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Annexure - 1(B)

UCO Bank Zonal Office, Chandigarh

PREMISES REQUIRED

Bank desires to take premises on rent having 1000-1200 sq ft of carpet area preferably on Ground Floor. The premises are required in the following localities for opening of its Branch/Office:-

UCO Bank, Aerocity, Mohali.

The details may be collected from Bank's B/o Mohali 70, Chandigarh or UCO Bank, Zonal Office, First Floor, SCO-55-57, Sector-17 B, Chandigarh branch/office or can be downloaded from our Bank's web Site at www.ucobank.com. The last date of application in sealed cover on prescribed format is **01-12-2022.**

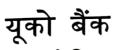
(Ghanshyam Parmar DGM & Zonal Head

ar) (2)

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

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

द्रभाष : 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.

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

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 Aerocity, Mohali, area at the following places with the following requisite details.

		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Dranch / Office	Preferred location	Carpet Area (sq. ft.)
Branch / Office	T CICITCO location	1000 1000 5 #
UCO Bank, Aerocity, Mohali	Aerocity, Mohali	1000-1200 Sq. ft.
UCO Bank, Aerochy, Monail	ACTOCITY, THOTTAIL	

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.

• Earnest Money Deposit (EMD) of Rs.5,000/- (Rupees Five thousand only) in the form of Demand draft in favour of UCO Bank payable at Chandigarh. EMD of unsuccessful bidder (without interest) will be released after completion of selection process of L-1 bidder.

The offerer must have a clear title to the property.

Premises should preferably be located on ground floor.

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)

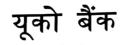
and Parking space free of cost.

The offerer is to provide three-phase power connection with minimum power load of 20 KVA for the purpose.

Contd......2

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The cover containing technical detail should be marked envelope no. 1 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 along with Earnest Money Deposit (EMD) 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 Mohali 70, Chandigarh 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.

Zonal Manager Chandigarh 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 dated 18-11-2022)

- > Submit your offer in enclosed quotation form in two separate sealed covers. Please ensure to submit the same to our office latest by 01-12-2022.
- 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.
 - ❖ Earnest Money Deposit (EMD) of Rs. 5,000/- (Rupees Five thousand only) in the form of Demand draft in favour of UCO Bank payable at Chandigarh.
 - 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 Aerocity, Mohali".
 - 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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Annexure-3

PART – I: TECHNICAL BID FOR B/O AEROCITY, MOHALI (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	r to lease out to the Bank ar	e 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
- 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
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]

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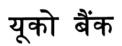
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	i)	The strong room will be constructed strictly as per the Bank's specifications and
	'/	ate strong room door; grill gate and ventilators are to be supplied by the bank.
,	ii)	A partition wall will be provided inside the strong segregating the locker room
	,	and 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.
	iv)	All windows will be strengthened by grills with glass and mesh goots.
	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 and meter of required capacity will be provided.
	vi)	Electrical facilities and additional points (Lights, tans-power) as recommended
	∨ii)	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. Decla	ration	
	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. You are at liberty to remove at the time of Vacating the premises, all electrica
	C.	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
	u.	premises on
/We agi	ree to	execute Lease Deed in Bank's standard format.
My / Our	offer v	vill be valid for next three months from the date of offer.
		Signature of the offerer
		Signature of the offerer
		Name:
		Address
		Contact:
		(Must be mentioned on envelope)
Place:		
Date:		

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Annexure-4

PART – II FINANCIAL BID FOR B/O AEROCITY, MOHALI (MUST BE MENTIONED ON ENVELOPE ALSO)

To
The Zonal Manager
Zonal Office
UCO Bank
Chandigarh

De	ar Sir,				
		ha la assa	. /		.1
	e offer 1	ro lease my	y / our space in the	premises located o	at
••••					
(Ot	her det	ails of whic	:h are given in Part -	– I) as following rate	: :
		loor	Carpet Area	Rate	Total Rent
			(in sq. ft.)	(Rs. Per sq. ft.)	p.m. (Rs.)
	Ground	d floor			
۱/۱	Ne agre	ee to:			
	i)	Evocuto	Logso Dood in Rank	c's standard format.	
	'1	EXECUTE	Lease Deed in bank	c s sianaara 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 favo	our of Bank for	years plus
		options of years each with % increase in rent at each option.			
	Any other terms and conditions (Please specify)				
					Contd 2

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Page: 2

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

Signature of the offerer Name: Address:	

Note: Carpet area will not include the followings:

Place:

Date:

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

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