

भाग-1 तकनीकी निविदा



बारासात अंचल

पता: बैंक ऑफ़ इंडिया, आंचलिक कार्यालय, द्वितीय तल, डीडी - 2, साल्टलेक, कोलकाता - 700 064

ई-मेल: Barasat.estate@bankofindia.co.in

दूरभाष: 033-23370049

दिनांक: 11.06.2025

नॉर्थ 24 परगना जिले के श्यामनगर में नई शाखा खोलने हेतु परिसर की आवश्यकता

चौरंगी मोड़, श्यामनगर, नॉर्थ 24 परगना, के 2.00 किमी के दायरे में स्थित ऐसे इच्छुक पक्षों से प्रस्ताव आमंत्रित किए जाते हैं जो अपना भवन (जो या तो तत्क्षण उपलब्ध हो अथवा वित्तीय निविदा खोलने की तिथि से अधिकतम तीन माह की अवधि में उपलब्ध हो जाए) पट्टे (लीज) पर देने के लिए तैयार हों। लीज की न्यूनतम अवधि 10 वर्ष होगी। प्रस्तावित परिसर का कार्पेट क्षेत्रफल 1250 वर्ग फुट से 1500 वर्ग फुट के मध्य होना चाहिए। प्रस्ताव दो पृथक् सीलबंद लिफाफों में आमंत्रित किए गए हैं—**लिफाफा संख्या 1** में तकनीकी विवरण हों और उस पर **‘तकनीकी निविदा (TECHNICAL BID)’** अंकित हो। **लिफाफा संख्या 2** में वित्तीय विवरण हों और उस पर **‘वित्तीय निविदा (FINANCIAL BID)’** अंकित हो। दोनों सीलबंद लिफाफों को एक **तृतीय बड़े लिफाफे** में सील करके उसमें यह अंकित किया जाए—**‘बैंक ऑफ़ इंडिया, श्यामनगर शाखा हेतु परिसर का प्रस्ताव’** साथ ही प्रस्तुतकर्ता का नाम, पता और दूरभाष संख्या भी स्पष्ट रूप से लिखा जाए। यह **तृतीय लिफाफा निम्नलिखित पते पर भेजा जाए: आंचलिक प्रबंधक, सम्पदा विभाग, बैंक ऑफ़ इंडिया, आंचलिक कार्यालय, द्वितीय तल, डीडी - 2, साल्टलेक, कोलकाता - 700 064**

प्रस्ताव केवल बैंक के निर्धारित प्रारूप में ही स्वीकार किए जाएंगे। यह प्रारूप कार्य दिवसों में प्रातः 10:00 बजे से अपराह्न 4:00 बजे तक बैंक ऑफ़ इंडिया, बारासात आंचलिक कार्यालय, सम्पदा विभाग से प्राप्त किया जा सकता है अथवा बैंक की वेबसाइट www.bankofindia.co.in से 02.07.2025 को अपराह्न 4:00 बजे तक डाउनलोड किया जा सकता है। सीलबंद प्रस्ताव 03.07.2025 को सायं 3:00 बजे तक अंचल कार्यालय स्थित **निविदा बॉक्स में अनिवार्यतः जमा कराए** जाएंगे। तकनीकी निविदाएँ (TECHNICAL BIDS) दिनांक 03.07.2025 को अपराह्न 3:30 बजे बारासात आंचलिक कार्यालय, सम्पदा विभाग में खोली जाएंगी, जिनमें वे निविदाकार उपस्थित हो सकते हैं, जो उपस्थित रहना चाहें। परिसर का चयन तकनीकी एवं वाणिज्यिक (Techno-Commercial) मूल्यांकन के आधार पर किया जाएगा। तकनीकी मानदंडों को 70% वेटेज व वित्तीय प्रस्तावों को 30% वेटेज दिया जाएगा। केवल वे निविदाएँ जिनकी तकनीकी मूल्यांकन में न्यूनतम 50% अंक होंगे, उनकी वित्तीय निविदाएँ खोली जाएंगी। वित्तीय निविदाएँ खोलने की तिथि ऐसे पात्र निविदाकारों को पूर्व सूचना देकर बताई जाएगी। सर्वाधिक उपयुक्त प्रस्ताव (H-1) अर्थात् जो प्रस्ताव कुल (Techno-Commercial) मूल्यांकन में सर्वाधिक अंक प्राप्त करेगा, उसे अंतिम रूप से चयनित किया जाएगा। बैंक को यह अधिकार सुरक्षित है कि वह किसी भी या सभी प्रस्तावों को बिना कोई कारण बताए स्वीकार/अस्वीकार कर सकता है।

