STATE BANK OF INDIA

Regional Business Office (RBO-II), Balasore
1st Floor, Balasore Administrative Office
Industrial Estate, OT Road, Balasore
Odisha-756001

Part – I (Technical Bid)

TENDER FOR COMMERCIAL PREMISES

ON LEASE BASIS

FOR HOUSING OF NEW BRANCH

AT KAMARDA

Tender No: AO/BLS/R-II/OCT/2026-27/07 Dated 27/10/2026
Last date of submission of tender: 18/11/2026

Tender Submitted By:-

Name:
Address:

GST No:

1. NOTICE INVITING TENDER (NIT)

State Bank of India, **Regional Business Office (RBO-II)**, Balasore on behalf of CGM Bhubaneswar Circle, invites tenders in two bid system from owner / power of attorney holder / Govt. / PSUs/ Trustees having ownership of the commercial building on lease basis for housing of new branch at **Kamarda**. Details of the tenders are as under:-

Sl. No.	Events / Heading	Details of the Particulars
1	Name of the Event	Tender for commercial premises on lease basis for housing of new branch at Kamarda
2	Carpet area Requirement	3000 Sq. ft. Carpet area
3	Open area Requirement	1000-1500 Sq. ft.
4	Electrical Load requirement	40 KW three phase stable Electricity connection. Detail loads will be after finalizing the premises.
5	Desired Location	Either side of main road & market area of Kamarda, Balasore
6	Availability of the tender documents	Procurement News - SBI In the News (Please click on the link for accessing the website)
7	Contact Details	cmops2.aobls@sbi.co.in CM Operations, RBO-II (+91- 94383-63576)
8	Date of Issue of tender	**27/10/2026**
9	Start Date of downloading	From 11.00 AM on **27/10/2026**
10	End Date of downloading	Up to 5.00 PM on **17/11/2026**
11	Last date of submission	Up to 5.00 PM on **18/11/2026**. Tender received after due date shall be rejected.
12	Date of opening	At 11.00 AM on **19/11/2026.**
13	Validity of the tender	6 (six) months from the last date of submission of tender.

SBI reserves the right to accept or to reject any offer / all offers without assigning any reasons there for. No correspondence in this regard will be entertained.

Sd/-
Regional Manager (RBO-II)
Regional Business Office, Balasore

2. TERMS AND CONDITIONS OF THE TENDER

The tender consists of two parts viz. **"Part – I Technical Bid"** (having terms and conditions, details of the requirement of the premises, evaluation process etc.) **"Part-II Financial Bid"**. Both the bids duly filled and signed are required to be submitted separately for each proposal. "**Technical bid"** and **"price bid"** of an offer should be enclosed in separate sealed covers duly super scribed on the top of the cover as **"Technical Bid"** or **"Price Bid"** as the case may be and both the envelopes shall be placed in a single cover super scribing as **"Tender for commercial Premises on Lease basis for housing of new branch at Kamarda"** and should be submitted at the office of the **Regional Manager (RBO-II), Regional Business Office, Balasore** on or before **5.00 PM on 18/11/2026**. Bidders are requested to mention the contact details including e-mail ID in the envelope for further communications.

I. Important Parameters:

1	Frontage of the building	40' minimum along the main road of the locality.
2	Water Supply	24 Hrs potable water supply facility/ bore well and overhead tank with submersible pump. If not there Landlord has to arrange the same.
3	Timeline for handing over the complete possession of the premises as per Bank's Requirement	**A. Ready Built**- 30 Days (or as decided by the Bank) **B. Under Construction** – 2 Months (Or as decided by Bank) **C. Proposed Construction** – 6 Months (Or as decided by the Bank) from the date is issue of LOI, to handover ready to occupy premises as per Bank's Requirement.
4	Preference	(i) Ready to move premises at Ground floor / premises at first floor with lift facility.
		(ii) premises available at ground floor
		(iii) Offer from Govt./ PSU/
		(iv) Open plot
5	Furnishing	Bank will do the necessary interior furnishing, electrical wiring and Air-conditioning work. Three phase stable power supply till the Banks Electrical panel room with necessary cut-out/ MCCB arrangement must be done before handing over the site for interior works.
6	Initial period of lease	5+5 years with an option to renew for a further period of 5+5 years on mutually negotiated rates after a period of 10 years. After completion of the initial five years the rent shall be enhanced from 15% to maximum 25 %.
7	Selection procedure	Techno commercial evaluation by assigning 70% weightage for technical parameters and 30 % weightage for price bid. The evaluation will be done by the premises selection committee.

