TENDER ID AOGWL/2026-27/BINA

NOTICE INVITING TENDER (NIT)

REQUIREMENT OF COMMERCIAL/OFFICE PREMISES FOR SBI BINA (01427) BRANCH SAGAR DISTRICT OF RBO-VI, SAGAR UNDER DIST; SAGAR , MADHYA PRADESH.

Regional Business Office-VI, Sagar, 470002., State Bank of India invites offers from owners/power of attorney holders for the commercial/office premises on lease rental basis for the existing branch at BINA (01427), Dist: Sagar (M.P) Branch of RBO-VI, Sagar ;

Sl. No	Name of the Branch	Status of the Branch	Desired Location	Carpet Area including Strong room (+/-5%)	Strong Room (Carpet Area)
1.	BINA (01427), Dist: SAGAR (M.P)	Existing	Along or near to the main road	4000-5000 Sqft	100 Sqft internal area

Note:

A. Strong room shall be constructed by the landlord of category AAA as per RBI guidelines. In case locker room* (B/C) category is required for keeping lockers and other valuables, it should be constructed as per IS (15369:2003) specifications at the owner's cost in the premises.

B. In case of Locker room (B/C) class is not required as in A above, strengthening of floor slab is required to bear the additional load of “Locker Safe” to be kept in the premises.

2. The premises should be preferably in prime locality preferably on a main road with adequate dedicated parking space and predominantly in the cluster of commercial establishments on the Ground floor ready/likely to be ready for immediate possession.

3. Premises should be ready for possession / occupation or expected to be ready within 3(three) months from the last date of submission of proposal or open plot likely to be ready in 6 months for immediate possession. Preference will be given to ready to use premises. Preference will also be given to Premises owned by the Govt./Semi-Govt. departments / Public Sector Units / Public Sector banks.

4. The offers in a sealed cover complete in all respects should be submitted on or before 3.00 pm on 12.11.2026 during working hours at the following address-. Bids shall be submitted separately for the above mentioned branches.

Regional Manager
State Bank of India
Regional Business Office-6
In front of Bundelkhand Medical College
Ashok Vihar,
Sagar-470002

The SBI reserves the right to accept or to reject any offer without assigning any reason therefore. No correspondence in this regard will be entertained. No Brokers please.

Regional Manager
RBO-VI, Sagar

TECHNICAL BID

TERMS AND CONDITIONS

OFFER/LEASING OF COMMERCIAL/OFFICE PREMISES

This tender consists of two parts viz. the "Technical Bid" (having terms and conditions, details of offer and Annexure-I) and the "Price Bid". Duly signed and completed "Technical" and "Price Bid" are required to be submitted separately for each proposal (Photo copies may be used in case of multiple offers). The "Technical Bid and "Price Bid" for each proposal/offer should be enclosed in separate sealed envelopes duly super scribed on top of the envelope as "Technical Bid" or "Price Bid" as the case may be and these envelopes are be placed in a single cover super scribing "Tender for leasing of Commercial/Office premises for Bina-Branch" and should be submitted at the office of Regional Manager , State Bank Of India, RBO-VI, Sagar Regional Business Office, In front of Bundelkhand Medical College, Ashok Vihar Colony, Tilli Road, Sagar, 470002.

Important points of Parameters –

1	Carpet Area	As specified in NIT
2	Building Frontage	Minimum frontage of 50-60 ft along the main road of the locality
3	Parking Space	Five dedicated car parking per 100 sqmt (1000 Sqft) area and 18 to 20 dedicated two wheeler parking for staff.
4	Open Parking area	Sufficient open parking area for customers (around 1000 Sqft.
5	Amenities	24 Hours Potable water supply availability, Generator power back up (min. 55 KW), Electrical Load (Min. 30 KW, three phase), etc.
6	Possession	Ready possession / occupation /expected to be ready within 3 (three) months from the last date of Submission.
7	Premises under Construction	Will be in case the building is completed and handed over within next three months in all respect
8	Location	In the vicinity of the New branch to be shifted (in case of shifting of the Branch) and location as specified in the NIT (In case of new Branch)
9	Preference	(i) Premises duly completed in all respect with required occupancy certificate and other statutory approvals of Local civic Authority.
		(ii) Single Floor (Preference shall be given to Ground floor)
		(iii) Offer from Govt./Semi Govt. Departments / PSU/ Banks

		(iv) Ready to occupy premises / expected to be ready within three months from the last date of submission of proposal.
10	Unfurnished Premises	May be considered and Bank will get the Interior and Furnishing work done as per requirement. However, all mandatory Municipal license/NOC/approval of layouts, internal additions/alterations etc. as necessary from Local Civic Authority/Collector/Town planning etc. for carrying out the interior furnishing/ internal additions/alterations etc. in the premises by the Bank will be arranged by the Owner.
11	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.
12	Selection Procedure	Techno-commercial evaluation by assigning 70% weightage for technical parameters and 30% weightage for price bid.
13	Validity of Offer	Six months from the last date of Submission of the Offer
14	Stamp/ Duty	To be shared in the ration 50:50
15	Rental Advance	No advance payable
16	Fit out Period	3 Months after completion of civil work and other mandatory approvals by Land lord.

