



Premises required for Branch

Bank desires to take premises on rent, having minimum 1000-1200 sq. ft. of carpet area at Ground Floor including ATM space. The Premises is required in the following localities for shifting of it's Purani Mandi Branch(0033)/ Offices:-

Sl. No.	Branch/Office	Preferred Location	Carpet Area
1.	Purani Mandi Ajmer(0033)	Purani Mandi, Chudi Bazar & Naya Bazar, Ajmer	1000-1200 Sq. ft. (Minimum)

Premises should be with basic amenities along with three phase connection. The Details may be collected from UCO Bank Zonal Office Ajmer, Near Khailand Market Ajmer 305001 or can be down loaded from our Bank's website at www.ucobank.com. The last date for submission of application in sealed cover on prescribed format is Annexure -3 and Annexure -4 up to 04.00 PM on 18.04.2024 to this office. Envelope should have narration "For Branch premises under UCO Bank Purani Mandi Branch Ajmer". Bank reserves the right to cancel the notification and reject any of the proposals without assigning any reason, whatsoever may be, at its sole discretion.

(Mahesh H. Moundekar)
Zonal Manager





Date: 03-04-2024

UCO BANK ZONAL OFFICE, AJMER

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 minimum 15 years, their readily available premises in Purani Mandi, Chudi Bazar & Naya Bazar-Ajmer area at the following places with the following requisite details.

Branch / Office	Preferred location	Carpet Area (sq.ft.)
1.Purani Mandi, Ajmer	Purani Mandi, Chudi Bazar & Naya Bazar ,Ajmer	1000-1200 Sq.ft (Minimum)

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 and 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.
- 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 and 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 and parking space free of cost.
- The offerer is to provide three-phase power connection with minimum power load of 10 KVA required by the Bank.
- It is preferred that landlord will construct the premises strictly as per banks specifications including flooring with vitrified tiles for Branch and ATM shutter/collapsible gates at entrances, electrical wiring for lights/fans/ plugs.
- Landlord will provide us the space for fixing the signboards within no extra cost.
- Rate of rent should be quoted on the basis of carpet area per sq.ft. (or lump sum basis).

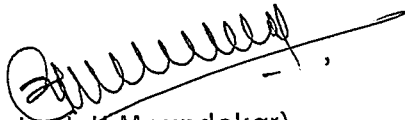
The sealed cover containing technical detail should be marked envelope no 1 and super-scribed with Technical Bid and the cover containing financial details should be marked as envelope no. 2 & super-scribed with Financial Bid. Both these covers duly sealed should be put up in the third cover super scribed with offer of premises for UCO

यूको बैंक अंचल कार्यालय खाइलैण्ड मार्केट अजमेर 305001 -
UCO BANK ZONAL OFFICE KHAILAND Market AJMER305001 -
फोन/Phone : (0145)2428106,2622884फैक्स/Fax: (0145)2429552
ई/मेल-e-mail: zoajmer.ol@ucobank.co.in



Bank "For Branch premises under UCO Bank Purani Mandi Branch Ajmer" 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 Zonal office Ajmer at Khailand Market Near Agra Gate Ajmer, within prescribed time schedule. No offer after the closing date will be entertained. The offer as above should be submitted in the bank's prescribed format only which may be obtained from Zonal Office, Khailand Market Ajmer 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.


(Mahesh H. Moundekar)
Zonal Manager



Encl: Details of formalities and documents required for premises
Part-I Form for Technical Bid
Part-II Form for Financial Bid

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

Note: Carpet area will not include the Followings:

1. Common areas shared with other co-tenants.
2. Areas covered by walls, Pillars.
3. Space covered by toilets, staircase, uncovered verandah, corridor and passage.

Details of formalities and documents required for premises.

(Advertisement dated 04-04-2024)

- Submit your offer in enclosed quotation form in sealed covers. Please ensure to submit the same to our office latest by **18-04-2024**.
- While filing the quotation forms, please ensure to follow below mentioned instructions:
 - ❖ Submit copy of ownership document along with letter of offer.
 - ❖ 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 i.e., Technical Bid of the form.
 - ❖ In case you desire to stipulate any term and condition, the same should be mention in Part-I of the form.



- ❖ Each part should be kept in a separate cover and the 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 Purani Mandi Branch".
- ❖ The form should be put in an envelope and envelope duly sealed, should be superscribed with offer of premises for UCO Bank.
- ❖ The envelopes should also bear the name and address, phone no./mobile no. of the offerer.
- ❖ Separate applications as per prescribed Performa, duly filled, signed and sealed, be submitted in respect of each other.
- ❖ All the three envelopes should also bear the name and address, phone no./mobile no. of the offer.
- ❖ The 3rd cover, duly sealed, should be addressed to the **Zonal Manager, UCO BANK, ZONAL OFFICE, KHAILAND MARKET, AJMER – 305001**

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 -1:

TECHNICAL BID FOR UCO BANK PURANI BRANCH AJMER
[MUST BE MENTIONED ON ENVELOPE ALSO]

Zonal Manager
Zonal Office
UCO Bank Ajmer,

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 building :
Residential/Commercial/Industrial/Mixed: Attach proof)
 - b) Size of Plot : _____sqft,
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
- f) Specification of construction
 - 1) Floor
 - 2) Roof
 - 3) Walls
 - 4) Doors and Windows
 - 5) Are M.S.Grills provided to Windows? : Yes/No
 - Running water facility available: Yes/No
 - Sanity facilities available : Yes/No
 - Electricity supply with separate meter available: Yes/No.
 - Parking facility:



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

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.

Place:

Date:

Signature of the offerer

Name:

Address.....

.....

Contract No.:.....

(Must be mentioned on envelope)



Annexure: 4

PART-II FINANCIAL BID FOR UCO BANK PURANI BRANCH AJMER
(MUST BE MENTIONED ON ENVELOPE ALSO)

Zonal Manager
Zonal Office
UCO Bank Ajmer.

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 in Rs (Lump-sum)	Total rent per month. (Rs.)
Ground 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.....numbers of options ofyears each with% increase in rent at each option. Any other terms and conditions (Please specify)

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 offeror

Name:

Address.....

.....

Mob no:-

Place:

Date:

Note:- Carpet area will not including followings:

- Common areas shared with other co-tenants.
- Areas covered by walls, pillars.
- Space covered by toilets, staircase, uncovered verandah, corridor and passage.