8	Cost towards registration of the lease deed including Stamp duty and Advocate Charges	To be shared in the ratio 50:50.
9	Rental advance	No advance payable
10	Fitment period	60 Days rent free fitment period from hand over of premises for completion of interior furnishing work by Bank.

A. The successful bidder should have clear and absolute title deed to the premises and furnish the title report from the SBI empanelled advocate at his own cost.

B. Registered lease agreement shall be executed with the successful bidder and the cost towards registration including stamp duty shall be shared equally between the landlord and Bank.

C. The period of the lease shall be initially 5 + 5 years with suitable exit clause with 3 months' notice period. After completion of the initial five years rent will be enhanced from 15% to maximum of 25%. After completion of the initial lease of 5+5 years rent will be finalized based on the then market rate for further term of 5+5 years.

D. The tender documents (both Technical & Financial bid), duly filled and signed by the authorized signatory at every page shall be submitted as stated earlier. Any overwriting/ use of white in shall be duly initialled by the tenderer. Incomplete tenders may be rejected by the Bank.

E. In any case, if the space is insufficient, the bidder may use separate sheet for the furnishing the requisite data.

F. There should not be any deviation in the Bank's tender document. However, in event of imposition of any other conditions, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender documents, the bidder is requested to attach separate sheet named "list of deviations" if any.

G. The bids will be opened at the office of **Regional Manager (RBO-II), Balasore** on **19/11/2026 or pre-determined date, which will be intimated to the bidders by e-mail and or phone call** in presence of the bidders choose to be present to witness the bid opening at their own cost. After opening the bids, the committee will visit the qualified offers only for Techno-Commercial Evaluation.

H. Canvassing any form in any manner will disqualify the tender. No brokerage will be paid to any broker.

I. Income tax and other statutory clearance shall be obtained by the successful bidder at their own cost as and when required. All payments (Rent + GST if any) shall be made by RTGS/ NEFT by the Bank. GST will be applicable as per Govt. rules.

J. During selection of the premises preference will be given to the buildings on main road having ample parking space in the compound/ basement, banking hall at ground floor with suitable ramp. However, the offers will be evaluated based on technical and financial parameters with weightage mentioned in page

3 &4 of this tender document. During technical evaluation marks will be awarded based on following parameters and respective allotted marks: -

Parameters and respective scores: -

Sl. No.	Parameters	Marks
1	**Distance from Existing Branch Premises (Maximum 10 Marks)**	
1.1	Up to 0.5 KM	10
1.2	More than 0.5 KM up to 0.75 KM	8
1.3	More than 0.75 Km up to 1.00 KM	6
1.4	More than 1.00 KM	5
2.0	**Available of Frontage of the Premises (Maximum 10 Marks)**	
2.1	40 feet and above	10
2.2	More than 30 ' and up to 40 '	5
2.3	Less than 30 '	0
3.0	**Approach road (Maximum 10 Marks)**	
3.1	40' (12.20 m) or more wide approach road	10
3.2	30'(9.15m) to 40' (12.20 m) wide approach road	5
3.3	20'(6.10 m) to 30'(12.20 m) wide approach road	2.5
3.4	Less Than 20'(6.10 m) wide approach road	0
4.0	**Suitability of the premises (Based on business) (Maximum 30 marks)**	
4.1	Excellent	30
4.2	Good	15
4.3	Satisfactory	7.5
4.4	Unsatisfactory	5
5.0	**Area Offered (Maximum 5 Marks)**	
5.1	As per Bank's requirement as mentioned in NIT	5
5.2	Less Than Bank's requirement as mentioned in NIT	2.5
6.0	**Type of the Premises (Maximum 10 Marks)**	
6.1	Commercial	10
6.2	Residential	5
6.3	Neither commercial nor residential	0
7.0	**Availability of the Premises (Maximum 10 Marks)**	
7.1	Ground Floor	10
7.2	First Floor with Lift	8
7.3	Ground Floor + First Floor with or without lift	6
7.3	First floor	5
8.0	**Availability of the parking & DG space (Maximum 5 Marks)**	
8.1	As specified in the tender	5
8.2	Less than the space specified in tender	2.5
9.0	**Age of the building (Maximum 10 Marks)**	
9.1	Less than 5 years / Under Construction / Open plot	10
9.2	More than 5 years not less than 10 years	7.5
9.3	More than 10 Years	5

