

ANNEXURE-I

INVITATION FOR OFFER

BARODA U.P. BANK invites proposals / offers in two bid system from owners / Builders / Developers having clear and marketable titles over land and built-up property, having carpet area of 2000 Sqft (Approx). for acquiring premises for shifting of a Branch on lease basis in the following areas in order of preference :

- (i) Faatman Road and nearby.
- (ii) Maldahiya and nearby

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

Offers in two sealed envelopes in conformity with two-bid system should contain the following details. 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, 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.mtr. 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 & PB superscribing advertisement reference and applicant name & address be put in one sealed cover addressed and submitted to The Regional Manager, Regional Office (address) J 12/140-D1, Dhoopchandi, Varanasi - 221002 within 21 days from the day of publication of this advertisement / on or before 12-01-2021 by 17.00 hrs.

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.



ANNEXURE-II
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 (Attach Copy)	
9	Details of completion / occupation certificate (Copy to be furnished on demand)	
10	Specifications of Internal Finishes	
11	Amenities	
12	Electrical Load	
13	Water Supply Connection	
14	Type of Structure – RCC / Load Bearing	
15	Parking availability	
16	V-SAT Antenna Space	
17	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 Faatman Road.



Signature with Name

ANNEXURE-III
FORMAT FOR 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 (Min. 10 years)	
9	Desired enhancement in rent (After 5 years)	
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	Any other condition, If any.	



Signature with Name