

REGIONAL OFFICE - MANGALORE

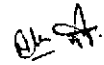
2<sup>nd</sup> Floor, Central Office Annexe, Mangladevi Temple Road, Pandeshwar,  
Mangaluru - 575001. Phone: 0824 2861418, 2861884

PREMISES REQUIRED ON LEASE

Bank requires a well-constructed commercial premise admeasuring about 1400 sq. ft. +/- 10% carpet area in ready possession/under construction at Bolwar (Puttur), Puttur Taluka, Dakshin Kannada District, preferably on ground floor. For further details, please visit Bank's website-[www.unionbankofindia.com/e-Procurement](http://www.unionbankofindia.com/e-Procurement) portal etenders.gov.in. Last Date for submission of bids in the prescribed format is 14.07.2022 up to 02.00 P.M. the bids may be submitted to the above mentioned address.

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

  
DGM & REGIONAL HEAD



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**ANNEXURE-2**

**TERMS AND CONDITIONS FOR TENDER DOCUMENTS**

1. The Premises Owner should have a clear Title over the property/premise. The building should have necessary permission/authorized construction and should have necessary permission from competent authority to use it for commercial purpose. All statutory dues should have paid/cleared till date.
2. The premises preferably on the main road with clear visibility and situated on the Ground Floor.
3. The premises should have proper ventilation and have sufficient parking area.
4. The premises area should not have any water logging problem.
5. The premises should have separate electricity connection and water connection with separate meters.
6. The total Carpet area of the building be around 1400 sq. ft. with a variation of up to  $\pm 10\%$
7. The total area is subject to joint measurement by the owner and empaneled architect of the Bank and structural fitness is subjected to inspection by the architect and security officer of the Bank
8. The lease period will be for 15 years [min 10 years]. Lease deed should be registered with SRO and the cost of registration will be shared on 50:50 basis.
9. The premises will be used for Banking transaction and for ATM/any other purpose as deemed fit for the Bank.
10. The owner should provide separate entry to the Bank and ATM from outside. The owner should provide Ramp facility to the Bank as well as ATM for the benefit of physically disabled person.
11. The premises should have 2 distinctive toilets for male and female.
12. The owner should construct strong room within the premise as per the following specifications
  - a) Strong room should have a clear height of 9-10 ft. inside and strong room area will be around 150-200 sq.ft.
  - b) Strong room wall thickness should be 300 mm and floor and roof thickness should be 300 mm
  - c) Concrete mix for construction of strong room should confirm to M20 specifications
  - d) Reinforcement steel bar of 12 mm and reinforcement grid mesh in mm 150x150x150 CTC
  - e) Strong room construction will be under the supervision of Bank's architect/Security officer
13. Formats for Technical bid and Financial bid is enclosed. The technical and financial bids should be submitted in two separate sealed covers with super inscription "Bid for Bolwar (Puttur) Branch premises" and should reach the above address on or before 14-07-2022 at 2.00 P.M.
14. The Bank reserves the rights to reject any or all bids without assigning any reasons whatsoever.
15. The Technical bid will be opened at 3.30PM on 15-07-2022 in the presence of the bidders.

**OFFER OF BANK'S PREMISES ON LEASE/ RENTAL BASIS**

**FORMAT OF TECHNICAL BID**

With reference to your advertisement in the local daily/ Bank's website/ e-Procurement Portal dated -----, I/We hereby offer the premises owned by us for housing your branch/office on lease basis.

**PART A: GENERAL INFORMATION**

- I. Name of the owner/s:
- II. Share of each owner, if any,  
under joint ownership:
- III. Location:
  - A. Name of the building/scheme:
  - B. Sector No.:
  - C. Street:
  - D. Full Address along with PIN code & prominent  
Landmark
  - E. Locality  
(Residential/Commercial/Industrial/Mixed):

**PART B: TECHNICAL INFORMATION**

**I. Building**

- A. Carpet Area of the premises(in sq.ft):  
Whether ready to offer area as required by Bank?

	Dimension (LxWxH) in feet	Carpet Area(Sq.Ft)
i. Hall		
ii. Toilet/Washrooms		
iii. Strong Room, if any.		

**B. Floor particulars**

(Basement/Ground/Lower or Upper ground/Mezzanine/1st floor):  
(give area of each floor )

C. Age of the building:

D. Frontage in feet:

E. Access /distance from Main Road:  
(Mention whether it is on main road )

F. Type of Building:  
(Residential/Commercial/Industrial)

G. Type of Construction  
(Load bearing/RCC/Steel framed)

H. Pillars in premises offered (specify no.)

I. 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:

- a) Separate electricity meter
- b) Sanctioned Electrical power/ load
- c) Car Parking facility:
- d) Continuous water supply
- e) Water supply facility  
(Municipal supply/Well/Borewell):
- f) No. of toilets:

3. Whether separate water meter is provided:

4. Whether plans are approved by local authorities:

5. Time required for giving possession:

6. Whether agreeable to provide for rooftop for  
installation of V-SAT/Solar panels/Tower any other  
bank's equipments (YES/NO) :

7. Any other information not covered above:

Place:

Date:

Signature  
(Landlord/Owner)

Address\_\_\_\_\_

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

**OFFER OF PREMISES ON LEASE / RENTAL BASIS**

**FORMAT OF PRICE BID**

With reference to your advertisement in the local dailies/banks Website/e-Procurement Portal dated -----, I/We hereby offer the premises owned by us for housing your branch/office on lease basis.

**PART A: RATES OFFERED**

Rate per sq.ft. (carpet area) / lump sum monthly Rent:

**PART B : OTHER DETAILS**

- i. Amount of Municipal/ Panchayat/ Local Taxes per annum:
- ii. Monthly Maintenance charges  
(like society charges/charges for amenities, etc):
- iii. Any other charges per month:  
(please specify)
- iv. Municipal/ Panchayat/ Local Taxes to be borne by: \*
- v. Maintenance charges to be borne by: \*
- vi. Any other charges to be borne by: \*  
\* Please mention (landlord or Bank)

**PART C: TOTAL DEMAND (per month)**

- |                                       |       |
|---------------------------------------|-------|
| I. Rent.                              | : Rs. |
| II. Municipal/ Panchayat/ Local Taxes | : Rs. |
| III. Maintenance charges              | : Rs. |
| IV. Any other charges                 | : Rs. |
| V. Total                              | : Rs. |

Place:

Signature

Date:

(Landlord/Owner)

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

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