

1087D, 3rd Floor, Krishna Towers, Pappanaickenpalayam,
Avinashi Road, Coimbatore - 641037, Phone : 0422-2240306

PREMISES REQUIRED ON LEASE

Union Bank of India requires a well-constructed commercial premises preferably at Ground Floor for its Branch purpose from the owners, preferably on main road with ready to occupy position or ready to build as per bank requirement along with required power and ample space for car & two wheeler parking, at the following location:-

Location/Place	District	Carpet Area in Sq.Ft.	Regional Office
Varapatti (Preferably on Sultanpet Main Road)	Coimbatore	1200 ±10%	Coimbatore

Prospective Vendors holding ownership or power to negotiate on behalf of owners may collect the Technical Bid/Commercial Bid formats during office hours from **29.07.2026** at the below mentioned address or download from the Bank's website (www.unionbankofindia.co.in) or Government portal (<http://eprocure.gov.in>). The offer of premises along with Technical and Commercial Bids are to be reached at following address in separate sealed covers super-scribing "1. Technical Bid, 2.Commercial Bid":

UNION BANK OF INDIA, REGIONAL OFFICE, COIMBATORE
1087-D, Third Floor, Krishna Towers, Pappanaickenpalayam,
Avinashi Road, Coimbatore - 641037.

Last date for submission is on 12.08.2026 by 3:30 PM.

The bids will be opened on 12.08.2026 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.

Place: Coimbatore
Date: 28.07.2026

Sd/
Regional Head

REGIONAL OFFICE - COIMBATORE
 1087D, 3rd Floor, Krishna Towers,
 Pappanaickenpalayam, Avinashi Road,
 Coimbatore - 641037.
 Phone : 0422-2240306
 Email: pnd.rocoimbatore@unionbankofindia.bank

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 main road with ready to occupy position or ready to build as per bank requirement along with required power and ample space for car & two wheeler parking, at the following location:-

Location/Place	District	Carpet Area in Sq.Ft.	Regional Office
Varapatti (Preferably on Sultanpet Main Road)	Coimbatore	1200 ±10%	Coimbatore

Basic requirements:

1. Premises should be at Ground as per above mentioned carpet area and on the Main Road or Near to the Main Road.
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 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.

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. Landlord should construct minimum B class strong room as per the architectural plan and supervision of the Bank's empanelled architects. Landlord should adhere to the Indian Standard IS 15369:2003 stipulated by the Bureau of Indian Standards as under for strong room construction. Minimum specifications required are as under:

(a) Structural Requirements

- (i) Wall Thickness: 300 mm Reinforced Cement Concrete (RCC)
- (ii) Floor Thickness: 300 mm RCC
- (iii) Roof Thickness: 300 mm RCC

(b) Concrete Grade

- (i) Concrete used for walls, floor, and roof shall be of minimum M20 grade, conforming to relevant Indian Standards (IS 456 or latest revision).
- (ii) Proper compaction, curing, and quality control shall be ensured during construction.

(c) Reinforcement Steel/ Mesh

- (i) Reinforcement shall be provided using 12 mm diameter High Yield Strength Deformed (HYSD) bars of Fe 500 grade in the form of a grid mesh with spacing of 150 mm centre-to-centre in both directions (horizontal and vertical).
- (ii) The mesh shall be arranged in a double-layer (double mat) configuration for walls, floor, and roof.
- (iii) The bars shall be positioned in a staggered manner in the double layer to achieve an effective spacing of 75 mm when viewed perpendicular to the structure.
- (iv) Clear spacing between the two layers of reinforcement shall be 150 mm, maintained using suitable spacers/chairs.
- (v) Lap length of reinforcement bars shall be a minimum of 50 times the bar diameter (600 mm for 12 mm bars).
- (vi) At all junctions and corners, reinforcement bars shall be properly anchored into the adjoining member with a minimum embedment (or bend length) of 600 mm, achieved by providing 90° bends, to ensure full structural continuity and integrity.

(d) Installation of Strong Room Door and Ventilator (Provided by Bank)

- (i) The strong room door and ventilator will be installed by the manufacturer or their authorised dealer. They shall be positioned accurately in plumb line and

alignment, and securely fixed using approved methods such as clamps, welding, or other appropriate engineering practices.

(ii) The concreting, grouting, and final finishing required for complete installation shall be carried out by the landlord's contractor in coordination with the strong room door supplier to ensure proper integration and structural integrity, while maintaining the plumb line of the door.

(e) Construction Requirements of Strong Room

(i) All RCC elements (floor, walls, and roof) shall be cast in situ and designed to form a secure, continuous enclosure.

(ii) Any existing RCC floor or roof slab already cast at the site shall not be considered as part of the strong room construction.

(iii) The strong room structure (floor, walls, and roof) must be constructed in accordance with the above specifications.

(iv) Three numbers of 2-inch cPVC pipes in "S" shape shall be provided across the wall on the strong room door side at a height of 250 mm for routing cables into the strong room.

(v) The minimum clear internal height of the strong room shall be 9 feet (i.e. not less than 2.70 meters).