General Terms and conditions:-

1. The Income tax (as applicable by the Govt.) and other taxes as payable will be deducted at source while paying the monthly rent. The rent shall be

inclusive of all the taxes and statutory dues excluding GST. While renewing the lease agreement, after completion of a term the effect of subsequent increase / decrease in taxes and dues shall be considered for the fixing the rent.

2. In case, if GST is payable, the landlord required to raise the monthly bill to Bank indicating the GST component clearly in the Bill. The bill format shall be as per the Government stipulated rules. Otherwise, GST component shall be reimbursed to the landlord after production of the proof of GST paid for the rental amount of the premises.

3. Rent will be paid based on the **"Carpet Area"** which is to be measured jointly only after addition and alternation work carried out as per Bank's approved plan for the Branch premises. The Carpet area excludes the following: External walls, inner/external columns, common area, duct, lift, lift well, lift machine room, service shafts, common staircase, porch/canopy, open verandas, open and covered balcony, projection, substation, sanitary shaft, space below the window, box louver, terrace, open and covered parking space, space for DG set / V-SAT / AC outdoor units / earth pits. Where the ceiling height is 2.1m or below 50% of that area shall be considered as carpet area.

4. The floor wise rent shall be mentioned separately with area including the rent for the open space. The number of car and scooter parking space offered rent free shall be mentioned separately.

5. The successful bidder shall arrange necessary NOC/ approval from the local authorities (Municipal / District Town Planning authority / District Magistrate etc.) for carrying out the addition / alteration / interior furnishing work if required, at their own cost. They have also to arrange the occupation certificate for the offered premises from the local civic bodies.

6. The successful bidder shall arrange the required electrical load from the electricity board / company in that locality including installation of the three-phase electrical meter. Necessary cable shall be laid from the meter to proposed electrical room by the landlord / landlady.

7. The successful bidder has to submit the structural stability certificate from the licensed structural consultant for keeping vaults/ lockers / heavy equipment at their cost and shall arrange for requisite permission for installation of the rooftop antenna for network connectivity, AC outdoor units, display sign board etc. If the part of first floor is offered, the load bearing capacity of the roof should be certified by their structural consultant.

8. The successful bidder shall also obtain / submit the proposal for to the municipality / other civic authorities for approval of the plans immediately after receipt of approved plans of the bank.

9. After completion of the fitout period as mentioned in the NIT, the lease will be executed, and the rent will be paid. The agreement shall include the inter-alia, a suitable exit clause and provision of de-hiring of part of the premises.

10. All the addition/ alteration including construction of safe room, locker room, UPS room, Flooring of the premises, toilets as per plan, Record & stationary room, ATM/ e-corner, Pantry, stair case, Main entrance, rear exit, fixing of rolling shutter& collapsible gates and finishing of walls (Putty +paint) etc. as per the standard

specification (mentioned in heading 4) shall be done by the successful bidder at their own cost.

11. Bank shall take the possession of the demised premises only after completion of all the addition/ alteration work, three-phase connection & submission of the necessary certificates from the local authorities / structural consultants as required by the Bank as mentioned above.

