



Ref no: Siliguri/002

Date: 18.05.2024

Annexure – 1(B)


PREMISES REQUIRED

Bank desires to take premises on rent having 800-1000square feet (for Branch) of carpet area preferably on Ground Floor or Premises on first floor if the same is in Malls, Shopping Centers where infrastructure facilities like lifts, escalators are available.

The premises are required in the following localities for opening of its Branch/Office:-

Sl no.	Location	Purpose	Nearest Branch / Office
1	Champasari	Branch	• Siliguri Zonal Office, Rajani Bagan, Hill cart Road, Siliguri, West Bengal 734001
2	Bagdogra	Branch	

The details may be collected from Bank's nearest office as mentioned above or can be down loaded from our Bank's web Site at www.ucobank.com . The last date of application in sealed cover on prescribed format till 04.06.2024 (04th June 2024).


(Binod Kumar)
Zonal Head



Annexure 2 (B)

Details for requirement for Urban/ Metro Branches/Offices

UCO BANK
ZONAL OFFICE SILIGURI

REQUIREMENT OF OFFICE/BRANCH PREMISES

Offers in two separate sealed covers containing technical details and financial details on prescribed format are invited from the interested parties, who are ready to lease out (on long terms preferably for 10/15 years or more) their readily available premises at the following places with the following requisite details.

Branch / Office	Preferred location	Carpet Area
Champasari (Branch)	Within Champasari Area preference to be given to areas with good business potential	800-1000 sq. ft.
Bagdogra(Branch)	Within Bagdogra Area preference to be given to areas with good business potential	800-1000 sq. ft.

The following terms & conditions should be complied with, while submitting the offer for the proposed premises:

Sl No.	Particulars
1	Applicant will be required i. to provide proof of ownership along with application ii. to provide NOC for opening of bank/ATM from competent authority at their own cost at the time of finalization.
2	The offerer must have a clear title to the property.
3	Premises should be located on ground floor (road level).
4	The premises offered for Branch must be within 500 meters of the existing Branch premises and at the ground floor (road level) or first floor (where lift / elevator is available) within the main market area and easily accessible from the main road.
5	The premises must be suitable from the security point of view and have all basic amenities such as electricity, natural light and ventilation.
6	The structure of the offered premises should be strong enough to bear the weight of Vault, Locker cabinets etc.
7	The offerer will have to execute Bank's standard lease deed and bear the cost of execution and registration of Lease Deed.
8	The offerer should bear all the taxes, non-conforming/misuse charges, cesses etc. if imposed, related to the premises.






9	The offerer is to provide space for Generator Set, Toilets and Parking space free of cost.
10	The offerer is to provide three-phase electricity connection with minimum power load of 10 KVA for the purpose.
11	Carpet area will not include common areas shared with other co-tenants (if any), areas covered by walls, pillars, toilets, staircase, uncovered verandah, corridor and passage.

The cover containing technical detail should be marked envelope no. 1 and super-scribed with Technical Bid and the cover containing financial details should be marked as envelope no. 2 and super-scribed with Financial Bid. Both these covers, duly sealed, should be put up in the third cover super scribed with "Offer of Premises for UCO Bank " and it should also bear the name, address and contact number of the offerer on all the three envelopes. The third cover duly sealed should be addressed to The Zonal Manager, UCO Bank, Siliguri Zonal Office, Rajani Bagan, off-Hill Cart Road, Siliguri 734001 by 04.06.2024 .

The offer as above should be submitted only in the bank's prescribed format which may be obtained from Zonal Office Siliguri, nearest Branch / Office as mentioned in Annexure 1(B) or downloaded from Bank's website www.ucobank.com/English/tenders.aspx.

The Bank reserves the rights to accept or reject any or all offers without assigning any reasons whatsoever.

No brokerage will be paid by the bank.


(Binod Kumar)
Zonal. Manager
Siliguri Zone.



Encl:

- Details of formalities and documents required for premises.
- Part-I form for Technical Bid
- Part-II form for Financial Bid

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Details of formalities and documents required for premises.
(Advertisement no.: Si/02 dated 18.05.2024)

- Submit your offer in enclosed quotation form in two separate sealed covers. Please ensure to submit the same to our office latest by 04.06.2024 (04th June 2024)
- While filing the quotation forms, please ensure to follow below mentioned instructions:

