




बड़ौदा यू.पी. बैंक Baroda U.P. Bank

REGIONAL OFFICE KANPUR DEHAT

INVITATION FOR OFFER

Baroda U.P. Bank, Regional Office Kanpur Dehat, is currently inviting proposals from property owners who possess clear and marketable titles for both land and built-up properties. We are in search of suitable premises for relocating The Akbarpur branch. The property should have a carpet area of approximately 1500 square feet.. The property will be acquired on a lease basis.

- The following areas are listed in order of preference for our consideration:
 - NH2 (Delhi Kolkata National Highway) Akbarpur Kanpur Dehat
 - Akbarpur - Rura Road, Akbarpur Kanpur Dehat
 - Akbarpur - Mati Road, Akbarpur Kanpur Dehat
- Preference will be given to offers from public sector units, banks, undertakings, and government departments.
- The premises should be located within approximately 1 km from Akbarpur Chauraha, which is situated under the overpass on the national highway.
- Please submit your offers in two sealed envelopes, following the two-bid system. Each envelope should include the following details:
 - Envelope No. 1, marked as "**Technical Bid**" should include comprehensive technical details such as the location of the premises with a detailed address, a plan drawn to scale along with completion/occupation certificates, the carpet area of each portion to be acquired, specifications of internal finishes, amenities, car parking facilities. **It is important to note that no indication of the price aspect should be provided in the "Technical Bid."** (ANNEXURE-I)
 - Envelope No. 2, labeled "**Financial Bid**" must exclusively include financial information such as rates per square meter and square foot for the carpet area, as well as details of municipal taxes and lease expenses. The carpet area, as defined by IS Code 3861-2002, should not include staircase, corridor, passage, porch, shaft, machine rooms for lifts, air-conditioning duct, loft, built-in wardrobes and shelves, intermediate pillars/columns, partitions and walls, verandahs, balconies, bathrooms, and lavatories. (ANNEXURE-II)
- Offers must remain valid for a minimum of 120 days from the final submission date.
- No brokerage fees will be paid.
- Both sealed covers, labeled "**Technical Bid**" & "**Financial Bid**" with the advertisement reference and applicant's name and address, **should be placed in one sealed cover** and addressed to
**The Regional Manager
Baroda U.P. Bank
Regional Office Kanpur Dehat
Nabipur Post Jainpur
Kanpur Dehat 209311**
- The submission deadline is 25 days from the publication date of this advertisement, or by 15-04-2025 at 17:00 hrs.
- Any decision made by the Bank during this process will be considered final and conclusive. Any claims or disputes regarding these decisions will not be entertained.


Tej Pal
(Regional Manager)



क्षेत्रीय कार्यालय, नबीपुर, पोस्ट-जैनपुर, कानपुर देहात-209311, दूरभाष: 0511-220266
Regional Office, Nabipur, Post -Jainpur, Kanpur Dehat-209311, Telephone-0511-220266

e-mail: rokand@barodauprrb.co.in

ANNEXURE – I

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	Details of Carpet area. (Only Ground floor premises to be offered) 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	RF Antenna Space	
18	Distance from Akbarpur Chauraha (situated under the overpass on the national highway)	

Guidelines for Submission:

- The Technical Bid should not include any pricing information.
- The Technical Bid and Financial Bid must be submitted in separate sealed envelopes labeled as "**Technical Bid**" & "**Financial Bid**", with the advertisement reference, applicant's name, and address clearly marked.
- Both the Technical Bid and Financial Bid envelopes should then be placed in a single sealed envelope labeled as "**Offer for Premises for Branch Akbarpur Kanpur Dehat.**"

Signature of the Owner

Name

Date

ANNEXURE - II

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	10 Years
9	Desired enhancement in rent	10% after Five Years
10	Cost of execution of Lease Deed to be shared in proportion	50:50

Signature of the Owner

Name

Date