



**पता:**

**क्षेत्रीय कार्यालय: पार्वती कॉम्प्लेक्स , राष्ट्रीय राजमार्ग -22, बाइपास रोड,  
पंथाघाटी ,शिमला -171009 हिमाचल प्रदेश**

### **लीज आधार पर परिसर की आवश्यकता**

बैंक को अभिमानतः भूतल पर मनाली, जिला-कुल्लू, हिमाचल प्रदेश में उपयोग हेतु तैयार सुनिर्मित वाणिज्यिक परिसर माप 1200 वर्ग फीट  $\pm 10.00$  % कारपेट क्षेत्र की आवश्यकता है। आगामी विवरण हेतु कृपया बैंक की वेबसाइट [www.unionbankofindia.com/](http://www.unionbankofindia.com/) ई प्रापण पोर्ट <https://eprocure.gov.in> पर देखें। निर्दिष्ट प्रपत्र में बोलियां प्रस्तुतीकरण की अंतिम तिथि 17-06-2022 को साय: 03.30 बजे तक है।

बैंक बिना कोई कारण बताए किसी अथवा सभी बोलियों को रद्द करने का अधिकार सुरक्षित रखता है।

**क्षेत्र प्रमुख**



**Regional Office, Shimla**  
**Parvati Complex, NH-22, Bypass Road, Panthaghati, Shimla-171009**

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**PREMISES REQUIRED ON LEASE BASIS**

Bank requires a well-constructed commercial premise measuring 1200 sq. ft. ( $\pm 10\%$ ) carpet area in ready possession at Manali, District Kullu, Himachal Pradesh preferably on ground floor with enough parking Spaces. For further details, please visit bank's website [www.unionbankofindia.com](http://www.unionbankofindia.com)/eProcurement portal <https://eprocure.gov.in> Last date for submission of bids in prescribed format is 17-06-2022 up to 3:30 PM.

The Bank reserves the right to reject any or all bids without assigning any reasons whatsoever.

**Regional Head**

**Regional Office, Shimla**  
**Parvati Complex, NH-22, Bypass road, Panthaghati, Shimla-171009**

**Annexure - I**

**Notice Inviting Tenders**

Union Bank of India requires well-constructed premise on lease for its New Branch office at below mentioned place: -

S. No.	Place	Distt.	State	Desirable Area (Sq. ft.)
1.	Manali	Kullu	Himachal Pradesh	1200 sq. ft. (±10%)

**Basic requirements:**

1. Premises should be preferably at Ground Floor as per above mentioned carpet area.
2. Two toilets-(Gents/Ladies) should be provided attached to the office premises on each floor/s.
3. A separate electric meter in the name of the bank with three phase power connection with desired power load.
4. The premise must be suitable from the point of view of security and must have all civic facilities such as adequate sanitary arrangements, water and electricity, natural light and ventilation.
5. Vitrified tiles flooring should be provided for the branch premises.
6. Space for installation of dish antenna on the top of the building without any extra cost.
7. No objection of installation of Solar power panel above the premises without any extra cost.
8. Applicant will be required to provide proof of ownership and NOC for opening of office/commercial use from concerned authority at their own cost at the time of finalization.
9. Sufficient parking space with preferred marking for staff members of the branch and visitors for 4-Wheeler and 2-Wheeler Vehicles at no extra cost.
10. In case the landlord has availed any loan against mortgage of concerned property and/or building, no objection certificate is to be produced from the mortgagee.
11. All taxes (House tax, property Tax, Water Tax, Municipal tax, etc) pertaining to present and future are to be borne by landlord.
12. Construction should be strictly as per the site plan approved by the local administration/competent authority.
13. Applicants' having larger area than our above requirement must give an undertaking to agree to offer space as per bank's requirement, in absence of which such applications are liable to be rejected.
14. Applicant must agree to execute lease for a period of 15 years as per bank's format.
15. In case the building is older than 25 years, structural stability certificate is required from bank's approved Architect.
16. Misuse charges at any stage during lease tenure are levied by competent authorities, then the same will be borne by landlord.

