



Annexure – 1(B)

PREMISES REQUIRED

Bank desires to take premises on rent having **800-1000 sq ft carpet area for Sehmalpur, Harhua, Varanasi & 1000 to 1200 sq ft carpet area for Meerapur Branch, Meerapur, Prayagraj**, 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 **UCO Bank Zonal Office Varanasi** Branch/Office or can be down loaded from our Bank's web Site at [www.ucobank.com](http://www.ucobank.com) . The last date of application in sealed cover on prescribed format is . 08.08.2024 upto 2:00 PM.

  
Dy. Zonal Head

Place: Varanasi

Date: 18.07.2024

  
Zonal Head





- The offerer will have to execute Bank's standard lease deed and bear the cost of execution and registration of Lease Deed.
- **The offerer should bear all the taxes, non-conforming/misuse charges, cesses etc. if imposed, related to the premises.**
- The offerer is to provide space for Generator Set, Toilets and Parking space free of cost.
- The offerer is to provide three-phase power connection with minimum power load of 10 KVA for the purpose.
- Bidder should provide application that property is free from all encumbrances.(format attached)
- **Bidder should provide Demand Draft of Rs. 500/- as Tender fees, in favour of UCO Bank payable at Varanasi.**

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 & 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 offer on all the three envelops. The third cover duly sealed should be addressed to the Zonal Manager, UCO Bank.

The offer as above should be submitted in the bank's prescribed format only which may be obtained from Zonal Office UCO Bank, Zonal Office, GAD, Dhanshree Complex, 1st Floor, D-63/8-1M, Mahmoorganj, Varanasi – 221010 or downloaded from Bank's website.

**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.

  
Dy Zonal Head

Place: Varanasi

Date: 18.07.2024

  
Zonal Manager

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

Part-I form for Technical Bid

Part-II form for Financial Bid





Annexure 2 (B)

Details for requirement for Branches/Offices

**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 15/20 years or more) their readily available premises in **Sehmalpur & Meerapur** area at the following places with the following requisite details.

Branch / Office	Preferred location	Carpet Area (sq.ft.)
Sehmalpur, Varanasi Sehmalpur,	Ground floor on road premises at Harhua to Sehmalpur	800-1000 sq ft,
Meerapur, Prayagraj	Ground floor on road premises at Meerapur, Prayagraj	1000-1200 sq ft

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

- Applicant will be required : (i) to provide proof of ownership along with application and (ii) NOC for opening of bank/ATM from Competent Authority at their own cost at the time of finalization.
- The offerer must have a clear title to the property.
- 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 and have all basic amenities such as adequate sanitary arrangements, water and electricity, natural light and ventilation.
- The premises structure should be strong enough to bear the weight of Strong Room, Strong Room Doors, Safe & Lockers Cabinet. Construction for Strong Room as per Bank's specification should be done by the Landlord.



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Details of formalities and documents required for premises.

(Advertisement dated 29.07.2024, Amar Ujala & The Indian Express )

- Submit your offer in enclosed quotation form in two separate sealed covers. Please ensure to submit the same to our office latest by
- While filing the quotation forms, please ensure to follow below mentioned instructions:
  - ❖ Submit copy of ownership document along with technical Bid.
  - ❖ You have to submit copy of "NOC" from competent authority.
  - ❖ Fill up all the information asked for in the enclosed form itself.
  - ❖ Do not quote rent / sale price any where in Part I of the form.
  - ❖ In case you desire to stipulate any term and condition, the same should be mentioned in Part I of the form.
  - ❖ Each part should be kept in a separate cover and the cover containing technical details should be marked 'Envelope No.1 – Technical Bid' and the cover containing financial details should be marked "Envelope No.2 –Financial Bid". Both these covers, duly sealed, should be put in a 3<sup>rd</sup> cover super scribed with "Offer of Premises for UCO Bank".
  - ❖ All the three envelops should also bear the name and address, phone no./mobile no. of the offerer.
  - ❖ Separate applications as per prescribed Performa, duly filled, signed & sealed, 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.
  - ❖ The 3<sup>rd</sup> cove, duly sealed, should be addressed to Zonal manager UCO Bank Zonal Office Varanasi-221010.
  - ❖ Bidders should provide declaration that property is free from all encumbrances. (Format attached Annex A)

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.



**PART - I: TECHNICAL BID FOR \_\_\_\_\_**

**[MUST BE MENTIONED ON ENVELOPE ALSO]**

Zonal Manager  
UCO Bank,  
Varanasi Zonal Office

Dear Mam/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 which ever is not applicable].

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- 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) 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.: \_\_\_\_\_

Place:

Date:





**PART-II FINANCIAL BID FOR \_\_\_\_\_**  
**(MUST BE MENTIONED ON ENVELOPE ALSO)**

Zonal Manager  
 UCO Bank,  
 Varanasi Zonal Office

Dear Mam/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.per sq.ft.)	Total rent per.month. (Rs.)
Ground floor			
First floor			

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.

Signature of the offerer

Name : \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Place:

Date

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.

\_\_\_\_\_

Place:

Date





Date: \_\_\_\_\_

## Declaration

To whom it may concern

I, \_\_\_\_\_ hereby declare that the property located at \_\_\_\_\_ [Property Address] that I am offering for lease is free from all encumbrance, charge, and litigations. I confirm that there are no legal or financial obligations attached to the said property, and I am the sole legal owner of the property.

I further declare that the property is not subject to any outstanding mortgages, loans, liens, or other forms of indebtedness, and there are no pending legal proceedings or claims against the property. I guarantee that the property is in compliance with all local, state, and federal regulations, and all necessary permits and licenses are in place.

I provide this declaration to enable the bank to lease the property without any legal or financial complications. I understand that any false statements in this declaration may result in legal action against me and cost also.

Offer Sign \_\_\_\_\_

Offer Name \_\_\_\_\_

Address \_\_\_\_\_

Contact No. \_\_\_\_\_

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