12. Bidder has to provide the parking area & space for DG as mentioned in the tender document.

3. LIST OF THE DOCUMENTS TO BE SUBMITTED ALONG WITH TECHNICAL BID

A. Copy of approved plan
B. Copy of EC, Land document
C. Location map / site plan
D. Copy of proof of commercial use of the premises
E. Photograph of the premises
F. PAN card of the owner & GST details if any
G. Aadhar Card of the owner
H. Technical bid (duly signed by the owner) in every page

4. STANDARD SPECIFICATION FOR BANK'S BUILDING

(To be done by the lessor)

1. All the external walls shall be 10" thick duly plastered with 20 mm thick cement plaster and finished with paint and putty as per manufacturer specification of reputed brand. In case AAC block is to be used for the construction of walls, a RCC band of 3" thick with 8mm dia shall be given at each 2.5 feet interval.
2. Doors & windows shall be installed in consultation with Bank's Engineer. All the entrance, window, ventilator shall be provided with roof shed (chaja) to prevent the ingress of rainwater into the premises.
3. Pest control work at plinth level shall be done suitably to protect the premises from termites. After occupation of the premises Bank will do the necessary pest control work.
4. All the windows, ventilators shall be provided with MS grill made from 12mm square bars duly embedded to the walls / concrete work with minimum three numbers of horns at each side. Bank's engineer may please be contacted for the same.
5. UPVC/ aluminium sliding windows shall be provided at windows and ventilators.
6. Flooring shall be done with double charged 4' X 2' vitrified tiles of reputed make and light colour shade.
7. Toilet tiles shall be antiskid floor tiles. Wall tiles of reputed make shall be provided up to a height of 4' minimum from the floor level. Toilet to be fitted with water closet, wash basin, urinal basin/ squatting pans and other sanitary fittings. All the plumbing connections shall be concealed and drawn by C-PVC pipes.

8. 24 X 7 water facility shall be arranged by the successful bidder.
9. Sewer connection / septic tank shall be provided for the premises.
10. Collapsible gates with rolling shutter (both side and central locking facility) shall be fitted at main entrance, rear exit. Bank's engineer shall be contacted for sequence of the installations for better protection against burglar attacks.
11. E-coroner / ATM lobby shall be provided with rolling shutter only.
12. A ramp shall be provided with slope not steeper than 1: 12 of 1.5 m width at the entrance. Ramp flooring shall be antiskid flooring tiles. SS handrail shall be provided at both the sides for support.
13. Steps at the entrance shall have riser of 125 to 140 mm and treads shall be 280-300 mm finished with antiskid floor tiles. SS handrail shall be provided for support.
14. PCC (Plain cement concrete) / paver block shall be done in the open parking area. Parking shed for staff shall be provided.
15. Adequate space shall be provided for display of the glow sign board of the Bank.
16. One toilet shall have arrangements for "**DIVYANGJAN"** customers.
17. Roof water proofing shall be done by the successful bidder if required.
18. Successful bidder has to compliance all the rules of the local authority and liable to pay their fees.
19. The Bidder has to make the arrangements including RCC walls with double jali of 8 mm dia @ 225 mm centre to centre/ PCC base for keeping vaults as per Bank's specification wherever required as per the approved layout of Bank.
20. In case of additional requirements, it will be communicated to the prospective landlord with detailed layout through letter of intent.

5. TECHNICAL BID FORM

With reference to your advertisement in the Newspaper (_____) / Branch Notice Board Dated **27/10/2026** we hereby offer the premises owned by us for housing your **Kamarda Branch.**

A.	**General Information**	
1	Name of the Landlord/Owner & Address	
2	Mobile Number & E-mail Address	
3	Complete address of the premises is being offered.	
B	**Technical Information**	
1	Type of Structure	RCC framed structure/ Load bearing Structure/

2	Type of Premises (As per approval of local authority)	Residential/ Commercial/ Institutional/ Industrial
3	Total Nos of Floors & floor offered to Bank	
4	Year of Construction	
5	Building ready to occupy	Yes/ No , If no, _____ Months will be required for occupation.
6	Carpet Area of the premises offered	
7	Whether the offered premises is under mortgage If Yes, please provide details	Yes/ No.
C	**Technical Information for Vacant Plot**	
1	Demission of the plot in Feet & Area in Square Feet	North: South: East: West: Area of the Plot:
2	Classification of the Plot	Residential/ Commercial
3	Distance from the Main Road of the Locality	
4	Whether free of Encumbrance	Yes/ No
5	Any other issues viz. court cases, partitioning etc. please mention details	
D	**Miscellaneous Requirements**	
1	Electrical power supply & Details of the connected load and contractual demand	Yes/ No
2	Running Water Supply	
3	Details of the approval of the building plan Enclose approval	Yes/ No
4	Status of NOC from the local authority	
5	Status of Occupancy certificate from the local authority	

