

Annexure 1 (B)



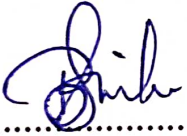
UCO BANK

Zonal Office, Ranchi, Sainik Market, Main Road
Ranchi-834001, Jharkhand

Bank desires to take Currency Chest premises on rent having 3500-4000 Sq.ft. of carpet area on Ground Floor. The premise is required in following localities of its Branch/Office:-

| S.No. | Branch/Office | District | Preferred Location |
|-------|-----------------------|----------|--|
| 1 | Dhurwa Currency Chest | RANCHI | HINOO & nearby areas within Ranchi Municipal Corporation |

The details may be collected from Bank's website www.ucobank.com under TENDER section and from UCO Bank, Zonal Office, Ranchi, Sainik Market, Main Road, Ranchi-834001, Jharkhand. The last date for submission of application in sealed cover on prescribed format is **15.11.2024**.



Zonal Manager
Ranchi Zone

Date: 16.10.2024
Place: Ranchi



Annexure 2 (B)

Details for requirement for Currency Chest

UCO BANK
Zonal Office, Ranchi, Sainik Market, Main Road
Ranchi-834001, Jharkhand

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 20 years or more) their readily available premises in the below mentioned area at the following places with the following requisite details.

| S.NO | Branch/Office | District | Preferred location | Carpet Area (Sq.ft.) |
|------|-----------------------|----------|--|--|
| 1 | Dhurwa Currency Chest | RANCHI | HINOO or areas within Ranchi Municipal Corporation | 3500-4000 sq.ft. in Ground Floor (Maximum for Currency Chest in which a minimum of 1500 sq.ft. for Strong Room area) |

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 Currency Chest from Competent Authority at their own cost at the time of finalization.
- The offerer must have a clear title of the property.
- Premises should compulsorily 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, and 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 will construct two toilets in the offer premises.
- The offerer is to provide three-phase power connection with minimum power load required for Bank.

Earnest Money Deposit (EMD) amount of Rs.10,000/- (Rupees Ten thousand only) has to be deposited by bidders in the favour of " **UCO BANK, ZONAL OFFICE, RANCHI**" payable at **Ranchi** in the form of Demand Draft along with Technical bid i.e. Annexure-3. EMD of unsuccessful bidder will be released (without any interest) again their request letter after completion of selection process of L-1 bidder. EMD of L-1 bidder will be released (without any interest) after execution of lease agreement. However, if L-1 bidder withdraws their acceptance, UCO Bank will have right to forfeit EMD amount without making any reference.

The sealed 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 or marked as "**Offer of Premises for UCO Bank- Dhurwa Currency Chest**" (whichever is applicable) and it should also bear the **name, address and contact number of the offerer** 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 which may be obtained from Zonal Office, at **UCO Bank, Ranchi Zonal Office, Ranchi, Sainik Market, Main Road, Ranchi-834001, Jharkhand** or downloaded from **UCO Bank's website** 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.

Note: No brokerage will be paid by the bank.



**Zonal Manager
Ranchi Zone.**



Place: Ranchi
Date: 16.10.2024

Details of formalities and documents required for premises;

1. Part-I:- Technical Bid (Annexure-3)
2. Part-II:- Financial Bid (Annexure-4)

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.



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Annexure 2 (B) contd:

Details of formalities and documents required for premises.

(Advertisement dated.....)

> Submit your offer in enclosed quotation from in two separate sealed cover. Please ensure to submit the same to our office latest by **15.11.2024**.

> While filing the quotation forms, please ensure to follow below mentioned instructions:

1. Submit copy of ownership document along with technical Bid.
2. You have to submit copy of "NOC" from competent authority.
3. Fill up all the information asked for in the enclosed form itself.
4. Do not quote rent/sale price anywhere in Part 1 (Annexure-3) of the form.
5. In case you desire to stipulate any term and condition, the same should be mentioned in Part 1 of the form.
6. 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, Dhurwa Currency Chest**".
7. All the three envelopes should also bear the name and address, phone no./ Mobile no. of the offerer.
8. 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 (two no.s for technical & two no.s for financial bids)
7. The **3rd cover**, duly sealed, should be addressed to the **Zonal Manager, UCO Bank, Ranchi Zonal Office, Sainik Market, Main Road, Ranchi, Jharkhand-834001**.

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.



