



Annexure 1 (B)

PREMISES REQUIRED

Bank desires to take premises on rent having 1000-1200 sqft of carpet area preferably on Ground Floor or 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 our Branch at **Shastri Nagar Distt Jammu** at a prime location or near business centers in the City.

The details and form may be collected from our existing branch at **Shastri Nagar, Jammu or Zonal Office Jalandhar, SCO-113,114,115, Master Tara Singh Nagar Market, Jalandhar**. The last date for submission of application in sealed cover on prescribed format is 19-03-2017.

The form can also be downloaded from our bank's website: www.ucobank.com


Deputy General Manager

Address - SCO-113,114,115 IST FLOOR
MASTER TARA SINGH NAGAR MARKET
NEAR BSNL EXCHANGE JALANDHAR (144001)
Contact: 99883-65757



Annexure 2 (B)

Details for requirement for Urban/Metro Branches.

UCO BANK
ZONAL OFFICE JALANDHAR
SCO-113,114,115 IST FLOOR MASTER TARA SINGH NAGAR MARKET (144001)

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 in **Shastri Nagar Jammu**, area at the following places with the following requisite details.

Branch / Office	Preferred location	Carpet Area (sft.)
Shastri Nagar, Jammu	Shastri Nagar, Jammu at a prime location or near business centers in the city.	1000-1200 Sq.ft.

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 20 kva for the purpose.

Contd.....2



Annexure-3

PART - I : TECHNICAL BID FOR SHASTRI NAGAR, JAMMU
(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? 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 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.



Annexure-4

PART – II FINANCIAL BID FOR SHASTRI NAGAR JAMMU
(MUST BE MENTIONED ON ENVELOPE ALSO)

To
The Zonal Manager
Zonal Office
UCO Bank
JALANDHAR

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 p.m. (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
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.