TERMS AND CONDITIONS:

1.1 The successful vendor should have clear and absolute title to the premises and furnish legal title report from the SBI empaneled advocate at his own cost. The successful vendor will have to execute the lease deed as per the standard terms and conditions finalized by the SBI for the purpose, and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessors and the SBI. The initial period of lease will be 5 years and will be further renewed for 5 years (viz. total lease period 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the SBI during the pendency of the lease. As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 20% after initial term of 5 years is completed. After 10 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5 + 5 years.

1.2 Tender document received by the SBI after due date and time i.e 12.11.2026 after 3.00 pm shall be rejected.3

1.3 The lessors are requested to submit the tender documents in separate envelopes super scribed on top of the envelope as “Technical Bid” or “Price Bid” as the case may be duly filled in (as stated earlier) with relevant documents/information at the following address:

Regional Manager
State Bank of India
Regional Business Office-6
In front of Bundelkhand Medical College
Ashok Vihar,
Sagar-470002

1.4 All columns of the tender documents must duly filled in and no column should be left blank. All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer. Any over-writing or use of white ink is to be duly initialed by the tenderer. The SBI reserves the right to reject the incomplete tenders.

1.5 In case the space in the tender document is found insufficient, the lessors/ tenderers may attach separate sheets.

1.6 The offer should remain valid at least for a period of 6 (Six) months to be reckoned from the last date of submission of offer (i.e 12.11.2026).

1.7 There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the 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 document, the lessor is required to attach a separate sheet "list of deviations", if any. The Bids will be opened on 12.11.2026 at 3:30 PM in presence of tenderers who choose to be present at the office of Regional Manager, State Bank of India, RBO-VI, Sagar Regional Business Office, In front of Bundelkhand Medical College, Ashok Vihar Colony, Tilli Road, Sagar, 470002.

1.8 All tenderers are advised in their own interest to be present on that date at the specified.

1.9 The SBI reserves the right to accept or reject any or all the tenders without assigning any reason therefore.

1.10 Canvassing in any form will disqualify the tenderer. NO BROKERAGE WILL BE PAID TO ANY BROKER.

1.11 The shortlisted lessors will be informed by the SBI for arranging site inspection of the offered premises.

1.12 Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments (Rent + GST) to the successful tenderer shall be made by Account Payee Cheque or RTGS/NEFT by the SBI.

1.13 Preference will be given to the exclusive building/floor in the building with ground floor offer having ample parking space in the compound / basement of the building. Preference will also be given to the premises owned by the Govt. Departments / Public Sector Units /Banks as stated earlier.

1.14 Preference will be given to the buildings on the main road of the location specified in NIT.

(a) The details of parameters and the technical score has been incorporated in Annexure I. The selection of premises will be done on the basis of techno commercial evaluation. 70% weightage will be given for technical parameters and 30% for price bid. The score finalized by Committee of the SBI in respect of technical parameters will be final and binding to the applicant.

1.15 The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes and service charges shall be borne by the landlord. While renewing the lease after expiry of initial lease period of (5+5) years, the effect of subsequent increase/decrease in taxes and service charges shall be taken into account for the purpose of fixing the rent. However, the landlord will be required to bill the SBI every month for the rent due to them indicating the GST component also (if applicable) in the bill separately. The bill also should contain the GST registration number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the bank to bear the burden of GST, otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the SBI to the landlord on production of such

payment of tax to the Govt. indicating name, address and the GST tax registration number of the landlord.

1.16 Mode of measurement of premises is as follows:

Rental will be paid on the basis of “Carpet area” which is to be measured only after addition and alteration work carried out as per banks approved layout plan for the Branch.

A. Rentable Carpet area shall be area at any floor excluding the following area

1. Walls
2. Columns
3. Balconies
4. Portico/Canopy
5. Staircase
6. Lofts
7. Sanitary shafts
8. Lift wells
9. Space below window sill
10. Box louver
11. AC duct

B. Measurement of Mezzanine floor area (if any) shall be considered as under: Floor to ceiling Height.

I. Above 2.6m: : 100% of the Carpet Area
II. Above 2.1 m up to 2.6 m : 50% of the Carpet Area
III. Below 2.1 m : Not to be considered.

