

PREMISES REQUIRED

UCO Bank desires to take premises on rent having carpet area of 4000 sqft (approx.) on Ground Floor. The premises are required in following localities for shifting of **Station Road Surat Branch along with currency chest** including space for ATM.

Area- Within 1-2 km of Station Road Surat Branch

The details may be downloaded from Bank's website www.ucobank.com or collected from UCO Bank Zonal office Surat. The last date for receipt of application in covered envelope in Bank's prescribed format on or before 24.07.2023(5.00PM)

**Zonal Head
Surat**

परिसर की आवश्यकता

यूको बैंक को स्टेशन रोड सूरत शाखा, करेंसी चेस्ट और एटीएम परिसर के स्थानांतरण के लिए किराये पर लगभग 4000 वर्ग फीट भूतल पर परिसर की आवश्यकता है।

परिसर वर्तमान शाखा के 1 या 2 किलोमीटर के दायरे में स्थित होना चाहिए।

विस्तृत विवरण यूको बैंक की वेबसाइट www.ucobank.com से डाउनलोड या अंचल कार्यालय से प्राप्त किया जा सकता है। आवेदन पत्र बंद लिफाफे में प्रस्तुत हो जिसे प्रस्तुत करने की अंतिम तिथि 25.07.2023 (सायं 5.00 बजे) तक है ।

**अंचल प्रबंधक
सूरत**

ANNEXTURE – 2(B)

UCO BANK ZONAL OFFICE, SURAT REQUIREMENT OF BRANCH PREMISES

Offers in two separate sealed covers containing technical details and financials details 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 premises **in Station Road Surat Area** at the following places with the following requisite details.

Branch	Preferred Location	Carpet Area (sft.)
Station Road, Surat	Nearer to Station Road Surat Branch (within the area of 1-2 km)	4000 sqft

The following terms & conditions should be complied with, while submitting the offer for the proposed premises:

- Application 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 offer must have a clear title to the property.
- **Premises should preferably be located on ground floor with minimum height of 17 feet.** 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 of currency chest and branch both, Strong Room Doors and Safe & Lockers Cabinet.
- **Construction of Vault room with area of 1500sqft for currency chest as per specification of RBI and strong room of branch must be provided by the Landlord as per Bank's requirement .**
- The offerer will have to execute Bank's standard lease deed and bear the cost of execution and registration of Lease Deed on 50:50 basis by bank and landlord.
- The offerer must deposit Earnest money Deposit (EMD) to become eligible to participate in bidding process. The EMD of unsuccessful bidders will be released (without interest) against their request letter after completion of selection process. EMD of successful bidder will be released (without interest) after execution of lease agreement.
- The Earnest money of **Rs.10000/-** to be deposited In form of Demand draft in favour of **"UCOBANK ZONAL OFFICE, SURAT"** -
- 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 staff) and Parking space free of cost.**
- The offerer is to provide three-phase power connection with minimum power load of 35KVA for the purpose.

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, Surat.

The offer as above should be submitted in the bank's prescribed format only which may be obtained from **Zonal Office, Surat** 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.

Dy Zonal Head
Surat Zone

Encl: Details of formalities and documents required for premises.

Part-I form for Technical Bid

Part-II form for Financial Bid

Annexure-2(B) (Contd.)

Details of formalities and documents required for premises

(Advertisement dated 11.07.2023)

- Submit your offer in enclosed quotation form in two separate sealed covers.
Please ensure to submit the same to our office latest by **24.07.2023 (5.00PM)**
- 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 "**Envelop 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 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. 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 cover 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, UCO Bank, Zonal Office, 2nd Floor, Riddhi Shoppers, In front of Star Bazaar, Adajan Road, Surat-395009, Phone no. 0261-2797400.**

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.**

PART – I: TECHNICAL BID FOR PREMISES OF NEW BRANCH

Zonal Manager
Zonal Office, UCO Bank
2nd Floor, Riddhi Shoppers, Adajan Road,
Surat-395009,
Phone no. 0261-2797400

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)
- 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 whichever is not applicable)**.
 - i) The strong room will be constructed strictly as per the Bank's specification and size. Strong room door, grill gate and ventilations 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 heavy grills with glass and mesh doors.

Annexure – 3 (Contd.)

- v) Required electrical power load for the normal functioning of the Bank and the requisite electrical wiring or points will be provided wherever necessary, electrical meter of required capacity will be provided.
- vi) Electrical facilities and additional points (AC, 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. Space must be provided for rooftop antenna if required by the bank.

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 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:

Address:

Contact No. :

(Must be mentioned on envelope)

Place:

Date:

Annexure – 4

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

Zonal Manager
Zonal Office, UCO Bank
2nd Floor, Riddhi Shoppers, Adajan Road,
Surat-395009,
Phone no. 0261-2797400

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			
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 more than two terms i.e (A) 10 years of initial period + 5 years first option period + 5 years of second option each with 15% to 20% (maximum) 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.