Applicants may submit the offer for the properties which are in ready possession.

The offeror has to get four envelopes and mark the envelop as I, II, III and IV. Usage of the envelopes will be as under: -

- I. **Envelop marked as Part I:** - Technical Bid, duly completed in all aspects, be put in this envelop and sealed. The envelop will be marked as “**Part I - Technical Bid (TB)**”. No indications as to price aspects or financial stipulations shall be given in the Technical Bid.
- II. **Envelop marked as Part II:** - Price Bid, be put in this envelope and sealed, this envelope will be marked as “**Part II- Price/Financial Bid (PB/FB)**”. The envelope will be opened if the offeror is found suitable fulfilling the requirements stipulated by the bank.
- III. **Envelop marked as Part III:** - OFFER LETTER (Annexure-VIII), be put in this envelope and sealed, this envelope will be marked as “**Part III - OFFER LETTER (Annexure-VIII)**”. The envelope will be opened if the offeror is found suitable fulfilling the requirements stipulated by the bank.
- IV. **Envelop marked as IV:** - the above three sealed envelopes No. I, I and III be placed in this envelop and sealed. The envelop marked as no. IV would be marked as “**Offer for Branch premises on Leased/Rental basis-Manali**”.

The duly filled in and sealed and superscripted tender envelopes must be submitted at the below mentioned on or before 03:30 p.m. on 17.06.2022.

The Chief Manager-Operations  
Union Bank of India, Regional Office, Shimla  
Address: Parvati Complex, NH-22, Bypass Road, Panthaghati  
Shimla (H.P.) - 171009

The technical bids will be opened on 17.06.2022 4:00 p.m. at Regional Office, Shimla in the presence of tenderer's/ Bank's representative. Even if representatives are not present the tender still will be opened on the date & time specified as above. All tenderers are advised in their own interest to be present on the date at the specified time.

Offers from brokers/ intermediaries will not be entertained.

Bank reserves the right to reject any tender without assigning any reasons whatsoever. Canvassing in any form will disqualify the tender. No brokerage will be paid.

Regional Head



**Regional Office, Shimla**  
**Parvati Complex, NH-22, Bypass road, Panthaghati, Shimla-171009**

**Annexure - II**

**Offer of Bank's premises on Lease/Rental Basis**

**At location -** \_\_\_\_\_ (to be filled by Landlord)

**Technical Bid**

With reference to your advertisement in the local dailies/Bank's website/Government Portal dated \_\_\_\_\_, I/ We hereby offer the premises by us for housing your Branch Office on lease/rental basis.

**Part A : General Information**

1.	Name of the Owner/s	
2.	Share of each Owner, if under any joint ownership	
3.	Location: Name of the building/scheme  Street  Residential/Commercial/Industrial Area  Full Address	

**Part B : Technical Information****BUILDING**

1.	Area of the Premises	<u>Dimension (L X W X H) in feet</u> <u>Carpet Area (Sq. Ft.)</u>
	i. Hall	
	ii. Toilet	
	iii. Strong Room, if any (RCC construction as per RBI guidelines)	
	iv. Total Carpet area	
2.	Location (ground/1 <sup>st</sup> Floor) (give area of each floor)	
3.	Age of the building	
4.	Frontage area in feet	
5.	Access/distance from Main Road (state whether it is on main road)	
6.	Type of Construction (Load Bearing/RCC/Steel framed)	
7.	Pillars in premises offered (specify no.)	
8.	Floor numbers and height of each floor including Basement, if any: (Clear floor height from floor to ceiling)	

**Part C : Other Particulars**

1.	Lease period Offered	
2.	Amenities available/proposed	
	i. Separate electricity meter	
	ii. Sanctioned Electrical power/ load	
	iii. Car Parking facility (Specify for no of vehicles)	
	iv. Continuous water supply	
	v. No. of toilets	
3.	Water Supply facility (Municipal/Well/Borewell)	
4.	Whether separate water meter is provided	
5.	Whether plans are approved by local authorities	
6.	Time required for giving possession	
7.	Whether agreeable to provide for rooftop for installation of V-SAT/Solar panels/Tower any other bank's equipment's (YES/NO) :	
8.	Any other information not covered above	