Sl No.	Particulars
1	Copy of document of ownership is to be submitted along with Technical Bid (Part I).
2	Copy of "NOC" for opening of Branch / ATM from competent authority is to be submitted.
3	All the information asked for is to be filled up in the enclosed format itself.
4	Do not quote rent / sale price anywhere in Technical Bid (Part I) of the form.
5	In case you desire to stipulate any terms and conditions, the same should be mentioned in Technical Bid (Part I) of the form.
6	Each part, Technical bid (Part I) and Financial Bid (Part II), should be kept in separate envelopes and the envelope containing Technical Bid (Part I) details should be marked as 'Envelope No.1 – Technical Bid' and the cover containing Financial Bid (Part II) details should be marked as "Envelope No.2 –Financial Bid". Both these covers, duly sealed, should be put in a 3 rd cover super scribed with "Offer of Premises for UCO Bank" and addressed to <u>The Zonal Manager, UCO Bank, Siliguri Zone, Hill Cart Road, Siliguri 734001</u> by 04.06.2024 (4 th June 2024)
7	All the three envelopes should also bear the name and address, phone no./mobile no. of the offerer.
8	Separate applications as per prescribed format, duly filled in, signed & sealed, is to be submitted in respect of each offer. This is applicable for both the bids i.e. Technical & Financial e.g. if any offerer is interested for two offers, he/she/they should submit two separate sealed covers each for Technical & Financial bids (2 nos. for Technical & 2 nos. for Financial Bids) and do the needful as described.

Please note that Quotation submitted in other format/paper will not be entertained by the Bank and such offers will be liable for rejection. Bank reserves the right to accept any offer and reject any/all offers without assigning any reason.

Encl:

- Part-I form for Technical Bid
- Part-II form for Financial Bid



PART - I : TECHNICAL BID FOR _____
 [MUST BE MENTIONED ON ENVELOPE ALSO]

Zonal Manager
 Zonal Office
 UCO Bank Siliguri Zone

Dear Sir,

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

- 1) Name of owner/s :
- 2) Share of each owner, if under joint ownership :
- 3) Location:
 - a) Name of the building :
 - b) Number of street :
 - c) Ward / Area :
- 4) Building
 - a) Type of bldg. : (Residential/Commercial/Industrial/Mixed : Attach proof)
 - b) Size of Plot: _____ sft., Front Road Width: _____ ft,
 - c) Type of building (Load bearing/RCC/framed structure)
 - d) Clear floor height from floor to ceiling:
 - e) Rentable Carpet area offered to Bank
 - Ground Floor / First Floor (in exceptional cases)
 - f) Specification of construction
 - 1) Floor
 - 2) Roof
 - 3) Walls
 - 4) Doors and Windows
 - 5) Are M.S. Grills provided to windows? Yes/No
 - g) Running water facility available Yes/No
 - h) Sanitary facilities available. Yes/No
 - i) Electricity supply with separate meter available Yes/No
 - j) Parking facility Yes/No.
5. The following amenities are available in the premises or I/We agreeable to provide the following amenities: [Strike out whichever is not applicable].
 - i) The strong room will be constructed strictly as per the Bank's specifications and size. Strong room door, grill gate and ventilators are to be supplied by the Bank.
 - ii) A partition wall will be provided inside the strong room segregating the locker room and cash room.



- iii) A collapsible gate, rolling shutters will be provided at the entrance and at any other point which gives direct access to outside.
- iv) All windows will be strengthened by grills with glass and mesh doors.
- v) Required electrical power load for the normal functioning of the Bank and the requisite electrical wiring or points will be provided wherever necessary, electric meter of required capacity will be provided
- vi) Electrical facilities and additional points (Lights, fans-power) as recommended by the Bank will be provided.
- vii) Continuous water supply will be ensured at all times by providing overhead tank and necessary taps
- viii) Separate toilets for gents and ladies will be provided.
- ix) Adequate Space for displaying of Bank's sign Board will be provided

6. Declaration:

- a) I/We declare that I am/we are the absolute owner of the plot/building offered to you and having valid marketable title over the above.
- b) The charges /fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
- c) You are at liberty to remove at the time of vacating the premises, all electrical fittings and fixtures, counters, safes, safe deposit lockers, cabinets, strong room door, partitions and other furniture put up by you.
- d) If my/our offer is acceptable, I/ we will give you possession of the above premises on

I/We agree to execute Lease Deed in Bank's standard format.

My / Our offer will be valid for next three months from the date of offer

Signature of the offerer

Name: _____

Address: _____

Contract No.: _____

(Must be mentioned on envelope)

Place:

Date:



PART-II FINANCIAL BID FOR _____
(MUST BE MENTIONED ON ENVELOPE ALSO)

Zonal Manager
Zonal Office
UCO Bank Siliguri Zone

Dear Sir,

I/We offer to lease my/our space in the premises located
at _____

(Other details of which are given in Part-I) as following rate:

Floor	Carpet area (in Sq. ft.)	Rate (Rs.persq.ft.)	Total rent per.month. (Rs.)

I/We agree to :

- i) Execute Lease Deed in Bank's standard format.
- ii) Bear all the taxes and cesses related to the concerned premises
- iii) Bear the cost of execution and registration of lease deed.
- iv) To lease the premises in favour of Bank for _____ years plus _____ number of options of _____ years each with _____ % increase in rent at each option.

Any other terms and conditions (Please specify)

My/Our offer will be valid for next three months from the date of offer.

Date:
Place:

Signature of the offerer
Name:
Address:

Note:- Carpet area will not include the followings:

- i) Common areas shared with other co-tenants.
- ii) Areas covered by walls, pillars.
- iii) Space covered by toilets, staircase, uncovered verandah, corridor and passage