C. The following shall be including in wall area and shall not be measured.

1. Door and door opening in the wall
2. Build in cupboards.

1.18 The floor wise area (viz. Ground, First, etc.) with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car and scooter parking spaces/Slot offered rent free should be indicated separately.

1.19 The successful lessor should arrange to obtain the municipal NOC/approval of layouts internal addition/alteration works etc. from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank. Lessor should also obtain the completion certificate from Municipal authorities after the completion of the above works. The required additional electrical power load and Civil work of as required will also have to be arranged by the lessor at his/her cost from the State Electricity Board or any other private electricity company in that area etc. and NOC and the space required for installation and running of the Generator will also have to be provided within the compound by the lessors at no extra cost to the Bank.

1.20 Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost and arrange for requisite permission/approval for installation of Roof top antenna/outdoor units of air-conditioners/ display of signboards etc.

1.21 The lessor shall also obtain/submit the proposal to Municipal Corporation/Collector/town planning etc. for the approval of plans immediately after receipt of approved plans along with other related documents so the interior renovation work can commence, in case of unfurnished premises.

1.22 After the completion of the interior works, etc. the lease agreement will be executed and the rent payable shall be reckoned from the date of occupation. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.

1.23 All the civil work as per plan & specifications provided by SBI pertaining to construction of Cash Room/Currency Chest (as per RBI guidelines), ATM / e lobby, Record & Stationary room, System and UPS room, ladies and Gents Toilets (including plumbing/sanitary fittings), Pantry, Staircases, Main and Exit Door, Grills to all Windows. Rolling shutters and collapsible door to Main and Exit doors and Cash room, locker room doors will be carried out by the lessor at his cost. Flooring of the banking hall of the premises shall be of Doubled charged vitrified tiles and flooring of Record/Stationary Room shall be of Polished Kota stone. Lessor(s) will be required to engage the Architect, as approved by the SBI for supervision of the entire activities of construction, at their own cost. A separate sheet of detailed building and specifications along with layout plan shall be issued to the successful bidder after finalization of offers.

1.24 Bank shall take possession of the demised premises only after completion of all the civil construction works & submission of necessary certificates from the licensed Structural consultant and Architect, as required by the SBI and fulfillment of all other terms and conditions of technical bids as mentioned above.

PLACE:

DATE:

Name & Signature of the Bidder / Lessor(s) of with Seal if any.

[Type text]

DETAILS OF OFFER (Part of Technical Bid)

OFFER SUBMITTED FOR LEASING PREMISES

(If anybody willing to offer for more than one premise, separate application to be submitted for each premises)

With reference to your advertisement in the _____ dated _____
We hereby offer the premises owned by us for Commercial / Office use on lease basis:
General Information:

A	**LOCATION:**	
A1	Distance in KM from the existing branch	
A2	Distance in KM from the nearest City Bus Stand	
B	**ADDRESS:**	
B1	Name of the Building	
B2	Plot No & Door No:	
B3	Name of the Street	
B4	Name of the City	
B5	Pin Code	
C	**NAME OF THE OWNER**	
C1	Address	
C2	Name of the Contact Person	
C3	Mobile No;	
C4	Email Address	

Technical Information (Please tick at the appropriate option)

a. Building : Load Bearing (_----------), RCC Framed Structure (----------)

b. Building; Residential (----------), Institutional (----------)

c. No of floors (----------)

d. Year of construction and age of the Building (----------)

e. Floor of the offered premises :

LEVEL OF FLOOR	CARPET AREA IN SQFT
Total Floor Area In Sqft	

Note- The rentable area shall be in accordance with the one mentioned under clause/para 1.16 of "**Technical Bid".**

Building ready for occupation YES / NO

If no, how much time will be required for occupation …….. with end date

Amenities Available

Electric power supply and sanctioned load for the floors Offered in KVA (Mentioned)	……
Availability of Running Municipal Water Supply	Yes/ No
Whether plans are approved by the local authorities (Enclose Copies)	Yes / No
Whether NOC from the local authorities has been received	Yes / No
Whether occupation certificate has been received (Enclose Copies)	Yes / No
Whether direct access is available, if yes give details	Yes / No
Whether fully air conditioned or partly air conditioned	Yes / No
Whether lift facilities are available	Yes / No
No. of car parking/scooter parking which can be offered Exclusively to the Bank	Car / Scooter

Declaration

I/We have studied the above terms and conditions and accordingly submit our offer and will abide by the said terms and conditions in case our offer of premises is accepted.