बैंक द्वारा कोई दलाली (Brokerage) देय नहीं होगी। कोई दलाल/ब्रोकर आवेदन न करें।

ऐसे भवन स्वामी जिनके पास प्रस्तावित भवन का अधिभोग प्रमाण-पत्र (Occupancy Certificate) नहीं है, वे आवेदन न करें।

आंचलिक प्रबंधक
बारासात अंचल

PART-1 **TECHNICAL BID**



BARASAT ZONE

DD-2, 2ND FLOOR, SECTOR 1, SALT LAKE CITY, KOLKATA-700064

Email : Barasat.estate@bankofindia.co.in Tel. no.033-23370049

Date: 11-06-2025

REQUIREMENT OF PREMISES FOR OPENING OF NEW BRANCH AT **SHYAMNAGAR.**

Offers in two separate sealed covers containing technical details and financial details respectively are invited from interested parties, who are ready to lease out their premises (readily available or will be available within three months from the date of opening financial bid) located within 2 KM *from Chowrangi More, Shyamnagar* on lease basis (minimum 10 years). The carpet area of premises should be 1250 sq. ft. to 1500 sq.ft. The cover containing technical details should be marked **Envelope No.1** and super scribed with '**TECHNICAL BID**' and the cover containing financial details should be marked **Envelope No.2** and super scribed with '**FINANCIAL BID**'. Both these covers duly sealed should be put in a **3rd cover** super scribed with, '**Offer of Premises for Bank of India, Shyamnagar Branch** and it should also bear the name and address/Phone No. of the offeror. **The 3rd cover duly sealed should be addressed to the Zonal Manager Bank of India, Barasat Zone at the above address and submitted as detailed hereunder.**

The offer as above should be submitted in Bank's prescribed format only, which may be obtained from Bank of India, Barasat Zonal Office, Estate / General Operation Department at the above address between 10.00 a.m. to 4:00 p.m. (on working days) and also can be downloaded from Bank's web site www.bankofindia.co.in up to 4.00 P.M. on 02.07.2025.

The sealed offers necessarily should be **dropped in Tender Box** in Zonal Office up to 3.00 P.M. on 03.07.2025. The Tenders (Technical Bids) will be opened on 03.07.2025 at 03.30 p.m. at Barasat Zonal Office Estate / General Operation Department in presence of the tenderers who desire to be present. Premises will be finalized based on Techno-Commercial evaluation. Technical Parameters will be given weightage of 70 % and Financial Offers will be given weightage of 30%. The price bids of only those bidders who qualify technically by obtaining a minimum qualifying mark of 50% in their technical evaluation, will be opened on a date to be decided with prior intimation to the technically qualified bidders. Most suitable offer i.e. the premises getting highest score (H-1) based on Techno-Commercial evaluation will be selected for finalization.

The Bank reserves the right to accept /reject any / all offers without assigning any reason whatsoever.

No Brokerage will be paid by the Bank. No broker should apply

THOSE OWNERS WHO DON'T HAVE OCCUPANCY CERTIFICATE OF THE OFFERED PREMISES NEED NOT APPLY

Zonal Manager
Barasat Zone

Terms & Conditions:

