

Annexure 2 (A)

Details for requirement for Rural/Semi Urban Branches.

UCO BANK ZONAL OFFICE

REQUIREMENT OF OFFICE/BRANCH PREMISES

Offers in sealed covers on prescribed format are invited from the interested parties, who are ready to lease out (on long terms preferably for 15 years or more) at their readily available premises in Daroga Kheda Area, Kanpur Road, Lucknow at the following places with the following requisite details.

Branch/Office	Preferred location	Carpet area (sqft)
Chandrawal	NA	800-1000

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

1. Applicant will be required : (i) to provide proof of ownership (title deed) along with application and (ii) NOC for opening of bank/ATM from Competent Authority at their own cost at the time of finalization. . (iii) to submit demand draft of Rs.5,000 as Earnest Money Deposit (EMD) drawn in favour of UCO Bank payable at Lucknow which will be adjusted in rent payable to the landlord of selected premise. (will be refunded in full to bidders without any interest whose premise have not been selected). In case the landlord of selected premise refuses to lease his premise after bidding process is over his EMD will not be refunded.
2. The offerer must have a clear title of the property.
3. Premises should preferably be located on ground floor. There could be few exceptions like premises in Malls, Shopping Centre etc. where infrastructure facilities like lifts, escalators are available. .
- The premises must be suitable from the security point of view of and have all basic amenities such as adequate sanitary arrangements, water and electricity, natural light and ventilation.
4. The premises structure should be strong enough to bear the weight of Strong Room, Strong Room Doors, and Safe & Lockers Cabinet. Construction for Strong Room as per Bank's specification should be done by the Landlord.
5. The offerer will have to execute Bank's standard lease deed and bear the cost of execution and registration of Lease Deed.

6. The offerer should bear all the taxes, non-conforming/misuse charges, cesses etc., if imposed , related to the premises: .
7. The offerer is to provide space for Generator Set and Parking space free of cost.
8. The offerer is to provide three phase power connection with minimum power load required for Bank.

The sealed cover containing the offer should be marked as "Offer of Premises for UCO Bank" and it should also bear the name, address and contact number of the offerer on the envelope. The offer as above should be submitted at the bank's Zonal Office at B-1/122, 1st Floor, Vineet khand, Gomtinagar, Lucknow 226010 within prescribed time schedule. No offer after the closing date will be entertained.

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.-.

**Zonal Head
Lucknow Zone**

Encl :- Details of formalities and documents required for premises.

Note: - Carpet area will not include the followings:.

1. Common areas shared with other co-tenants. .
2. Areas covered by walls, pillars.
3. Space covered by toilets, staircase, uncovered verandah, corridor and passage.

Details of formalities and documents required for premises.

➤ Submit your offer in enclosed form in a sealed cover. Please ensure to submit the same to our office latest by 12.01.2024.

➤ While filing the quotation forms, please ensure to follow, below mentioned instructions:-

1. Submit copy of ownership document (title deed) along with letter of offer.
2. You have to submit copy of "NOC" from competent authority.
3. Fill up all the information asked for in the enclosed form itself..
4. The form should be put in an envelope and the envelope duly sealed, should be super scribed with "Offer of Premises for UCO Bank".
5. The envelopes should also bear the name and address, phone no./mobile no. of the offerer.
6. Separate applications as per prescribed Performa, duly filled, signed & sealed be submitted in respect of each offer.
7. The cover', duly sealed, should be addressed to the Zonal Manager, Zonal Office.

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. Quotation form i.e letter of offer .

**DRAFT OFFER LETTER TO BE GIVEN BY THE LANDLORD(S) OFFERING
PREMISES ON LEASE (For Rural and Semi Urban Centre)**

OFFER LETTER

To: From:.....
.....
.....

Dear Sir,

Sub: Offer to give on lease the Premises for your Branch/Office

I/We, offer in you to give on lease the premises described here below for your
.....Branch/Office.