6	Availability of direct access from the Main Road	Yes/ No
7	Availability of Captive Power Supply	Yes/ No
8	No of covered parking to be offered to Bank	Car Scooter
9	Details of Open Parking for customer	
10	Entire premises is exclusively for Bank, if No, please enclose the details of other tenants	Yes/ No
11	Space for 1. AC Outdoor unit 2. DG set 3. Earth Pit 4. V-Sat / Antenna	

6. SAMPLE FORMAT FOR LEASE AGREEMENT

(Not to be filled by the bidder)

The Lease Agreement is made on this _____ day of _____20___ between Shri /Smt._____ _____ son/wife of Shri _____ (hereinafter referred to as the lessor which expression unless repugnant to the context shall include his heirs, executors, administrators, representatives, successors and assigns) of the one part.(If the Lessor is a firm, company etc., the description should be accordingly be changed).

AND

The State Bank of India, a Bank constituted under the State Bank of India Act, 1955 having its Corporate Office at State Bank Bhavan, Madame Cama Road, Mumbai, a Local Head Office at _____ a branch / office at _____ (hereinafter referred to as "The Lessee" or "The Bank" which expression unless repugnant to the context shall include its successors and assigns) of the other part.

WHEREAS

I. The lessor (s) has / have at the request of the Lessee agreed to grant to the Lessee a lease of the premises more fully described in Schedule hereunder and the Lessee has agreed to take the premises on lease under the terms and conditions specified herein below.

The lessors being seized and possessed or otherwise well and sufficiently entitled to the premises particularly described in the Schedule hereto and entitled to grant a lease of premises have agreed to grant a lease of the premises particularly described in the schedule.

Now this INDENTURE WITNESSES that in consideration of the rent hereinafter reserved and the covenants and stipulations hereinafter contained and on the part of the lessees to be performed and observed, the lessors doth hereby demise unto the lessee the premises as described in schedule here together with the easements, liberties, appendages and appurtenances thereunto belongings with exclusive and independent entry to the said premises and compound through paths, staircases, lifts and from public road and the right to pass and repass over the open spaces / compound in and around the said premises and the buildings and the right to park vehicles therein and thereon to have and to hold the said premises (hereinafter referred to as the "demised premises") unto the lessee for the term of _____ years commencing from _____ with the absolute option to the Bank to renew the lease for further _____ terms of _____ years, yielding and paying thereof unto the lessors the monthly rent of Rs._____ subject to TDS on or before the _____ day of the following month to which it

relates and in consideration of the lease of the premises the lessee hereby covenant with the lessors that :-

1. The Lessee to the intent that the obligations may continue throughout the term hereby created doth hereby covenant with the Lessor (s) as follows:-

I. To pay by Banker's cheque or otherwise as agreed / the said monthly rent hereby reserved on the day and in the manner aforesaid subject to TDS.
II. To pay _____ months rent as advance deposit which is refundable at the time of determination of lease with interest at a rate applicable to overdraft. However, the lessor/s at the time of termination of lease and vacation of the premises thereon, is/are entitled to adjust the said deposit with interest towards the rent (subject to TDS) due if any, as on the date.
III. To pay all charges for electricity and water consumed by the Lessee in the demised premises to the appropriate authority according to the reading of the electric metre or water metres to be installed in the demised premises by the Lessor (s) at his/their costs for the Lessee's use.

2.

I. The Lessors had been titled at any time during the said terms; to install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and every part thereof as the Lessee may require without causing any material damage or injury to the demised premises and on the expiration or sooner determination of this lease to remove the same and every part thereof at its own costs without thereby causing any material damage to the demised premises.
II. To use the demised premises for the purpose/s mentioned herein below:-
    a) On site ATMs
    b) Housing of outfits of the subsidiaries/associates of the lessee.
    c) For cross selling purposes
    d) Branch/Office of the lessee
    e) Guest House etc.
III. To display its signboard / boards, hoarding, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the Lessee may in its absolute discretion think fit and the Lessor (s) shall have no objection thereto.
IV. To yield and deliver up peacefully and quietly vacant possession of the demised premises to the Lessor (s) at the expiration or earlier determination of the lease period as the case may be, in a good condition except reasonable wear and tear.
V. To allow the Lessor/s or his / their agents to enter, with or without workmen and / or architects, contractors etc. the demised premises or any part thereof by giving prior notice in writing to the Lessee to inspect the state and condition of the premises or any part thereon for the purpose of

carrying out such repairs as required / found necessary under law or otherwise.

