

यूको बैंक



UCO BANK

PREMISES REQUIRED

UCO Bank desires to take premises on lease, for commercial purpose, having 800-1000 sq. ft of carpet area on Ground Floor. The proposed offered premises should be less than 1000 sq.ft. only. The premises are required in the following localities for its **Shifting of IBM FATORDA Branch at :**

Preferred Locations - Borda, Gogl Square, Fatorda Stadium, Aquem, Arlem, Tahsil : Margao, District : South Goa

The details may be collected from Bank's **IBM Fatorda Branch (Address: Crossroads Avenue, Commercial Plaza, Eastern By Pass, Fatorda, Goa-403720)**

OR

Can be downloaded from our Bank's website at www.ucobank.com. The last date of submission of application in sealed cover on prescribed format at below mentioned address (Zonal Office, Pune) on or before 7th April, 2021 at 5:30 P.M.

UCO BANK ZONAL OFFICE

2190/2191, Sanskrit Vidya Mandir Sports Complex, Sahakarnagar-1, Lane-4, Pune- 411009

**Zonal Manager,
UCO Bank
Zonal Office, Pune**

यूको बैंक



UCO BANK

जगह चाहिए

यूको बैंक को आईबीएम फटोरदा शाखा स्थानांतरण के लिए निम्नलिखित क्षेत्र में अपनी शाखा हेतु ८०० से १००० वर्ग फीट कार्पेट क्षेत्रफल में केवल भूतल, (ग्राउंड फ्लोर) पर स्थित एक व्यावसायिक परिसर पट्टे (लीज) पर चाहिए। प्रस्तावित जगह १००० वर्ग फीट कार्पेट एरिया से कम होनी चाहिए।

अपेक्षित स्थल – बोर्डा, गोगोल स्कवेर, फटोरदा स्टेडियम, अकुएम, आर्लेम
तहसिल – मरगाओ, जिला – साउथ गोआ

विस्तृत जानकारी आप हमारी आईबीएम फटोरदा शाखा (पता : क्रॉसरोड्स एवेन्यू, कमर्शियल प्लाज़ा, ईस्टर्न बाई पास, फटोरदा, गोआ) से प्राप्त कर सकते हैं।

अथवा

हमारे बैंक की वेबसाइट www.ucobank.com से प्राप्त कर सकते हैं। निर्धारित प्रारूप (फॉर्मेट) में मुहरबंद लिफाफे में आवेदन अंचल कार्यालय, पुणे के निम्न लिखित पते पर जमा करने की अंतिम तिथि है ०७ अप्रैल २०२१ शाम ५.३० बजे तक।

यूको बैंक, अंचल कार्यालय, पुणे

२१९०/२१९१, संस्कृत विद्या मंदिर स्पोर्ट्स कॉम्प्लेक्स, अंचल प्रबंधक, यूको बैंक
सहकारनगर-१, गली-४, पुणे-४११००९ अंचल कार्यालय, पुणे

यूको बँक



UCO BANK

जागा पाहिजे

युको बँकेला आईबीएम फटोरदा शाखा स्थलांतरणासाठी असलेली आणि केवळ तळमजल्यावर असलेली आणि त्वरित ताब्यासाठी उपलब्ध असलेल्या खाली नमूद केलेल्या परिसरात व्यावसायिक वापरासाठी ८०० ते १००० चौरस फुट कारपेट एरिया असलेली जागा भाडेतत्वावर हवी आहे. प्रस्तावित जागा १००० चौरस फुट कारपेट एरिया पेक्षा कमी असली पाहिजे.

प्राधान्य असणारी ठिकाणे – बोर्डा,गोगोल स्कवेर, फटोरदा स्टेडियम, अकुएम, आर्लेम तालुका – मरगाओ, जिल्हा – साउथ गोआ

आपण अधिक माहिती आमच्या आईबीएम फटोरदा शाखेकडून (पत्ता : क्रॉसरोड्स एवेन्यू, कमर्शियल प्लाजा, ईस्टर्न बाई पास, फटोरदा, गोआ) प्राप्त करू शकता.

