### यूको बैंक UCO BANK सम्मान आपके विश्वास का Honours your trust Zonal Office – Durgapur

#### PREMISES REQUIRED

Bank desires to take premises on rent 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 is required in the following localities for opening of its Branches:

Si. No.	Place	Area	Carpet Area
1.	Shantipur, Nadia	Shantipur, Nadia	800-1000 Sq.Ft.

The details/forms may be collected from **UCO Bank Ranaghat branch** or **Zonal Office, Durgapur** at Einstein Avenue, B-Zone, Durgapur-713205 or can be downloaded from our Bank's web Site at <a href="https://www.ucobank.com">www.ucobank.com</a>. The last date of application in sealed cover on prescribed format is **28/02/2023 upto 2:00 PM** at Zonal Office, Durgapur or UCO Bank Ranaghat branch. For any query/details, please contact Zonal Office, Durgapur.

Assistant General Manager & Zonal Head

#### Details for requirement for Rural/Semi Urban Branches.

# UCO BANK ZONAL Office Durgapur

#### REQUIREMENT OF 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) their readily available in premises in Shantipur, Nadia area at the following places with the following requisite details.

Si.No.	Branch	Preffered location	Carpet Area(Sq.ft.)
1.	Shantipur, Nadia	Shantipur, Nadia	800-1000

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 amnesties 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.
- 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 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 in the bank's Zonal Office, at Durgapur, and UCO Bank Ranaghat branch 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.



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

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.

#### Annexure 2 (A) contd:

#### Details of formalities and documents required for premises.

(Advertisement dated 15.02.2023)

- ➤ Submit your offer in enclosed quotation form in two separate sealed covers. Please ensure to submit the same to our office latest by 28.02.2023 upto 2:00 PM.
- 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.
  - ❖ The form should be put in an envelope and the envelope duly sealed, should be superscribed with "Offer of Premises for UCO Bank".
  - ❖ The 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.
  - ❖ 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.

PART – I: TECHNICAL BID FOR [MUST BE MENTIONED ON ENVEL	ODE ALCOL
Zonal Manager Zonal Office UCO Bank,	OPE ALSOJ
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/Mixe  b) Size of Plot:sft,, Front Road Width:  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 exception f) Specification of construction  1) Floor  2) Roof  3) Walls	ft,
<ul><li>4) Doors and Windows</li><li>5) Are M.S. Grills provided to windows?</li><li>g) Running water facility available</li></ul>	Yes/No 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].

h) Sanitary facilities available.

j) Parking facility

i) Electricity supply with separate meter available

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.

Yes/No

Yes/No

Yes/No.

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

Place:
Date:

Address:\_\_\_\_

Contract No.:\_\_\_
(Must be mentioned on envelope)

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

Zonal Manager						
Zonal Office UCO Bank						
OCO Dank						
Dear Sir,						
I/We offer to lease my/our space in the premises located at						
(Other details	of whic	h are given in Part-I) a	as following rate:	<del></del>		
Floor		Carpet area	Rate	Total rent		
		(in Sq. ft.)	(Rs.per sq.ft.)	per.month. (Rs.)		
Ground floor						
First floor						
I/We agree to:						
i) Ex	Execute Lease Deed in Bank's standard format.					
ii) Be	Bear all the taxes and cesses related to the concerned premises					
iii) Be	Bear the cost of execution and registration of lease deed.					
iv) To lease the premises in favour of Bank foryears plus number of options ofyears each with% increase in rent at each option.						
Any other terms and conditions (Please specify)						

Contd...2

#### Page:2

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:

- iv) Common areas shared with other co-tenants.
- v) Areas covered by walls, pillars.
- vi) Space covered by toilets, staircase, uncovered verandah, corridor and passage.

## DRAFT OFFER LETTER TO BE GIVEN BY THE LANDLORD(S) <u>OFFERING PREMISES ON LEASE</u> ( For Rural and Semi Urban Centre )

#### OFFER LETTER

		Date:
To:	o:	From:
		73.65.63.63.63.63.63.63.63.63.63.63.63.63.63.
De	ear Sir,	
_		
	Sub: Offer to give on lease the Pres	mises for your Branch/Office
	I/We, offer in you to give on lease to	the premises described here below for
a)	<ul><li>Full address of premises offered on lease :</li><li>b) Distance from the main road /crossroad</li></ul>	
	c) Whether there is direct access in the	
	premises from the main road	:
d)	) Floor wise area: Floor	Usable carpet Rentable area in (sq.ft) floor area
e)	Year of construction :	
f)		
ž	Certificate is obtained :	
g)	) If the building is yet to be constructed	
	i) Whether the plan of the building is	
	approved (copy enclosed) :	
	ii) Cost of construction :	
	iii) Time required for completing the	
h)	construction : ) If the building is old whether repairs/	
11)	renovation is required	
	i) If so cost of repairs/construction	
	ii) Boundaries	
	East: We	est:
		uth:
	Note: Rentable floor area includes carpet area	a of sanitary conveniences, kitchen, pantry,
	canteen, store etc. and internal passage and co	orridor if any,(Refer Bank's definition of
	rentable floor area).	

#### **TERMS & CONDITIONS:**

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

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

	With eff	ect fron	n	i.	e. the date of	handing ov	er vacant	possess	ion
after	completion	of the	construction,	repairs,	renovation,	additions,	payable	within	7 <sup>th</sup>
work	ing day of su	icceedi	ng calendar mo	onth. For	services like	A/c, the re	spective s	service r	ent
will b	be payable fro	om the	date the service	is availa	ble.				

#### b) LEASE PERIOD:

- ii) In case I/We, fail to discharge the entire loan to be granted by the Bank for construction/repairs/renovation/addition of the premises along with interest within the agreed period of lease, I/We agree for further extension of lease at the same rental rates, as will be paid at the time of expiry of agreed lease period, till the loan with interest is cleared in full. This is with out prejudice to the rights of the Bank to recover such outstanding by enforcement of the security or by other means such as may be deemed necessary by the Bank.
- iii) 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.

#### c) Taxes/Rates:

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

#### d) Maintenance/Repairs:

ii) Bank shall bear actual charges for consumption of electricity and water, I/We undertake to provide separate electricity/water meters for this purpose.

- iii) 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.
- e) Rental Deposit:

You have to give us a sum of Rs.....being the advance rent deposit for ......months which will be refunded to you at the time of vacating the premises or you are at liberty to adjust the amount from the last 3/6 month's rent payable to me/us by you before you vacate. (Applicable only, where no component of loan is involved).

f) Loan:

Further, I/We undertake to offer the land and building as security for the loan granted for the construction of the building.

g) 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:**

- a) 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.
- b) 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. (Strike out whichever is not applicable, particularly for toilets).

- c) The following amenities are available in the premises or I/We agreeable to provide the following amenities: [Strike out which ever 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 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.
  - iv) Separate toilets for Gents and ladies will be provided.
  - v) 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.
  - vii) All windows will be strengthened by grills with glass and mesh doors.
  - viii) Required power load for the normal functioning of the Bank and the requisite electrical wiring or points will be provided.
  - ix) 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.
  - x) Space for displaying Bank's signboard will be provided.
  - xi) Required number of pucca morchas for security purpose will be provided as per Bank's specification.
  - xii) Electrical facilities and additional points (Lights, fans-power) as recommended by the Bank will be provided.
- d) 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.
- e) The charges /fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
- f) 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.
- g) If my/our offer is acceptable, I/ we will give you possession of the above premises on ......
- h) 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)