I/We also agreed to construct/addition/alteration i.e. Cash safe Room, Record/Stationary room, System / UPS Room, Ladies and Gents Toilet and Pantry with all fittings and fixtures, Vitrified Tile Flooring and other works as per Banks specifications and requirement.

Place:

Date:

Name and signature of lessor(s) with seal

ANNEXURE – I (PART OF TECHNICAL BID)

PREMISES REQUIRED ON LEASE
Parameters based on which technical score will be assigned by SBI.

(NOT TO BE FILLED BY THE PROSPECTIVE LANDLORD)
TECHNICAL PARAMETERS AND SCORING BASED ON THEIR MARKS

The detailed list and marks assigned to each parameter is as under:

Sl.No	Parameter	Maximum Marks
1	Distance from nearest Bus station/ market place/ New branch (i) Upto 0.5 KMS (15 marks) (ii) More than 0.5 KM and upto 1.0 KM (10 marks) (iii) More than 1.0 KM and upto 2.0 KM (5 marks) (iv) More than 2 KM (0 Marks)	15
2	Available frontage of the Premises (i) Upto 15 metres (15) (ii) 10 metre to 15 metre (10) (iii) 6 metre to 10 metre (5) (iv) Less than 6 metre (0)	15
3	Nearby surroundings, approach road and location (i) Commercial Market Place with wide approach (15 marks) (ii) Partly Commercial/ Residential locality with wide approach (10 marks) (iii) Commercial Market Place with narrow approach (5 marks) (iv) Partly Commercial/ Residential locality with narrow approach (0 marks)	15
4	Quality of construction, Load Bearing/ RCC framed structure& adequately Ventilated, Ambience & Suitability of premises. (i) Excellent (20) (ii) Good (10) (iii) Satisfactory (5) (iv) Unsatisfactory (0)	20
5	Availability of Premises on (i) Ground floor (20) (ii) First floor / Ground + First floor (10)	20
6	(i) Availability of Parking as specified (15) (ii) Availability of Parking less than as specified (7)	15
	Total	**100**

Place:

Date:

Name and Signature of lessor with seal if any.

PRICE BID
(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

With reference to your advertisement in the _____ dated ____ and having studied and understood all terms and conditions stipulated in the newspapers advertisement and in the technical bid, I/We offer the premises owned by us for Commercial/office use on lease basis on the following terms and conditions:

GENERAL INFORMATION:

LOCATION:

A	Name of the Building	
A1	Door No.	
A2	Name of the Street	
A3	Name of the City	
A4	Pin Code	
B	(i) Name of the Owner (ii) Address (iii) Name of the Contact person (iv) Mobile No; (v) Email address	

Place:

Date:

Name and Signature of lessor with seal if any.

RENT:

Level of floor / Floors	Carpet Area in Sqft	Rent per Sqft per month in Rs. # Please refer note below	Total rent per month
Total			

Rentable area will be based on “Carpet area” of the floor in accordance with the one mentioned under para / clause / item 1.16 of technical bid. Please note that the rent should be inclusive of municipal taxes/cess, service charges like society charges, maintenance charges etc. and will not be paid separately by the Bank.

The GST if levied on rent paid shall be reimbursed by the SBI to the landlord on production of such payment of tax to the Govt.

Declaration

We have studied the above terms and conditions and accordingly submit an offer and will abide by the said terms and conditions in case our offer of premises is accepted.

Place :

Date :

Name & Signature of lessor (s) with seal if any

SAMPLE FORMAT OF LEASE AGREEMENT

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 toas "The Lessee" or "The Bank" which expression unless rēpugnant 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 refundableat the time of determination of lease without interest. 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 without 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 Lessee shall be entitled 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 theLessee 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 installments

/ 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 andconditions 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 lesseeat 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 affect 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's 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.

(xii) 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, riots 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 favor of the Lesseesa 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 new 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 parties i.e. 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-utilized portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, un-utilized 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-utilized 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 favor 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 monthfrom the date of receipt of such offer either accept or reject such offer.

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

SIGNED SEALED AND DELIVERED

By the above named

In the presence of Lessor (s)

SIGNED SEALED AND DELIVERED Address :

By the above named

In the presence of For and on behalf of State Bank of India,

_____Br. Lessee

Witness :-

Signature_____
Name_____
Address_____

Signature _____
Name_____
Address_____

Signature_____
Name_____
Address____