilets and bathrooms
2	Handia	Handia Bazar	1500	Three rooms, Hall, 2- Toilets and bathrooms
3	Sarangapur	Sarangapur Bazar	1000	Two rooms, Hall, 2- Toilets and bathrooms
4	Bhulai Ka pura	Bhulai ka Pura, Govindpur	1000	Two rooms, Hall, 2- Toilets and bathrooms

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

Location of premises should be within one k.m. (approx.) from nearest railway/ bus station/main market/ existing branch. Premises should be ready for possession within a period of 4 months from the date of advertisement\*.


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

**Envelop No. (1) - Marked "Technical Bid" :-** should contain full technical details viz. location of premises with detailed address, plan drawn to scale with completion / occupation certificate, proof of property, carpet area of each portion to be acquired, specification of internal finishes, amenities, car parking facility, distance from railway station. No indication as to price aspect be given in "Technical Bid."

**Envelop No. (2) - Marked "Financial Bid"** Should contain strictly Financial details viz. Rates 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 and passage, porch, shaft and machine rooms for lifts, air-conditioning duct, loft, built-in wardrobes & shelf, intermediate pillars / columns, partitions & wall and other obstructions, verandahs, balcony, bathrooms and lavatory etc.

Offers should be valid for a minimum period of -120- days from the last date of submission. No brokerage shall be paid. Both the sealed covers marked as TB & FB superscribing advertisement reference and applicant name & address be put in one sealed cover addressed and submitted to "The Regional Manager, Baroda U.P. Bank, Regional Office Prayagraj", on or before 04.09.2023 by 16:00 hrs, By register doc/by hand.

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.

  
Regional Head  
Prayagraj Region

### ANNEXURE-III

#### SUGGESTED FORMAT FOR TECHNICAL BID

1	Name of Owner	
2	Telephone No. / Mobile No.	
3	Complete Address of Site / Premises Offered	
4	Copy of ownership proof (attach copy)	
5	Floor offered with details of Carpet area. Quote to be in Carpet area and not any other area	
6	Year of construction	
7	Whether said property has Municipal Approval for commercial use. (Attach Copy)	
8	Details of sanctioned plan (Copy to be furnished on demand)	
9	Details of completion / occupation certificate (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	Distance from Railway / Station etc.	

#### CARE:

- No indication as to price aspect be given in Technical Bid.
- Technical bid and Financial bid are to be submitted in separate sealed covers marked as TB & FB superscribing advertisement reference, name of the applicant and address of the applicant.
- Both the sealed covers (TB & FB) be put in one sealed cover marked as offer for premises at \_\_\_\_\_.



## ANNEXURE-IV

### FINANCIAL BID

1.	Full Name of Owner	
2.	Location of Premises	
3.	Rental rate per sq.ft. of Carpet area. Quote to be in carpet area only and not any other area. (Only Ground floor premises to be offered) _____ per sq.ft. per month (inclusive of taxes)	
4.	Municipal Taxes. To be borne by landlord invariably	
5.	Taxes including revision in future  To be borne by Landlord invariably.  Please note that Municipal taxes / cess/ services to be borne by Landlord. Service charges like Society charges, maintenance charges to be borne by the Bank.	
6.	Other charges like Society Charges / Maintenance charges / Charges for Amenities (Please quantify)	
7.	Goods & Service Tax (GST) on rent (to be borne by whom)	
8.	Period of Lease	
9.	Desired enhancement in rent	
10.	Cost of execution of Lease Deed to be shared in proportion	50:50
11.	Interest free rent advance required, if any	
12.	Loan amount required for construction / renovation of premises. If any	
13.	Carpet area (sq.ft.)	
14.	Any other condition, If any.	

