

INVITATION FOR OFFER**GUJARAT GRAMIN BANK invites proposals / offers in two bid systems (viz. Technical Bid & Financial Bid) for acquiring premises on a lease basis for its Head Office at Vadodara.**

GUJARAT GRAMIN BANK invites proposal / offers in two bid system from owners / Builders / Developers having clear and marketable titles over land and built-up property, having carpet area of approximately 15000 – 20000 sq. ft. preferably at one/two floors in same building for acquiring premises for its Head Office/any other Banking related purpose on Lease in **Vadodara**.

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

Location of premises should be within **Vadodara Municipal Corporation limits**. Premises should be ready for occupation/possession.

1. The premises should be located preferably at secure location with suitable accessibility, necessary amenities, frontage, parking, lift facility etc.
2. The offerer to submit all relevant details and documents including the following:
 - Clear marketable title of the property, supported by approved plan from the local body / Municipal Corporation duly notarized.
 - Approved plan of the property offered.
 - Details regarding, whether commercial property is on outright purchase or on lease basis.
 - NOC / Commercial use certificate obtained from the competent authority i.e. Municipal Body / Local Govt. Body
3. Building plan should be approved for commercial purpose/ commercial license of the said premises should be available with required approvals viz., CC (completion certificate), OC (occupation certificate), etc.
4. Suitable number of separate Ladies / Gents toilets/wash rooms on each floors, Canteen Area for Lunch, facilities for setting up of Pantry, adequate space for servers & UPS, electrical panel room, store room etc. as per bank's requirement should be provided by the owner/landlord at their cost. Premises should be completed in all respect including civil, plumbing, fittings etc. as per the requirement of the bank.
5. Adequate space for providing DG set, installation of Network & Communication equipment's / V-SAT, AC outdoor units etc. shall be provided by the owner/landlord.
6. Adequate earmarked parking space to park minimum 30 cars and 50 two wheelers and the same shall be provided by the owner/landlord as amenities free of cost as per approved plan.
7. Adequate electricity 3 phase power connection with sufficient load as per Bank's present and future requirement if any should be provided by the owner/landlord at their cost.
8. Continuous water supply shall be ensured at all times by the owner/landlord.
9. Wallputty (Luppam) finishing with bank prescribed Color for internal walls/pillars and Vitrified tiles (Euro Make Ivory shade) flooring shall be done by the landlord as per requirement of the Bank at their cost.
10. Enamel Painting to the main Shutters/Gates as per bank's requirement shall be provided by the owner/landlord at their cost.
11. Lease deed to be executed as per Bank's format only and the same has to be registered by sharing the expenditure in between the Bank and the owner/landlord on 50:50 basis.



12. Owner/landlord shall provide rolling shutter with central floor embedded lock besides side lock facility at his own cost.
13. Rent will be paid on the carpet area (i.e. Built up area minus area occupied by Verandah, Corridor, passage, Entrance hall, Porche, Staircase, stair cover, Shaft & machine room for lift, A/C Ducts/ plant room, Shaft for sanitary / water-supply / garbage/ fire fighting / electricity / telecommunication / AC, Bathrooms, Lavatories, Stilt, Covered / open parking spaces, Pump Room, Flower Bed, Watchmen / s Chowky, Storage Tanks, Chajja, Canopies & Worship Places and other uncovered area etc. as defined in IS 3861-2002 Code), after measuring carpet area by the Architect in presence of Bank Official and the owner/landlord.
14. Owner/landlord with clear and marketable titles towards their property need to apply.
15. Bank does not entertain offers from middlemen or brokers.
16. Rent will commence 3 months after taking possession of the property by the Bank. (fit out period)
17. All existing and enhanced Taxes shall be borne by Owner/landlord except GST on rent.
18. Maintenance charges shall be borne by the Bank.
19. Lease period will be of 20 years (15 years certain + 5 years optional).
20. Bank will be at liberty to vacate the premises at any point of time during the lease period by giving three months' notice in writing without paying any compensation for earlier termination.
21. The Owner/Landlord shall have no right to terminate the lease for a period of 15 years from the date of lease execution.
22. The Bank shall have the right to use the proposed premises, at its discretion, for its Head Office or any other banking-related purpose.
23. Owner/Landlord has to provide suitable space for fixing sign-board on front wall of the building at no extra cost.
24. The owner/landlord must keep the premises insured at their own cost against risks including fire, earthquake and natural disasters during the lease period.
25. The building should not be older than 20 years and must comply with local earthquake-resistant and disaster management norms.
26. Bank reserves the right to visit the premises offered and may inspect documents physically before considering for evaluation.
27. The offered premises must possess a valid Fire NOC and comply with the National Building Code (NBC) as well as all applicable local fire safety regulations.
28. No bidder shall be allowed to withdraw, modify or amend their bid once submitted. Any such action will result in blacklisting of the bidder.

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

Envelop No. (1) Marked "Technical Bid" (TB):- 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, parking area for cars and two wheelers, distance from railway station. No indication as to price aspect be given in "Technical Bid".



GUJARAT GRAMIN BANK

(Sponsored & Wholly Owned by Govt. of India, Govt. of Gujarat & Bank Of Baroda)

ગુજરાત ગ્રામીણ બેંક

(ભારત સરકાર, ગુજરાત સરકાર અને બેંક ઑફ બરોડા વાત સમ્મૂલ્ક સંચાલિત)

Envelop No. (2) Marked "Financial Bid" (FB) - 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 Verandah, Corridor, passage, Entrance hall, Porche, Staircase, stair cover, Shaft & machine room for lift, A/C Ducts/ plant room, Shaft for sanitary / water-supply / garbage/ fire fighting / electricity / telecommunication / AC, Bathrooms, Lavatories, Stilt, Covered / open parking spaces, Pump Room, Flower Bed, Watchmen / s Chowky, Storage Tanks, Chajja, Canopies & Worship Places and other uncovered area etc.

Offers should be valid for a minimum period of -180- days from the last date of submission. No brokerage shall be paid.

Both the sealed covers marked as TB & FB superscribing advertisement reference "**Offer for premises on Lease for Head Office of Gujarat Gramin Bank**" and applicant name, address & contact details be put in one sealed cover addressed and submitted to **The General Manager, GUJARAT GRAMIN BANK, Head Office, 3rd & 4th Floor, Suraj Plaza-I, Sayajiganj, Vadodara-390 020** on or before 30.08.2025 by 03.00 PM and technical bids will be opened on 30.08.2025 at 04.00 PM. For any clarification, tenderer may contact on (M) 99099 99718, 95109 20854.

(Interested tenderers may be present at the time of opening at their own cost and there will be no separate communication shall be given to the tenderers while opening tenders)

Bank may at its discretion reject any offer without assigning any reason whatsoever. Bank has reserved the right to reject or cancel any offer/bid without mentioning any reason thereof. 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.

Any corrigendum/addendum to this notice will be published in the Bank's website only. No separate notification of the same will be published in Newspapers.

**General Manager
GUJARAT GRAMIN BANK**