Invitation for Offer

UCO Bank, Ranchi Zone invites proposals/offers in two bid system from Owner/ Builders/ Developers/ Power of attorney holder having clear and marketable titles over built up property for acquiring new premises of **Dhurwa Currency Chest on lease basis**. The proposed premises shall be ready for occupation or likely to be ready for occupation within a period of 3-6 months. Preference shall be given to offers from Public Sector Units/ Bank's Undertaking and Government Departments.

| S.NO. | Branch/Office | District | State | Preferred location | Carpet Area (Sq.ft.) |
|-------|-----------------------|----------|-----------|--|---|
| 1 | Dhurwa Currency Chest | RANCHI | Jharkhand | HINOO or within Ranchi Municipal Corporation | 3500-4000 sq.ft. in Ground Floor (Maximum for Currency Chest in which a minimum of 1500 sq.ft. for Strong Room area |

*** Carpet area shall exclude staircase, corridor & passage, porch, shaft & machine rooms for lifts, air-conditioning duct, loft, built-in wardrobes & shelf, intermediate pillars/columns, partitions & wall and other obstructions, verandahs, balcony, bathroom, Ample space for parking for vehicles, lavatory & space for DGSET etc.

Location for Dhurwa Currency Chest should be in Ranchi City/Town area within Ranchi Municipal Corporation. Premises must have the **25 to 35 feet** frontage area. Premises must have access to surfaced road having clear carriageway width between **25 to 35 feet** for easy transportation of large vehicles.

Terms and condition for acquiring premises on Lease basis:-

| S.no. | Terms of Lease | Norms |
|-------|--|--|
| 1 | Currency Chest | 3500-4000 sq.ft. in Ground Floor (Maximum for Currency Chest in which a minimum of 1500 sq.ft. for Strong Room area- as per RBI guidelines). This is inclusive of guard room with amenities, sorting area, etc. to be constructed by landlord/lady. |
| 2 | Preferred Floor Details for Currency Chest | Ground Floor (Compulsorily) |
| 3 | Taxes | To be Paid by landlord |
| 4 | Service Tax (GST) | To be Paid by Bank, if applicable |
| 5 | Lease Period | 20 Years (Minimum) |
| 6 | Lease Deed | To be executed after tender is finalized and possession of the fully constructed premises is taken by Bank. |
| 7 | Escalation % in rent | As per Bank's norm |
| 8 | Lease Expenses | 50:50 (Bank & Landlord/Lady of Premises) for lease expenses. For lawyer expenses Landlord/ Lady will pay separately to the lawyer if he brings his/her own Lawyer and if Lawyer is empanelled in uco Bank and Bank will take his/her legal services for the said premises then 50:50. Expenses for Legal Opinion/TCR/NEC etc will be borne by Landlord/Lady. |

| | | |
|----|-------------------------------|--|
| 9 | Termination of Lease | 3 months notice at Bank's Option |
| 10 | White washing/ Painting | By Landlord/ Lady, Every 3 years |
| 11 | Repair & Maintenance | Major to be done by Landlord/ Lady, Minor to be done by Bank |
| 12 | Income Tax/ TDS | As per Income Tax Rules/ guidelines applicable at time. |
| 13 | Amenities (Free of Cost) | Ample parking space for vehicles of Currency Chest, the said space not to be included in carpet area of Currency Chest, space for V-Sat, Solar Panel. Parking space for vehicles of Bank's staff, Space for DG Set/ Generator set, Separate staff Toilet (Men & Women both), Space for Earth pit, Lift service, Two set of stairs, Firefighting services, others, if any at Bank's option. |
| 14 | Construction of Premises | To be Constructed by Landlord/lady as per RBI/Bank's provide Layout at his/her own cost. |
| 15 | Approval from local Authority | Premises must have NOC for commercial use, Map of the premises must be approved by local Govt, authority and it should be as per Jharkhand Building Bye-Laws, National Building Code of India & The Jharkhand Fire Service Act. |
| 16 | SDV(Strong Room) | To be built by Landlord/lady as per Bank/RBI guide lines at his/her own cost. Layout and detailed specification for the same will be provided by Bank for construction. Specification for strong room construction is mentioned in below table for information purpose. |