- i) Offered premises should be located on a main road and should have unrestricted visibility from main road and nearby shops /offices.
- ii) Parking facility should be available in the premises or near the premises.
- iii) Clear Floor to ceiling height of the offered premises should be not less than 9 feet.
- iv) Lease period should be minimum 10 years.
- v) Increase in rent after 5 years will be 15%
- vi) Only owner should apply in the tender, property shall be in his/her name.
- vii) Apply only in Bank's format. If bid submitted in another format, it will not be considered and rejected.
- viii) All pages should be signed by the bidder.
- ix) Conditional offer shall be rejected.
- x) Offer by Post shall not be considered.
- xi) The offered premises should have clear and marketable title free from encumbrance and permission to use for commercial purpose.
- xii) Definition of Carpet Area: The carpet area would mean the usable carpet area based on net finished wall to wall measurements.
- xiii) Lease deed shall be executed in Bank's standard format as per Annexure-1.
- xiv) Cost of execution and registration of lease deed will borne equally by the land lord and Bank (50:50)
- xv) Property tax, Society Charges, Maintenance charges, water charges etc shall be paid by the landlord only. GST will be paid by the Bank.
- xvi) Electricity Bill will be paid by the Bank.
- xvii) Copy of title deeds and Map layout of premises to be enclosed
- xviii) Land lord to construct strong room / SDV for lockers, toilet (ladies/Gents), pantry, ATM/E-Gallery, vitrified floor tiles, internal / external paintings / any other civil work as per requirement of Bank within stipulated period at their own cost. Carpet area of strong room to be constructed will **be approx. 100 sq.ft** as per specification attached in Annexure-2
- xix) Owner to provide sufficient space on the roof/ terrace of the building for installation of V-Sat/ Radio frequency tower etc as per requirement of Bank at their cost.
- xx) Owner to provide suitable space for installation of Generator set at his / her their cost if so required
- xxi) Owner to arrange 3 phase electric connection with required power load at their cost.
- xxii) All the information asked for should be, in the enclosed form itself
- xxiii) **Do not quote rate anywhere in part I of the form**
- xxiv) Should have regular water connection/supply and dedicated water storage facility
- xxv) Carpet Area of the premises should be 1250 sq. ft. to 1500 sq.ft
- xxvi) The premises should preferably be on Ground Floor. If the premises is spread over ground and first floor / mezzanine / basement minimum 1000 sq.ft should be on the ground floor.
- xxvii) The rate quoted for the ground floor, will be the basis of comparison for deciding successful bidder.
- xxviii) If the premises is spread on two floors (ground and 1st /mezzanine) , rate quoted for 1st floor /mezzanine will be considered maximum 75% of the rate quoted for

the ground floor or the actual quote for the first floor/mezzanine whichever is less, for payment of rent

- xxix) While submitting tender, the bidder has to deposit Earnest Money Deposit (Refundable) of Rs.10,000/- by means of Demand Draft /Pay Order favoring "Bank of India" along with Technical Bid failing which tender will not be processed further. Bank may forfeit the said Earnest Money Deposit, if the bidder withdraws from the bid at any stage before or after selection as lowest / successful bidder. EMD of unsuccessful bidders will be refunded without any interest after the premises is finalized. EMD of the successful bidder will be refunded after execution of the Lease Deed / Leave & License Agreement.
- xxx) Only the owner of the offered premises or person duly authorized by a valid letter of authority by the owner will be allowed to accompany the inspection team or for any discussion.
- xxxi) Ramp should be made available at the entrance to access the Branch / e-gallery

Methodology for selection of Premises:

Premises shall be finalized based on Techno-Commercial evaluation. Technical Parameters will be given weightage of 70 % and Financial Offers will be given weightage of 30 %. Most suitable offer i.e. the premises getting highest score (H-1) based on Techno-Commercial evaluation shall be selected for finalization.

The price bids of only those bidders who qualify technically by obtaining a minimum qualifying mark of 50% in their technical evaluation, will be opened.

Price bid of the bidder with the lowest rental rate will be given a financial score of 100 and other bids will be given financial score that are inversely proportional to their quoted rental rates. Similarly technical bid of the bidder having obtained highest marks will be given technical score of 100 and other bids will be given technical score inversely proportional to the marks obtained by them.

The total score, both technical and financial, shall be obtained by weighing the technical and financial scores and adding them up. On the basis of the combined weightage score for technical parameters in the Technical bid and rental rate quoted in Price Bid shall be ranked in terms of the total score obtained. The bidder obtaining the highest total combined score in evaluation will be ranked as H-1 followed by the bidders securing lesser score as H-2, H-3 etc. The bidder securing the highest combined score and ranked as H-1 will be selected.

