

**Regional Office: Madurai**

No.72, Oppo K V School, P T Rajan Road,  
Bibikulam, Madurai - 625002

Phone : 0452-4391029, mail :pnd.romadurai@unionbankofindia.bank.in

Ref.No.ROM:OPRS:SSD:137:2026-27

Date: 18.05.2026

**PREMISES REQUIRED ON LEASE**

Union Bank of India requires a well-constructed commercial premises for its MADURAI BYPASS ROAD BRANCH from the owners preferably on main road in Ground Floor/Elevated Ground Floor with “ready to occupy position/ building under construction” along with required power supply, at the following location:-

Location/Place	District	Carpet Area in Sq.Ft.	Regional Office
Within 1 KM radius of existing premises of Union Bank of India, Madurai Bypass Road Branch, preferably on Ground Floor/Elevated Ground Floor with road access	Madurai	1700 ±10%	Madurai

Prospective Vendors holding ownership or power to negotiate on behalf of owners may collect the Technical Bid and Price Bid formats during office hours from **20.05.2026** at the below mentioned address or download from the Bank’s website ([www.unionbankofindia.co.in](http://www.unionbankofindia.co.in)) or Government portal (<http://eprocure.gov.in>). The offer of premises along with Technical and Price Bids are to be reached at following address in separate sealed covers super-scribing “1. Technical Bid for Madurai Bypass Road Branch, 2. Price Bid for Madurai Bypass Road Branch”:

**UNION BANK OF INDIA, REGIONAL OFFICE, MADURAI**  
No.72, Oppo K V School, P T Rajan Road,  
Bibikulam, Madurai - 625002.

Last date for submission is on 09.06.2026 by 3:30 PM. The bids will be opened on **09.06.2026** at 4.00 PM at the above address in the presence of vendor/their representatives. No brokers or intermediaries are allowed. Bank reserves its right to accept or reject the offers without assigning any reasons whatsoever. Further communications, corrigendum and amendments, if any, will be hosted in Bank’s website only.

Sd/-  
Regional Head

Annexure - I Notice Inviting Tenders

Union Bank of India requires a well-constructed commercial premises preferably at Ground Floor for its Branch purpose from the owners, preferably on Ground Floor/ Elevated Ground Floor with ready to occupy position/building under construction” along with required power and road access, at the following location:-

Location/Place	District	Carpet Area in Sq.Ft.	Regional Office
Within 1 KM radius of existing premises of Union Bank of India, Madurai Bypass Road Branch, preferably on Ground Floor/Elevated Ground Floor with road access	Madurai	1700 ±10%	Madurai

Basic requirements:

1. Premises should be at Ground as per above mentioned carpet area and with adequate parking space.
2. A separate electric meter in the name of the bank with three phase power connection with desired power load.
3. The premise must be suitable from the point of view of security and must have all civic facilities such as electricity, natural light and ventilation.
4. Vitrified tiles flooring should be provided for the premises.
5. Space for installation of dish antenna on the top of the building without any extra cost.
6. No objection of installation of Solar power panel above the premises without any extra cost.
7. 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.
8. 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.
9. All taxes (House tax, property Tax, Water Tax, Municipal tax, etc) pertaining to present and future are to be borne by landlord.
10. Construction should be strictly as per the site plan approved by the local administration/competent authority.
11. Applicant's having larges 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.
12. Applicant must agree to execute lease for a minimum period of 10 years as per bank's format.
13. In case the building is older than 25 years, structural stability certificate is required from bank's approved Architect.
14. Misuse charges at any stage during lease tenure are levied by competent authorities, then the same will be borne by landlord.
15. Two toilets (Gents/Ladies) should be provided attached to the branch premises.
16. Sufficient parking space with preferred marking for staff members and visitors for 4-wheeler and 2-wheeler vehicles at no extra cost.

17. Strong room should be minimum Class 'B' standard as per RBI specification. Strong Room should have clear height of 9 ft. and adhere to the Indian Standard IS 15369:2003 stipulated by the Bureau of Indian Standards.

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

The offeror has to get three envelopes and marked the envelop as I, II and III. 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. Envelope marked as III: - the above three sealed envelopes No. I and II be placed in this envelop and sealed. The envelop marked as no. III would be marked as "Technical/Price Bid for Branch premises on Leased/Rental basis".

The duly filled in and sealed and superscripted tender envelopes must be submitted at the below mentioned address on or before 3:30 p.m. on 09.06.2026

The Regional Head,  
Union Bank of India, Regional Office, Madurai,  
Door No.72, Oppo K V School, P T Rajan Road,  
Bibikulam, Madurai - 625002 .

The technical bids will be opened on 09.06.2026 at 4:00p.m. at Regional Office, Madurai 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.

Sd/-  
**Regional Head**

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

<u>Sr. No</u>		<u>Remarks</u>
1.	Name of the Owner/s:	
2.	Share of each owner, if any, under joint ownership:	
3.	Location:	
4.	Name of the building/scheme:	
5.	Sector No.:	
6.	Street:	
7.	Full Address alongwith PIN code & prominent landmark	
8.	Locality (Residential/Commercial/Industrial/Mixed):	

PART B: TECHNICAL INFORMATION

<u>Sr. No</u>		<u>Remarks</u>
1.	<u>Building</u> i. Hall ii. Toilet/Washrooms iii. iii. Strong Room, if any.	
2.	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)	
3.	<u>Floor particulars</u> (Basement/Ground/Lower              or              Upper ground/Mezzanine/1 <sup>st</sup> floor): (give area of each floor )	
4.	Age of the building:	
5.	Frontage in feet	
6.	Access /distance from Main Road:  (Mention whether it is on main road )	
7.	Type of Building: (Residential/Commercial/Industrial)	

8.	Type of Construction (Load bearing/RCC/Steel framed)	
9.	Pillars in premises offered (specify no.)	
10.	Floor numbers and height of each floor including Basement, if any: (Clear floor height from floor to ceiling)	

**PART C : OTHER PARTICULARS :**

<u>Sr. No</u>		<u>Remarks</u>
1.	Lease period offered (Minimum 10 Years)	
2.	1. Amenities available / proposed: (a) Separate electricity meter (b) Sanctioned Electrical power/ load (c) Reserved Car Parking facility: (Nos) (d) Reserved Two Wheeler Parking Facility: (Nos) (e) Visitors Car/Two Wheeler Parking Facility (f) Continuous water supply (g) Water supply facility (Municipal supply/Well/Borewell): (h) 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.	Time required for giving possession:	
7.	Whether agreeable to provide for rooftop for installation of V-SAT/Solar panels/Tower any other bank's equipments (YES/NO) :	
8.	Any other information not covered above:	

Place:

Signature

Date:

(Landlord/Owner)

Address\_\_\_\_\_

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)	
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**PART B : OTHER DETAILS**

<u>Sr. No</u>		<u>Remarks</u>
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: *	

\* Please mention (landlord or Bank)

**PART C: TOTAL DEMAND (per month) (A+B)**

<u>Sr. No</u>		<u>Remarks</u>
1.	Rent	
2.	Municipal/ Panchayat/ Local Taxes / Property tax	
3.	Maintenance charges	
4.	Any other charges	
5.	Total	

**PART D: LEASE DETAILS**

<u>Sr. No</u>		<u>Remarks</u>
1.	Lease Period (Minimum 10 Years)	
2.	% of Increase after 5 Years	

Place:

Signature

Date:

(Landlord/Owner)