



## MGB GRAMIN BANK

Head Office  
IInd Floor, LIC Building,  
Mandiya Road  
Pali-Marwar(Rajasthan)306 401

### HIRING OF NEW PREMISES

The Bank is looking for **Ready Built, Commercially approved Premises** for its Head Office.

Details are as under:

Preferred Location	:	5-7 Kms from Railway Station in Jodhpur
Area	:	8000-10000 sq. ft. (Carpet area)
Preferred Floors	:	1 or 2
Parking	:	15 -'four wheelers', 50- 'two wheelers'

Sealed applications offering the premises in two bid system are invited from owners of the properties on the enclosed formats.

Lease period will be 15 years (not below 9 years in any case). Bank's standard format of the lease deed is available on the Bank's website.

**Technical Bid:** Technical bid should contain details of location, built up area; available carpet area and other physical details, building plan of the premises, availability of water and electrical supply etc. Offered premises should have all clearance certificates from the local authority including for commercial use. Copies of all relevant permissions / authorization should be available. Otherwise offer will be rejected. If the building is mortgaged to other Bank / FI, the position should be disclosed in the technical bid.

**Financial Bid:** Financial bid should contain the expected rent per sq .ft. for the carpet area, lease terms along with the future increase in rent, taxes, service tax, advance rent required if any, or any other condition.

The offer should be accompanied by a **Demand Draft / Pay Order** for Rs. 10000 enclosed with technical bid in favour of **MGB GRAMIN BANK**, payable at PALI MARWAR as earnest money. Offers without earnest money will not be considered.

These two bids shall be in separate sealed covers. Both the bids should be kept in sealed cover and super subscribed with "**OFFER FOR THE PREMISES FOR HEAD OFFICE**" should reach up to 18.02.2013 up to 5.00 P.M on at the office of undersigned.

Enclose all documents in support of the offer. Renovation of the premises shall have to be done as per Bank's plan and norms. Lease agreement as per Bank's format shall have to be executed.

Offers through brokers will not be accepted. The Bank reserves its right to accept or reject any or all the proposal(s) without assigning any reason therefore.

This advertisement is also available on website <http://www.mgbbank.com> and <http://www.tenders.gov.in>



General Manager

**SUBMISSION OF BID APPLICATIONS IN RESPECT OF PREMISES TO BE  
OFFERED ON LEASE RENT TO MGB GRAMIN BANK**

**General Guidelines for Bidders**

**Bidders must note that:**

1. The “Technical Bid” and “Financial Bid” must be submitted in two separate sealed envelopes at the address mentioned in the advertisement. The last date for submission of the Bids is 18.02.2013 up to 05.00p.m.
2. Bank requires independent ready premises for its offices having commercial use permission. The area required is about 8000-10000 sq .ft. carpet area. The building should have adequate dedicated parking space for nearly 50- ‘two wheelers’ and 15 ‘four wheelers’.
3. All columns of the forms must be filled in and no column should be left blank.
4. Demand draft / Pay Order for Rs. 10,000/- must be enclosed with the tender document in favour of MGB GRAMIN BANK payable at Pali-Marwar, as earnest money to be enclosed with the technical tender. It will be refundable, immediately after selection of premises to the unsuccessful bidders. For successful bidder, it will be refunded on handing over the premises; it will not bear any interest. The amount of earnest money will be forfeited in full, in case the selected bidder does not enters into the agreement with bank or after entering into agreement, does not hands over the premises after making suggested changes as per bank’s requirement and instructions. Technical bids not accompanied with the Demand draft / Pay Order will not be considered.
5. Every offer should contain details of one property only and every offer should be supported separate Demand draft / Pay Order for Rs.10,000/- as stated above.
6. The bid will be valid for at least 3 months from the last date of submission.
7. Our advertisement is for ready built premises. Therefore necessary occupancy certificate as well as the certificate of commercial use issued by the competent local body / authority must be available.



8. The financial bids will be opened in case of only those bidders who are short listed on the basis of the scrutiny of the technical bids and who also agrees to sign the Bank's standard lease deed.
9. No enquiries regarding selection will be replied. This is strictly prohibited.
10. The Bank reserves the right to reject any or all bids applications without giving any reason thereof.
11. Lease shall be preferably 5+5+5 years with increment in rent after each 5 years.
12. Landlord will have to arrange for electricity connection for approx 100 KVA along with adequate power back up arrangement.
13. Cost of the power connection will be borne by the land lord. However, the bank will pay bill for consumption of electricity.
14. All the existing liability such as outstanding energy, water consumption charges as well as taxes of local body should be cleared by the land lord before handing over the premises of the Bank.

**General Manager**



## Technical Bids Application Form (Part-1)

(Please sign on each page)

In respect of premises to be offered on lease/rent to MGB GRAMIN BANK

From:

Date:

To,  
The General Manager  
MGB Gramin Bank  
Head Office,  
IInd Floor, Mandiya Road, **Pali-Marwar**

Dear Sir,

**Technical Bid (Tender Part-I): Offer for premises for Bank Offices on lease/Rental Basis.**

With reference to your advertisement published in Rajasthan Patrika newspaper, dated 06.02.2013 for hiring of premises on lease/rental at Jodhpur, we submit herewith our offer for the same with following technical particulars / details for your consideration.