Following Technical Parameters will be considered for selecting premises:

Sl No .	Technical Parameter	Maximum Score
1.	<u>Distance from the desired location (as per NIT)</u>	20
	i) Upto 0.50 KM 20 Marks	
	ii) More than 0.50 KM and Up to 1.0 KM 10 Marks	
	iii) More than 1.0 KM and Up to 2.0 KM 05 Marks	

2	<u>Available Frontage / visibility of the premises</u> i) More than 10.0 Mtr. 15 Marks ii) Above 6.0 Mtr and up to 10.0 Mtr. 10 Marks iii) Above 3.0 Mtr and up to 6.0 Mtr 05 Marks	15
3	<u>Availability of space for prominent display of Name Board</u> i) Available 05 Marks ii) Not available : 00 Marks	05
4	<u>Nearby surroundings and Approach Road</u> i) Commercial Market Place with wide approach road: 10 Marks ii) Mixed (commercial / residential) with wide approach road: 07 Marks iii) Commercial Market Place with narrow approach road: 05 Marks iv) Mixed (commercial / residential) with narrow approach road: 03 Marks	10
5	<u>Location of premises floor wise</u> i) Ground Floor : 15 marks ii) Mixed (Ground and 1 st Floor/ mezzanine floor) 10 Marks	15
6	<u>Quality of Construction:, Ventilation, Ambience, suitability (to be judged by Bank's internal Committee)</u> i) Excellent 15 marks ii) Good 10 Marks iii) Satisfactory 05 Marks	15
7	<u>Parking:</u> i) Availability of parking as specified : 10 Marks ii) Parking available less than as specified 05 Marks iii) Parking not available 00 Marks	10
8	<u>Floor to Ceiling height of the premises</u> i) Ceiling height more than 10.0 Feet 10 marks ii) Ceiling height more than 8.0 feet and less than 10 feet : 05 Marks	10

An example to select Premises on Techno- Commercial evaluation is as under:

$$\text{Total scores} = T(w) \times T(s) + F(w) \times F(s)$$

T(w) stands for weightage for Technical score i.e 0.7

T(s) stands for Technical score evaluated as mentioned above

F(w) stands for weightage for Financial score i.e 0.3

F(s) stands for Financial score evaluated as mentioned above

Suppose, there are three bidders (A, B & C) qualified based on the marks received / technical parameters and the marks received by them and rental rate quoted by them are as under:

Bidder	Marks obtained in Technical bid	Rental Rate quoted Rs. Per Sq.ft carpet area
A	80%	150
B	70%	135
C	75%	140

For the purpose of evaluation, the three bidders will be given scores as under:

Bidder	Technical score	Financial score
A	100	90
B	87.5	100
C	93.75	96.42

Total Score of the bidder will be as under:

$$A = 0.7 \times 100 + 0.3 \times 90 = 97 \text{ (H1)}$$

$$B = 0.7 \times 87.5 + 0.3 \times 100 = 91.25 \text{ (H3)}$$

$$C = 0.7 \times 93.75 + 0.3 \times 96.42 = 94.55 \text{ (H2)}$$

Bidder 'A' (H1) is the successful bidder and Bank will consider taking the premises from them

Basic information of the premises:

The details of premises, which I/we offer to lease out to the Bank are as under:

- 1) Name of owner/s:-
- 2) Share of each owner if any under joint ownership
- 3) Location
 - a. Name of the bldg.:-
 - b. Number and street:-
 - c. Ward/Area:-
- 4) Building:
 - a. Type of building:-
(Residential/Commercial/ Industrial/Mixed)
 - b. Type of construction:-
(Load bearing/RCC/framed structure)
 - c. Clear floor height from floor to ceiling. :-
 - d. Rentable Carpet area offered to Bank :-
 - i. At ground floor:-
 - ii. At first floor:-

Total area.

- e. Specification of construction:
 - 1) Floor
 - 2) Roof
 - 3) Walls
 - 4) Doors and windows
 - 5) Are M.S. grills provided to windows? Yes/No
- f. Running water facility available. Yes/No
- g. Sanitary facilities available Yes/No
- h. Electrical supply with separate meter available Yes/No
- i. Parking facility: Yes /No
- j. Separate toilet for ladies Yes/No
- k. Occupancy Certificate of the building / premises; Yes / No

I/We agree to the terms and conditions mentioned here-in- before and to execute Lease Deed in Bank's standard format.

My/our offer will be valid for next six months from the date of offer.

Place: Signature of the offeror

Date: Name:-----

Encls: Title Deed and plan of premises.

*Strike out whichever is not applicable

Address: