

Date: 26.11.2016

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 years or more) their readily available premises in **ERNAKULAM** area at the following places with the following requisite details.

Branch / Office	Preferred location	Carpet Area (sq ft.)
ERNAKULAM	Ernakulam Corporation area preferably Market Road/Broadway	1200 (Maximum)

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. Bank shall obtain title opinion from Bank's panel advocate and the offerer should bear all costs in this regard.
- 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. **Strong Room to be constructed as per Bank's specification. Bank will provided strong room door, air ventilator and exhaust fan. The landlord should bear all cost related to construction of strong room. Land lord should provide collapsible gate at the entrance of the Branch at his cost.**
- The offerer will have to execute Bank's standard lease deed and bear **50% 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 by any authority.
- The offerer is to provide space for Generator Set, Separate Toilets (Men and Women) 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 at their own cost.

The cover containing technical detail should be marked as envelope no. 1 and super-scribed as Technical Bid and the cover containing financial details should be marked as envelope no. 2 & super-scribed as Financial Bid. Both these covers duly sealed should be put up in the third cover super scribed as "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, Zonal Office, 39/3720 F, S.R. Complex, Ravipuram Road, Ernakulam, Kerala - 682 016 through Registered Post so as to reach latest by 05 pm on 15/12/2018, which is the prescribed time schedule. No offer after the closing date will be entertained.**

The offer as above should be submitted in the bank's prescribed format only which may be obtained from Zonal Office, Ernakulam or downloaded from Bank's website (www.ucobank.co.in).

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.

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



**ZONAL MANAGER
ERNAKULAM ZONE**

Details of formalities and documents required for premises.

(Advertisement dated 28.11.2016)

- 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 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 Zonal Manager, UCO Bank, Zonal Office, 39/3720 F, S.R. Complex, Ravipuram Road, Ernakulam, Kerala - 682 016 through Registered Post so as to reach latest by 05 pm on 15/12/2018, which is the prescribed time schedule. No offer after the closing date will be entertained.**

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.



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

The Zonal Manager
Zonal Office
UCO Bank, _____

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: _____ 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 _____
- f) Specification of construction
 - 1) Floor :
 - 2) Roof :
 - 3) Walls :
 - 4) Doors and Windows :
 - 5) Are M.S. Grills provided to windows? :
 - 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) The Total space provided is including space for Branch and Onsite ATM of the bank and partition for ATM shall be provided.
- ix) Separate toilets for Gents and ladies will be provided.
- x) 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

Contact No.:
(Must be mentioned on envelope)

Place:
Date:

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

Zonal Manager
UCO Bank,
Zonal Office, Ernakulam

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. per sq.ft.)	Total rent Per month. (Rs.)
Ground floor			
First floor			

I/We agree to :

1. Execute Lease Deed in Bank's standard format.
2. Bear all the taxes and cesses related to the concerned premises
3. Bear the cost of execution and registration of lease deed.
4. 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:

Common areas shared with other co-tenants.

Areas covered by walls, pillars.

Space covered by toilets, staircase, uncovered verandah, corridor and passage.