



UCO BANK





809/22-23

Annexure 1 (B)

PREMISES REQUIRED

Bank desires to take premises on rent having **800-1000 sqft** 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 following localities for opening of its Branch/Office

Surankote

The details and form may be collected from our Naushera Branch. The form can also be downloaded from our bank's website: www.ucobank.com. The last date for submission of application in sealed cover on prescribed format is 22-03-2023. Date for opening of tender is 23-03-2023.

Deputy General Manager

Address - SCO-113,114,115 IST FLOOR MASTER TARA SINGH NAGAR MARKET

NEAR BSNL EXCHANGE JALANDHAR (144001)

Contact: 0181-5064073





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Annexure 2 (B)

Details for requirement for Semi Urban branch.

<u>UCO BANK</u> <u>ZONAL OFFICE JALANDHAR</u> <u>SCO-113,114,115 IST FLOOR MASTER TARA SINGH NAGAR MARKET (144001)</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 10/15 years or more) their readily available premises at the following places with the under mentioned requisite details.

Branch / Office	Preferred location	Carpet Area (sft.)
Surankote	Surankote	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 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 10 kva for the purpose.

Contd.....2

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

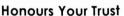
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envelope no. 2 & superscribed with Financial Bid. Both these covers duly sealed should be put up in the third cover super scribed with "Offer of Premises for UCO Bank______ (name of proposed Branch premises)" and it should also bear the name, address 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 Our Naushera Branch** 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.

Encl: Details of formalities and documents required for premises.

<u>Part-I form for Technical Bid</u> <u>Part-II form for Financial Bid</u>





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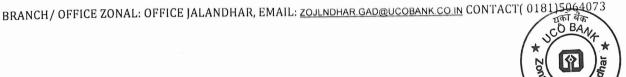
Details of formalities and documents required for premises.

(Advertisement dated 08.03.2023)

- > Submit your offer in enclosed quotation form in two separate sealed covers. Please ensure to submit the same to our office latest by 22.03.2023
- ▶ 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 3rd cover super scribed with "Offer of Premises for UCO Bank_Surankote_(name of proposed branch location)".
 - All the three envelops should also bear the name and address, phone no./mobile no. of the offerer.
 - ❖ Separate applications as per prescribed proforma, 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 Jalandhar

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 __Surankote__ (MUST BE MENTIONED ON ENVELOPE ALSO)

To

The Zonal Manager Zonal Office UCO BANK JALANDHAR

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
- 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?

g. Running water facility available

h. Sanitary facilities available

i. Electricity supply with separate meter available

Yes / No

Yes / No

i. Parking facility

Yes/ No

- 5. The following amenities are available in the premises or I/We afreeable to provide the following amenities: [Strike out which ever is not applicable]
 - i. The striong 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 segregating the locker room and cash room.





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- 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 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
Name:Address
Contact:

Place: Date:







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Annexure-4

PART – II FINANCIAL BID FOR _ **Surankote** _ (MUST BE MENTIONED ON ENVELOPE ALSO)

To The Zonal Mar Zonal Office UCO Bank	nager					
JALANDHAR						
Dear Sir, I/We of	fer to leas	se my / our space in t	the premis	es located	at	
(Other details	of which	are given in Part – I) o	as followin	g rate:		
Flo		Carpet Area	Ro	ate	Total Rent	
		(in sq.ft.)	(Rs. Pe	er sq.ft.)	p.m. (Rs.)	
Ground f	loor	· ·				
First floor						
I / We agree	to:					
•	Bear the To lease t number of each opt ther terms	ne taxes and cesses recost of execution and the premises in favour of options of	d registration of Bank for the second of Bank for the second of the seco	on of lease or ach with	aeea. years plus % increase in re	ent a
				Name:	of the offerer	
Place : Date :						
Note : Carpe i) ii) iii)	Commor	I not include the follon areas shared with overed by walls, pillars overed by toilets, stail	ther co-te		randah, corridor and	

BRANCH/ OFFICE ZONAL: OFFICE JALANDHAR, EMAIL: ZOJLNDHAR GAD@UCOBANK CO IN CONTACT(0181)5064073

