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Annexure - 1(B)

UCO Bank Zonal Office, Chandigarh

PREMISES REQUIRED

Bank desires to take premises on rent having 1200-1500 sq ft of carpet area preferably on Ground Floor or Premises on first floor if the same is in Malls, Shopping Centres where infrastructure facilities like lifts, escalators are available. The premises are required in the following localities for opening of its Branch/Office:

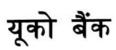
UCO Bank, Dhandari Kalan, Ludhiana (0595).

The details may be collected from Bank's B/o Dhadari Kalan, Ludhiana (0595) or UCO Bank, Zonal Office, First Floor, SCO-55-57, Sector-17 B, Chandigarh branch/office or can be down loaded from our Bank's web Site at www.ucobank.in. The last date of application in sealed cover on prescribed format is 23-05-2019

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(Kapit Séth) Zonal Head & Deputy General Manager

अंचल कार्यालय :: बैंक स्क्वायर ,सेक्टर 17 बी, घंडीगढ -160017 Zonal Office :: Bank Square, Sector 17-B, Chandigarh - 160017 दूरभाव : Phone:-0172-2701942, 5062794, फैक्स न. 0172-2703016 ई मेल E-mail: zo.chng@ucobank.co.in





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Annexure 2 (B)

Details for requirement for Urban/Metro Branches.

<u>UCO BANK</u> <u>ZONAL OFFICE Chandigarh</u> <u>SCO-55-56-57, First Floor, Bank Square Sector-17-B, Chandigarh (160017)</u>

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 15/25 years or more) their readily available premises in Dhandhari Kalan, Ludhiana area at the following places with the following requisite details.

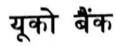
Branch / Office	Preferred location	Carpet Area (sft.)
UCO Bank Dhandari Kalan, Ludhiana	Dhandari Kalan, Ludhiana	1200-1500 Sq Ft

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, ATM Room, Safe & Lockers Cabinet. Construction for Strong Room as per Bank's specification should be done by the Landlord.
- 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 (separate for ladies and Gents) and Parking space free of cost.
- The offerer is to provide three-phase power connection with minimum power load of 20 kva for the purpose.

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The cover containing technical detail should be marked envelope no. I and superscribed with technical Bid and the cover containing financial details should be marked as envelope no. 2 & superscribed 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 Chandigarh or B/o Dandhari kalan, Ludhiana 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.

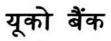
Zonai Manager Chandigarh Zone. THE Chandigain

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 dated 06.05.2019)

- Submit your offer in enclosed quotation form in two separate sealed covers. Please ensure to submit the same to our office latest by 23.05.2019
- 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 anywhere 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 3rd 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 3rd cover, duly sealed, should be addressed to the "Deputy General Manager", Zonal Office Chandigarh.

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.

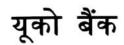
Encl. Quotation form in two parts.



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UCO BANK

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Annexure-3

PART - I: TECHNICAL BID FOR B/o Dhandari kalan, Ludhiana (MUST BE MENTIONED ON ENVELOPE ALSO)

To

The Zonal Manager **Zonal Office UCO BANK** Chandigarh

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 any, under joint

Ownership

- 3. Location:
 - a) Name of the building
 - b) Number of street
 - c) Ward / Area

g. h. i.

- 4. Building
 - a. Type of bldg.: (Residential/Commercial/Industrial/Mixed: Attach proof)
 - b. Size of Plot:.....Sq.ft, 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
Running water facility available	Yes / No
Sanitary facilities available	Yes / No
Electricity supply with separate meter available	Yes / No
Parking facility	Yes/ No

Parking facility 5. The following amenities are available in the premises or I/We agreeable to provide the following amenities: [Strike out whichever is not applicable]

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.

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- A partition wall will be provided inside the strong segregating the locker room and ii. cash room.
- A collapsible gate, rolling shutters will be provided at the entrance and at any iii. other point which gives direct access to outside.
- All windows will be strengthened by grills with glass and mesh doors. iv.
- Required electrical power load for the normal functioning of the Bank and the ٧. requisite electrical wiring or points will be provided wherever necessary, electric and meter of required capacity will be provided.
- Electrical facilities and additional points (Lights, fans-power) as recommended by vi. the Bank will be provided.
- Continuous water supply will be ensured at all times by providing overhead tank vii. and necessary taps.
- Separate toilets for Gents and ladies will be provided. viii.
- Space for displaying of Bank's Sign Board will be provided. ix.
- 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 doors, 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
	SS
(Must be	Contact :e mentioned on envelope)

Place: Date:

अंचल कार्यालय :: बैंक स्क्वायर ,सेक्टर 17 बी, चंडीगढ -160017

Zonal Office :: Bank Square, Sector 17-B, Chandigarh - 160017

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Annexure-4

PART – II FINANCIAL BID FOR B/o Dhandari kalan, Ludhiana. (MUST BE MENTIONED ON ENVELOPE ALSO)

To The Zonal Manager Zonal Office UCO Bank Chandigarh

ır Sir, I/We c	offer to lease i	my / our space in the	premises located at		
		•••••			
her details	of which are	given in Part – I) as fo	 Illowing rate:		
	loor	Carpet Area	Rate	Total Rent	
.,,,		(in sq.ft.)	(Rs. Per sq.ft.)	p.m. (Rs.)	
Ground	floor				
First floor					
We agree	to:				
:\	Fun avida Las	ase Deed in Bank's sta	ndard format		
i) ii)			ted to the concerned pr	emises	
iii)	Bear the co	st of execution and re	gistration of lease deed		
iv)	To lease the	premises in favour of	Bank for years	plus options	of
27.7.7		ears each with	% increase in rent at e	ach option.	
Any o	ther terms and	d conditions (Please sp	ecify)		
		2.12	U		
My/C	our offer will be	e valid for next three m	onths from the date of o	orrer.	
			Signature of t	he offerer	
			Name :		
			Address:		
lace:					
oate :					
lote : Carne	et area will not	include the followings	•		
i)	Common ar	eas shared with other	co-tenants.		
ii)		ed by walls, pillars		ψ)	
iii)	Space cove	red by toilets, staircase	, uncovered veranda, c	orridor and passage.	
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		al Office :: Bank Square			

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