18. If a Strong Room has already been constructed in the premises, the Landlord shall, at its own cost, arrange for its structural evaluation and certification by a qualified Structural Engineer through core-cut sampling of the RCC structure, Non-Destructive Testing (NDT), and restoration/reinstatement of the tested portions to their original condition. The testing shall be conducted in the presence of the Bank's authorized representative and the Bank's empanelled Architect. The Landlord shall also carry out all civil works required for the installation and finishing of the Strong Room door, ventilator, and related components as per the Bank's specifications. The Strong Room shall be deemed acceptable to the Bank only upon successful completion of all prescribed tests and issuance of a joint certification by the Structural Engineer and the Bank's empanelled Architect confirming compliance with the Bank's requirements. All expenses related to testing, certification, restoration, and associated works shall be borne entirely by the Landlord.
19. Other Civil Works by Landlord: Landlord should do all the civil works such as construction of separate rooms using RCC or brick-mortar for ATM, dining hall, UPS Room, record room and two toilets or any other works specified by the Bank.
20. Outer Walls of the premises: All outer walls including partition walls for the ATM, should be of RCC or brick-mortar with a minimum wall thickness of 240 mm. Walls should be distempered.
21. 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.
22. A partition wall will be provided inside the strong room segregating the locker room and cash room.
23. A lunch room 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 lunch room.
24. Separate toilets for gents and ladies will be provided
25. Rolling Shutter & Collapsible (Channel) Gate. Rolling shutters with central and side locking arrangements (on both sides) shall be provided at the branch entrance

and ATM and at any other point which gives direct access to outside. The ATM rolling shutter shall also have an additional top locking arrangement. A collapsible (channel) gate shall be installed to cover the full glass partition at the branch entrance, with a minimum height of 2200 mm.

26. Entire flooring will be vitrified/mosaic and walls distempered.
27. Windows and Ventilators: All windows and Ventilators shall be provided with protective grills and operable shutters. The window grills shall be fabricated using 16 mm mild steel square rods, arranged both vertically and horizontally to form a mesh with 120 mm centre-to-centre spacing. Additionally, all windows and ventilators shall be fitted with aluminium-with-glass shutters or UPVC-with-glass shutters, as specified by the Bank.
28. Electric Power Supply. 3 Phase Electric Power Supply, 25 KVA for the normal functioning of the Bank and the requisite electrical wiring/ points will be provided. 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.
29. Electrical / UPS Room. UPS room shall have an exhaust fan vent with strong grill with 16 mm thick iron bars with a max gap of 10 cm embedded to the wall. UPS room shall be with brick wall or fire-retardant material including the door. Wire mesh must be provided (in addition to grill and to be fitted at the outside) for all exhaust, ventilator and all other openings to prevent entry of rat, birds, Asian palm civet etc.
30. 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.
31. Space for fixing Bank's sign board will be provided
32. Building must be in accordance with state's fire safety norms (overhead and underground tanks, fire alarm system, hydrant system, emergency exit etc.)
33. Building must have pest control measures in place for protection from rats, termites and mosquitoes etc.
34. Ramp for PWD. The landlord shall provide a ramp for persons with disabilities (PWD) at the branch and ATM entrance. The ramp shall have a uniform maximum slope of 1:12, a minimum clear width of 1200 mm, and a non-slip surface. Continuous handrails shall be provided on both sides at a height of not less than 760 mm. The ramp shall have proper edge protection and smooth entry and exit, complying with applicable accessibility standards.

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

The offeror has to get four envelopes and marked 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. Envelope 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".

The duly filled in and sealed and superscripted tender envelopes must be submitted at the below mentioned address on or before 03:30 p.m. on 12.08.2026

The Regional Head,
Union Bank of India, Regional Office, Coimbatore,
1087-D, Third Floor, Krishna Towers, Pappanaickenpalayam,
Avinashi Road, Coimbatore - 641037 .

The technical bids will be opened on 12.08.2026 at 04:00 p.m. at Regional Office, Coimbatore 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

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/1st 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)	
-------------------------------	--

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)

**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 Centers 5) Other Banks		
f)	Whether there is direct access to the premises from the main road		
g)	Floor wise area	Floor	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 favour 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 lunch room 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 lunch room.
- iv) Separate toilets for gents and ladies will be provided
- v) Rolling shutters with central and side locking arrangements (on both sides) shall be provided at the branch entrance and ATM and at any other point which gives direct access to outside. The ATM rolling shutter shall also have an additional top locking arrangement. A collapsible (channel) gate shall be installed to cover the full glass partition at the branch entrance, with a minimum height of 2200 mm.
- vi) Entire flooring will be vitrified/mosaic and walls distempered.
- vii) Windows and Ventilators: All windows and Ventilators shall be provided with protective grills and operable shutters. The window grills shall be fabricated using 16 mm mild steel square rods, arranged both vertically and horizontally to form a mesh with 120 mm centre-to-centre spacing. Additionally, all windows and ventilators shall be fitted with aluminium-with-glass shutters or UPVC-with-glass shutters, as specified by the Bank.
- viii) Electric Power Supply. 3 Phase Electric Power Supply, 25 KVA for the normal functioning of the Bank and the requisite electrical wiring/ points will be provided. 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.
- ix) Electrical / UPS Room. UPS room shall have an exhaust fan vent with strong grill with 16 mm thick iron bars with a max gap of 10 cm embedded to the wall. UPS room shall be with brick wall or fire-retardant material including the door. Wire mesh must be provided (in addition to grill and to be fitted at the outside) for all exhaust, ventilator and all other openings to prevent entry of rat, birds, Asian palm civet etc.
- 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) Building must be in accordance with state's fire safety norms (overhead and underground tanks, fire alarm system, hydrant system, emergency exit etc.)
- xiii) Building must have pest control measures in place for protection from rats, termites and mosquitoes etc.
- xiv) Ramp for PWD. The landlord shall provide a ramp for persons with disabilities (PWD) at the branch and ATM entrance. The ramp shall have a uniform maximum slope of 1:12, a minimum clear width of 1200 mm, and a non-slip surface. Continuous handrails shall be provided on both sides at a height of not less than 760 mm. The ramp shall have proper edge protection and smooth entry and exit, complying with applicable accessibility standards.

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.

The charges/fees towards scrutinising the title deeds of the property by the Bank's approved lawyer will be borne by me/us.

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.

If my/our offer is acceptable, I/we will give you possession of the above premises on _____

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. _____