3. The Lessor (s) do and each of them doth hereby covenant with the Lessee as follows:-

I. On the Lessee paying monthly rent hereby reserved and covenants and conditions herein contained and on the part of the Lessee to be observed the Lessee shall quietly hold, possess and enjoy the demised premises and every part thereof during the period of lease or any extension thereof without any interruption from or by the Lessor (s) or any person or persons lawfully or equitably claiming by / through / under or in trust for the Lessor/s or successors or assigns.

II. The lessor/s hereby declare and acknowledge the availment of _____ loan of Rs. _____ for the construction of new premises / for carrying out additions / alterations to the premises and lessee is entitled to adjust 75% or entire rent towards the instalments / dues for liquidation of the said loan with interest within a maximum period of 7 years as stipulated under the loan documents dated _____ and is also bound by the terms and conditions agreed to under the said loan documents.

III. The Lessor (s), shall not nor shall he/they allow any person to use or carry on any noisy hazardous occupation or business in or upon any part of the said premises or any adjoining premises thereon which may cause annoyance or inconvenience to and / or otherwise likely to be prejudicial to the interest of the lessee at the demised premises.

IV. The Lessor (s), during the lease or extension thereof shall pay all present and future municipal taxes assessments and / or other outgoing or impositions whatsoever payable by the owner and / or occupier in respect of the demised premises under the law for the time being in force and shall keep the lessee/s indemnified against all claims, demands, action, suits and proceedings in respect of the same.

V. The Lessor/s shall maintain at his / their cost adequate and continuous supply of electricity and hygienic, potable filtered and / or tube-well water by means of electrical water pumps and overhead tanks or otherwise for the use of the lessee in the demised premises and to operate and maintain the water pumps in proper condition at their cost.

VI. The Lessor (s) at his / their own cost, shall effect major repairs to the demised premises and or replacement of plumbing, sanitary, electric fixtures supplied by them, doors, windows glass panes as and when the need arises and upon the request from the lessee for such repairs etc. The Lessors shall keep the demised premises wind and water right and maintain proper repair and condition, the electric, sanitary, water fittings, equipment and appliances, pipelines, drains and sewers and execute all repairs to the demised premises as and when required and also whitewash, colour painting of the interior and exterior of the demised premises at least once in every three years, including painting of the doors and windows.

VII. The Lessor/s shall keep the demised premises insured at all time during the term hereby created or any extension/s thereof from loss or damage by fire, earthquake, riots and against such other risks as may be required by the lessee and to make all payments necessary for the above purposes within three days after the same shall respectively become payable and to produce to the Lessee or its agent on demand the several policies of such insurance and the receipts for each such payment and to cause all moneys received by virtue of any such insurance to be forthwith laid out in rebuilding and reinstating the demised premises and to make up any deficiency out of the Lessor's own moneys.

VIII. The Lessor(s) warrants that he / they has / have good, rightful power, absolute authority and indefeasible title to demise the demised premises to the Lessee in the manner herein appearing free from all encumbrances, trusts, his dependents, executions and attachments whatsoever.

IX. The lessor(s) will not during currency of the lease transfer, mortgage, sell, assign or otherwise create any interest in the demised premises without the prior consent of the Bank in writing.

X. The Lessor has no objection for Lessee to assign / transfer / sublet the demised premises or part thereof. (xi) The Lessor shall have no objection whatsoever to the Bank installing, providing and operating a DG Set of required capacity in the demised premises.

XI. In future, if the Bank requires additional power the Lessor shall arrange for such additional power as per the Bank's requirement at the Bank's cost and expenses.