Details of Technical specification for construction of Currency Chest (CCs) Strong Rooms (Vaults)

| Class of Vaults | AAA |
|--|--|
| Specification | Details |
| Internal Clear Usable size without obstructions | Area: Minimum 1500 sq.ft. for Vaults, Height:3000 mm |
| Construction shall be done as per the design given by the structural consultant hired by bank subject to minimum requirements given here for achieving burglary resistance against attack by common handheld/picking/ impact/ portable electric/ hydraulic/ concrete cutting/ drilling tools, pressure applying devices, power saws etc. fire resistance against gas cutting torch, fluxing rods etc. fire hose stream reheat endurance against exposure to major fire and firefighting water stream/ jet etc. | |
| Wall Thickness | 450 mm, Minimum |
| Floor and roof | 450 mm, Minimum |
| Concrete Mix(see IS 456) | M50, Minimum |
| Steel grid in walls, floor and roof | Bar Diameter: 20 mm Mesh: Mesh made by placing and tying rebars at 200 mm x 200 mm c/c both ways; once such mesh placed staggered on both the faces of each wall floor and roof, in such a manner so as to make less than 100 mm x 100 mm c/c through openings. |
| Twisted tang bars laid with staggered joints and 25 mm overlap, Minimum | 2 Rows in Walls 2 Layers in Floor 2 Layers in Roof |
| Surveillance passage/ Patrol corridor | 1150 mm, Minimum for Front and Back, 750 mm, Minimum for sides |
| Heating ventilation and Air Conditioning (HVAC) arrangements | It shall be provided through plenum chamber attachment to manhole/ emergency door |
| Security Ventilator(see ISD 14387/ Exhaust fan) | Height from Floor Level: 2100 mm, Minimum. Opening Size: 450 mm x 450 mm, Maximum |
| <ul style="list-style-type: none"> All the above mentioned technical specification is not final and can be changed/ altered as per the requirement of RBI/Bank and modification/ addition may be proposed by Bank that needs to be done by the Landlord/lady at his/her own cost. | |



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Offer un two sealed envelopes in conformity with two-bid system should contain the following details;

Envelop No.(1)- Marked " Technical Bid" should contain full technical details viz: location of premises with detailed address, sanctioned plan drawn to scale with completion/ occupation certificate, carpet area of portion to be acquired, specification of internal finishes, amenities, car parking facility, distance from Bus Stand/ Railway station etc, No indication as to price aspect is given in " Technical Bid".

Envelop No. (2)- Marked " Financial Bid" should contain strictly financial details viz: rate per sq.ft. on carpet area, details of Municipal taxes and lease expenses etc. Carpet area (as per IS Code 3861-2002) shall exclude staircase, corridor & passage, porch, shaft & machine rooms for lifts, air conditioning duct, loft, built-in wardrobes & shelf, intermediate pillars/ columns, partitions & wall and other obstructions, verandahs, balcony, bathrooms and lavatory space for DGSET etc.

Envelop No.(3)- Marked " Offer for Dhurwa Currency Chest" should contain Envelop No.(2) and Envelop No. (3) along with **Earnest Money Deposit (EMD) amount of Rs.10,000/- (Rupees Ten thousand only)** has to be deposited by bidders in the favour of **" UCO BANK, ZONAL OFFICE, RANCHI"** payable at Ranchi in the form of Demand Draft EMD of unsuccessful bidder will be released (without any interest) again their request letter after completion of selection process of L-1 bidder. EMD of L-1 bidder will be released (without any interest) after execution of lease agreement. However, if L-1 bidder withdraws their acceptance, UCO Bank will have right to forfeit EMD amount without making any reference. The 3rd Envelop, duly sealed, should be addressed to the **Zonal Manager, UCO Bank, Ranchi Zonal Office, Sainik Market, Main Road, Ranchi, Jharkhand-834001.**

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. Any decision taken by Bank at any point of time in connection with this tender shall be final and conclusive and no claim or dispute from any quarter in that regard shall be entertained. Bank reserves all the rights for cancelling the tender without assigning any reason.


Zonal Head
Ranchi Zone



Encl:

1. Part-I:- Technical Bid (Annexure-3)
2. Part-II:- Financial Bid (Annexure-4)

सामान्य प्रशासन & वित्त विभाग, अंचल कार्यालय, राँची General Administration & Finance Department, Zonal Office, Ranchi
सेनिक बाज़ार, मेन रोड, राँची - 834001. दूरभाष Tel: 0651-2330845, Sainik Bazar, Main Road, Ranchi - 834001
ई-मेल E-mail: zo.ranchi@ucobank.co.in; zoranchi.gad@ucobank.co.in, zoranchi.fin@ucobank.co.in

एक टीम-एक स्वप्न - एक लक्ष्य

राजभाषा का प्रकाश - बैंक का विकास