किंवा

आमच्या बँकेच्या संकेतस्थल www.ucobank.com वरून डाऊनलोड करू शकता. सीलबंद पाकिटामध्ये विहित नमून्यात केलेले अर्ज अंचल कार्यालय पुणे च्या खाली दिलेल्या पत्त्यावर सादर करण्यासाठी शेवटची तारीख आहे ०७ एप्रिल २०२१, सायंकाळी ५.३० वाजेपर्यंत.

युको बँक, विभागीय कार्यालय, पुणे

२१९०/२१९१, संस्कृत विद्या मंदिर स्पोर्ट्स कॉम्प्लेक्स,

सहकारनगर-१, गल्ली-४, पुणे-४११००९

विभागीय व्यवस्थापक, युको बँक
विभागीय कार्यालय, पुणे

Annexure 2 (A)

Details for requirement for Rural/Semi - Urban Branches/Offices**UCO BANK****ZONAL OFFICE****PUNE****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 15 years or more preferably for 20/25 years or more) their readily available premises in IBM Fatorda -- area at the following places with the following requisite details.

Branch / Office	Preferred location	Carpet Area (sft.)
IBM Fatorda	Borda, Gogol Square, Fatorda Stadium, Aquem, Arlem	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, Safe & Lockers Cabinet. Construction for Strong Room as per Bank's specification should be done by the Landlord.
- ATM 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 of 10 KVA for the purpose.

Contd.....2

: 1 :



यूको बैंक , अंचल कार्यालय पुणे UCO BANK , Zonal Office Pune

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2190/2191, Sanskrit Vidya Mandir Sports Complex, Near Aranyeshwar Temple, Sahakar Nagar No. 1, Lane No.4, Pune 411009 (M.S.)

दूरभाष क्र. Tel. No. 020-24210228 फैक्स नं. Fax No.020-24210318 ई-मेल पता Email Add.-zo.pune@ucobank.co.in

राजभाषा का प्रकाश - बैंक का विकास

The cover containing technical detail should be marked envelope no. 1 and super-scribed with Technical Bid and the cover containing financial details should be marked as envelope no. 2 & super-scribed 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 envelopes. 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 IBM fatorda Branch (Crossroads Avenue, Commercial Plaza, Eastern By Pass, Fatorda, Goa) or downloaded from Bank's website www.ucobank.com

Last date of Application: 07-04-2021

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
Pune Zone.**

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

Part-I form for Technical Bid

Part-II form for Financial Bid

: 2 :

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राजभाषा का प्रकाश – बैंक का विकास

Details of formalities and documents required for premises.

(Advertisement dated 24-03-2021)

- Submit your offer in enclosed quotation form in two separate sealed covers. Please ensure to submit the same to our office **latest by 07-04-2021, 5:30PM**
- 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 envelopes 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, 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 in two parts.



:3:

यूको बैंक , अंचल कार्यालय पुणे UCO BANK , Zonal Office Pune,

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राजभाषा का प्रकाश – बैंक का विकास

PART – I : TECHNICAL BID FOR _____ (New Branch)

Annexure-3

[MUST BE MENTIONED ON ENVELOPE ALSO]

Zonal Manager

Zonal Office

UCO Bank, PUNE

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: _____sft., 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)

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राजभाषा का प्रकाश – बैंक का विकास

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 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 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
- X) The ATM room will be constructed strictly as per the Bank's specifications and size.

6. Declaration:

यूको बैंक, अंचल कार्यालय पुणे UCO BANK, Zonal Office Pune,
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 राजभाषा का प्रकाश - बैंक का विकास

- 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: _____

Place:

Date:

Address: _____

Contract No.: _____

(Must be mentioned on envelope)

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राजभाषा का प्रकाश - बैंक का विकास

PART-II FINANCIAL BID FOR _____

(MUST BE MENTIONED ON ENVELOPE ALSO)

Zonal Manager

Zonal Office

UCO Bank

Pune

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 :

- Execute Lease Deed in Bank's standard format.
 - Bear all the taxes and cesses related to the concerned premises
 - Bear the cost of execution and registration of lease deed.
 - 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)

Contd...2

यूको बैंक , अंचल कार्यालय पुणे UCO BANK , Zonal Office Pune,

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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:

- 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.