Place: \_\_\_\_\_

Signature

Date: \_\_\_\_\_

(Landlord/Owner)

Address:

Phone:



**Regional Office, Shimla**  
**Parvati Complex, NH-22, Bypass road, Panthaghati, Shimla-171009**

Annexure - III

**Offer of Bank's premises on Lease/Rental Basis**

**At location -** \_\_\_\_\_ (to be filled by Landlord)

**Financial (Price) Bid**

With reference to your advertisement in the local dailies/Bank's website/Government Portal dated \_\_\_\_\_, I/ We hereby offer the premises by us for housing your Branch Office on lease/rental basis.

**Terms & Conditions: -**

- 1) The price should invariably be quoted both in per sq.ft. as well as total demand including other charges (like Society Charges/Maintenance/ Charges of Amenities etc.) if any.

**Part A : Rate Offered**

1.	Rates per square feet. (carpet Area)/ lumpsum monthly rent:	
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**Part B : Other Details**

1.	Amount of Municipal/ Panchayat/ Local Taxes per annum	
2.	Monthly Maintenance charges (like society charges/charges for amenities, etc):	
3.	Any other charges per month: (please specify	



4.	Municipal/ Panchayat/ Local Taxes to be borne by	
5.	Maintenance charges to be borne by:	
6.	Any other charges to be borne by:	

**Part C : TOTAL DEMAND (Per Month)**

1.	Rent	Rs.
2.	Municipal/ Panchayat/ Local Taxes	Rs.
3.	Maintenance charges	Rs.
4.	Any other charges	Rs.
	TOTAL	Rs.

Place: \_\_\_\_\_

Date: \_\_\_\_\_

Signature

(Landlord/Owner)

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

**FORMAT OF OFFER LETTER TO BE GIVEN BY THE LANDLORD/S  
OFFERING PREMISES ON LEASE**

**OFFER LETTER**

From,

\_\_\_\_\_

\_\_\_\_\_

To,

\_\_\_\_\_

\_\_\_\_\_

Dear Sir,

**OFFER TO GIVE THE PREMISES FOR YOUR BRANCH/OFFICE ON LEASE BASIS**

I/we, offer to you the premises described here below for your \_\_\_\_\_ Branch/Office on lease basis:

a)	Name of owner/s  (in case of joint owners, names of all joint owners)	
b)	PAN No. of owner/s  (in case of joint owners, PAN Nos. of all joint owners)	
c)	GST No. of owner/s  (in case of joint owners, GST Nos. of all joint owners)	

d)	Full address of premises offered		
e)	Distance from the main road / cross road		
	Distance from 1) Police Station 2) Fire Station 3) Post Office 4) Transport & Business Centres 5) Other Banks		
f)	Whether there is direct access to the premises from the main road		
g)	Floor wise area	Flo or	Carpet area in (sq.ft.)
h)	Year of construction		
i)	If the building is new, whether building completion/ occupancy certificate is obtained		
j)	If the building is yet to be constructed 1) Whether the plan of the building is approved? (if yes, enclose copy) 2) Time required for completing the construction.		
k)	If the building is old whether repairs/ renovation is required?  If so, mention time required for repairs.		

l)	Boundaries  East  West  North  South	
m)	If premises is in a Multi storied building whether other tenants include hotels/ restaurants/ oil market/ motor garage etc.	
n)	Whether adequate parking area is available?  Please mention  i. Area of parking ii. Whether parking area is exclusive for the Bank's use?	

Note: Rentable carpet area includes carpet area of sanitary conveniences, kitchen, pantry, canteen, store etc. and internal passage/corridors, if any, exclusively for the premises. Refer Bank's definition of rentable floor area.