1. Full address of premises offered on lease :
2. Distance from the main road /crossroad
3. Whether there is direct access in the premises from the main road

4. Floor wise area:	Floor	Usable carpet Area in sq.ft	Rentable floor area
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5. Year of construction

f) If the building is new, whether occupancy
Certificate is obtained

1. If the building is yet to be constucted.

1. Whether the plan of the building is
approved (copy enclosed)
2. (ii) Cost of construction
3. Time required for completing the
construction
4. If the building is old whether repairs/ . renovation
is required
5. If so cost of repairs/construction

ii) Boundaries .

East:

West:

North:

South:

Note : Rentable floor area includes carpet area of sanitary conveniences, kitchen, pantry, canteen, store etc. and internal passage and corridor if any.

TERMS & CONDITIONS : .

1. Rent : Floor wise rent payable at the following rates i.e.

Floor:	Rent Details		Carpet Area	Rent Rate per s q.ft .
	i)Basic Rent			
	ii) Services if any(A/c Society charges etc)Give details			

With effect from _____ i.e. the date of handing over vacant possession after completion of the construction, repairs, renovation, additions, payable within 7 working day of succeeding calendar month. For services like A/c, the respective service rent will be payable from the date the service is available.

2. LEASE PERIOD :

- _____ Years certain from the date of handing over vacant possession after completion of construction, repairs, renovations, additions, alterations etc. with a further period of Years at your option with % enhancement in rent for the option period.
- You are, however, at liberty to vacate the premises at any time during the pendency of lease by giving three month's notice in writing, without paying any compensation for earlier termination.

3. Taxes/Rates : .

All existing and enhanced Municipal Corporation taxes, rates and cesses will be paid by me/us.

4. Maintenance/Repairs :

- Bank shall bear actual charges for consumption of electricity and water, I/We undertake to provide separate electric /water meters for this purpose.
 - All repairs including annual/periodical white washing and annual/periodical painting will be got done by me/us at my/our cost. In case, the repairs and/or white/colour washing is/are not done by me/us as agreed now, you will be at

liberty to carry out such repairs white/colour washing, etc. at our cost and deduct all such expenses from the rent payable to us.

2. Lease Deed Registration Charges : .

If you require, I/We undertake to execute an agreement to lease/regular lease deed, in your favour containing the mutually accepted/sanctioned terms of lease at an early date. I/We undertake to bear the charges towards stamp duty and registration charges for registering the lease deed on the basis of 50:50 between the bank and me/us.

DECLARATION :

1. I/We, am/are aware that, the rent shall be calculated as per the carpet area which will be measured in the presence of landlord/s and Bank officials after completion of the building in all respects as per the specification/ requirement of the Bank.
 2. The concept of carpet area for rental purpose was explained to me/us and clearly understood by me/us, according to which the area occupied by toilets, staircase, pillars, service shafts more than 2m.sq in area, balcony, common passage, A/C plant room, walls and other uncovered area, would be excluded for arriving at rental payments
 3. The following amenities are available in the premises or I/We to provide the following amenities:
 1. 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.
 2. A partition wall will be provided inside the strong room segregating the locker room and cash room.
 3. A lunch room for staff and stock room will be provided as per the requirement /specification of the Bank. A wash basin will also be provided in the lunch room..
 4. Separate toilets for Gents and ladies will be provided.
 5. A collapsible gate, rolling shutters will be provided at the entrance and at any other point which gives direct access to outside.
- vi) Entire flooring will be mosaic and walls distempered.
1. All windows will be strengthened by grills with glass and mesh doors.
 2. Required power load for the normal functioning of the Bank and the requisite electrical wiring or points will be provided.
 3. Continuous water supply will be ensured at all times by providing overhead tank and necessary taps. Wherever necessary, electric meter of required capacity will be provided.
 4. Space for displaying Bank's signboard will be provided.
 5. Electrical facilities and Additional points (Lights, fans-power) as recommended by the Bank will be provided.

4. 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.
5. The charges [fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
6. 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.
7. If my/our offer is acceptable, I/ we will give you possession of the above premises on
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8. I/We further confirm that this offer is irrevocable and shall open for
days from the date hereof, for acceptance by you.

Yours faithfully, .

Place :

Date :

Owner(s)

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