4. It is hereby agreed by and between the parties hereto as follows:-

I. In case of default in the payment of the taxes and other statutory dues, service charges, dues to society by the lessor (s) and a demand notice is served on the Bank, the lessee may make payment of the same and such payment shall be against adjustment of future rents payable.

II. If the Lessor (s) shall fail or neglect to pay rents, revenues, rates, taxes, impositions, outgoings and ceases howsoever or whatsoever payable by owner or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in good repair and condition and /or to keep the demised premises insured for such sum and against such risks as may be required for by the Lessee it shall be lawful (but not obligatory) for the Lessee to pay such rates, revenues, taxes, impositions, outgoings and ceases, to incur expenses to keep the demised premises and every part thereof in good repair and condition to keep the demised premises insured for such sum and against such risks as the Lessee in its absolute discretion may think fit and in any one or more of such cases the Lessee will be entitled in its absolute discretion to deduct such payments and such expenses as aforesaid with applicable interest from the rent hereby reserved.

III. In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riot\ or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the Lessee, be void but in the event of the Lessee desiring to continue the lease and the Lessor (s) agreeing to repair the damage or injury the Lessee shall vacate such portion of the demised premises as may be required to enable the Lessor (s) to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the Lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.

IV. In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for the time being in force this Lease shall be determined and the parties shall be entitled to such compensation as they may respectively be entitled under the law.

V. Notwithstanding anything to the contrary herein before contained, the Lessee shall be entitled and shall have the option to terminate this Lease at any time on giving _____calendar months' prior notice in writing to the Lessor (s) and on expiration of the period to be mentioned in such notice this lease shall cease to be operative.

VI. If the lessors shall at any time fail and neglect to perform and observe any of the covenants and conditions herein contained and on his/their part to be observed and performed, then the Lessee shall be entitled at its option to forthwith determine this Lease.

VII. The Lessors shall at the request of the Lessee made before the expiration of the term hereby created execute and register a renewed lease of the demised premises in favour of the Lessees a lease for further period/s of _____ from the date of expiration of term hereby created on the same terms and conditions as are herein contained except the monthly rent which may be reduced / increased as mutually negotiated and in any case the increase in rent shall not be more than _____ % of the then existing arrangement. However, if the rent, rates in the market are falling, both lessor and lessee shall negotiate and decide as to reduction in the rent prescribed therein. That the expenses on stamp duty and registration charges required for the execution of lease deed and renewal of lease deed shall be borne by the lessors and the Bank in equal sharers.

VIII. Notwithstanding anything contained hereinabove the lessee shall be entitled to surrender, leave and deliver the unused, un-utilised portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, unutilised and excess area is not required for the purpose taken on lease during the tenure / currency of the lease without determining / terminating the said lease and continue in occupation the portion required

for the purpose after surrendering of the unused and unutilized area / portion and in the event of such partial surrender of the un-utilised area / portion, then rent fixed for the lease will be reduced / decreased proportionately according to the area / portion surrendered by the Lessee. And if such surrender is going to affect the exclusive/independent entry/use for /of the branch/office, the landlord shall make suitable arrangement so that the exclusive independent entry /use for/of the branch/office is not affected in any manner.

IX. In case the Lessee desires to obtain a Lease of further floor area in the said premises, the Lessor (s) shall grant such Lease to the Lessee, the rent for such further floor area will be determined considering the prevailing circumstances for the time being but in and the period of such Lease shall be co-extensive and coterminous with the period of the Lease in respect of the premises already leased in favour of the Bank.

X. In the event of the Lessor (s) deciding to sell the demised premises during the tenancy, they shall in the first instance offer the premises to the Bank and the Bank shall within one calendar month from the date of receipt of such offer either accept or reject such offer.

The Schedule above referred to IN WITNESSES WHERE OF THE PARTIES hereto have executed these presents the day and year first above written.

SIGNED SEALED AND DELIVERED
(Lessor)

SIGNED SEALED AND DELIVERED
(Lessee)

Witness:-

Signature 1. _____ 2. _____ 3. _____

Name:- 1. _____ 2. _____ 3. _____

Address: 1. _____ 2. _____ 3. _____

Signature: 1. _____2. _____ 3. _____