**TERMS AND CONDITIONS: -**

**a) Floor wise rent payable at the following rates i.e.**

Floor	Monthly Basic Rent	Monthly Service charges & Taxes, if any (A.C., Lift, Parking, Society charges, Municipal taxes, etc.) Give details	Rentable Carpet Area	Total Monthly Rent per sq.ft.

The rent will be effective from the date of handing over vacant possession after completion of the construction, repairs, renovation, additions & execution of lease deed. Service charges for various services will be payable from the actual date of availment.

**b) Lease period:**

i) \_\_\_\_\_ years from the date of handing over vacant possession after completion of construction, repairs, renovations, additions, alterations etc. with \_\_\_\_\_ % enhancement in rent after each block of 5 years.

ii) Bank will be at liberty to vacate the premises at any time during the pendency of lease by giving three months' notice in writing, without paying any compensation for premature termination.

**c) Taxes/Rates**

All existing and enhanced Municipal Corporation taxes, rates and cesses will be paid by me/us.

**d) Maintenance/Repairs**

i) Bank shall bear actual charges for consumption of electricity and water. I/We undertake to provide separate electricity/water meters for this purpose. I/We undertake to apply for additional electric power load as and when requested by the Bank.

ii) All repairs including annual/periodical white washing and annual/periodical painting will be done by me/us at my/our cost. White washing / painting shall be carried out by me/us once in every two years at my/our own cost. In case, the repairs and/or white washing & painting is/are not done by me/us as agreed now, Bank will be at liberty to carry out such repairs white washing & painting, etc. and deduct all such expenses from the rent payable to me/us.

**e) Lease Deed/Registration Charges**

If Bank require, I/we undertake to execute an agreement to lease/regular lease deed as per Bank's standard lease deed, in Bank's favor containing the mutually accepted/sanctioned terms of lease at an early date. I/we undertake to bear the charges towards stamp duty and registration for registering the lease deed on the basis of 50:50 between the Bank and me/us.

**DECLARATION:**

- a) I/We, am/are aware that the rent shall be calculated as per the carpet area which will be measured in the presence of me/us and Bank Officials after completion of the building in all respects as per the specification/requirement of the Bank.
- b) The concept of carpet area as mentioned in tender document for payment of rent was explained to me/us and clearly understood by me/us.
- c) 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 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 lunchroom for staff and stock room will be provided as per the requirement/specification of the Bank. A wash basin will also be provided in the lunchroom.
  - iv) Separate toilets for gents and ladies will be provided on each floor/'s
  - v) A collapsible gate, rolling shutters will be provided at the entrance and at any other point which gives direct access to outside.
  - vi) Ramp facility will be provided for differently abled at the main entrance.
  - vii) Entire flooring will be vitrified and walls distempered.
  - viii) All windows will be strengthened by grills with glass and mesh doors.
  - ix) Required power load for the normal functioning of the Bank and the requisite electrical wiring/points will be provided.
  - x) Continuous water supply will be ensured at all times by providing overhead tank and necessary taps. Wherever necessary separate water meter and electric motor of required capacity will be provided.
  - xi) Space for fixing Bank's sign board will be provided
  - xii) Separate electric meter in the name of bank, other required electrical facilities and additional points (lights, fans, power) as recommended by the bank will be provided.

- d) I/We declare that I am/we are the absolute owner of the plot/building offered to the Bank which is having valid marketable title. The building has permission to be used for commercial purpose from concerned authorities and if any Misuse Charge is levied at a future date by the statutory authorities, I/we undertake to bear the same.
- e) The charges/fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
- f) Bank will be 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.
- g) I will not object if bank installs generator in front of premises or on top of building. Also, bank can install RF tower whenever needed and I understand bank will put banners' and boards for branding. I will not object to any of these installations and will not demand any extra/additional money/rent.
- h) If my/our offer is acceptable, I/we will give you possession of the above premises on \_\_\_\_\_
- i) I/we further confirm that this offer is irrevocable and shall be valid for 6 months from date hereof.

Yours faithfully,

(Owner/s OR authorized person)

Place:

Name: \_\_\_\_\_

Date:

Address: \_\_\_\_\_

Phone No. \_\_\_\_\_