(Note: Mention "Not Applicable" against in applicable columns. No column should be left blank)

1	Name of land lord / Developer	
2	Address and telephone number	
3	Location and address of property	
4	Whether location is in commercial market or residential area	
5	Plot area (detail of plot such as size, area FSI, lease etc.)	
6	Whether Municipal / Local Development Authority permission to construct the remises obtained	
7	Distance from Airport	
8	Distance from Railway Station	



9	Distance from Post/Telephone Office	
10	Details of Proposed Building Offered	
11	Distance from	
12	Foundation	
a.		
b.	Frame Structure (Describe loads (per sq. ft.) for which frame has been designed & also please enclose the certificate of structural engineer that each floor is capable to sustain load of the cluster of compactors will be utilized for storage of records.	
c.	Super Structure (Thickness of wall etc.)	
	Inside & Outside plaster	
	Inside & Outside painting	
	Doors (nos & specifications)	
	Windows (nos & specifications)	
	Flooring (mention room-wise flooring as also in toilet with skirting / dedo etc.)	
	If multi-storied complex furnish details of total no. of floors in the building & whether facility of lift is available.	
	Whether plan approved by local Municipal/Local Development Authority	
	Situation of building i.e. floor on which located.	
	Water supply arrangement.	
	Sanitary arrangement (no. of W.C/Toilet block)	
	No. of balconies (with size)	
	Electricity (no. of points, Type of wiring, meter etc.) Separate electric meter for Bank will have to be arranged by landlord)	
	Mention whether additional 3 phase electric connection if required by the Bank will be provided at your cost?	
	Mention whether agreeable to carry out distemper / colour wash at your cost once in 2 years.	
	Mention details of area in sq.ft. (Carpet) of parking facility, if any, for scooters / cars that can be available exclusively to the Bank.	
13	Condition of Building, e.g. Old building, new building or under construction (mention likely date of completion).	
14	Details of other infrastructure (compound wall, porches, garage, stilt floor etc.)	
15	Area of building (please mention super build up / built up area along with carpet area with number of floors).	



16	Whether willing to carry out additions / alterations / repairs as per specifications / plan given by the Bank?	(Yes/No)
17	Whether willing to offer premises on lease for period of 15 years or more? (Reasonable increase in rent can be considered after 5 years)	(Yes/No)
18	Whether any deposit / loan will be required? (Give brief details).	
19	Any other information (Give brief details).	
20	Space available for Car Parking	
21	List of enclosures (attached) such as copy of plan approved by the competent authority, latest Municipal house tax receipt, last sale deed, approval for commercial use etc. A)  B)  C)  D)  E)	

Demand Draft/Banker's Cheque No. \_\_\_\_\_ Dated \_\_\_\_\_ for Rs.10000/- in favour of the MGB Gramin Bank drawn on Pali-Marwar is enclosed.

We have not made any alteration in the tender Performa.

We have not charged any interest on our deposit for due performance of tender.

Yours faithfully,

( \_\_\_\_\_ )  
Address:

Telephone No.



**Price Bid Application Form (Part-II)**

(Please sign on each page)

**In Respect of premise for Head Office to be-offered on lease/rent to  
MGB Gramin Bank.**

From:

\_\_\_\_\_  
\_\_\_\_\_

To,  
The General Manager  
MGB Gramin Bank  
Head Office, Pali-Marwar

Dear Sir,

**Offer of premises for \_\_\_\_\_ on lease / Rental Basis.**

I/we offer my/our premises situated at \_\_\_\_\_ for use of  
the Bank for its offices on the following terms and conditions:

- i) I/We will carry out additions / alternations to our building as required by you, strictly according to your plan and specifications and carry out the work of decorations etc. in accordance with the details to be furnished by you and as advised by the Bank time to time. You therefore will first approve the plan, before we submit the same to authorities concerned. The building will have a carpet area of about \_\_\_\_\_sq. ft., as per details provided in Technical Bid, submitted by us. **Carpet area means actual floor area available for use after deducting the areas of walls, passages, staircases, sanitary blocks, water room, entrance area, balcony, garages/ covered car parking, etc.** The possession of the premises will be given to you only after the Bank is fully satisfied that the entire work has been carried out to the Bank's requirement and specifications and if after taking possession, it is found that any item or work remains unattended or not according to your specifications, I/we undertake to complete the same within a reasonable time frame before the date of possession of premises and in case of default, the Bank will be at liberty to complete the unfinished jobs and realize the expenses incurred, from the monthly rent payable to me/us by the Bank.
- ii) No changes in the plan will be made during the addition/alteration work and if any changes are required the same will be carried out only after obtaining Bank's prior approval in writing therefore, all general notes shown in the plan will be strictly complied with by me/us.



The work of renovation of the building will be entrusted to the contractors of my/our Architect's choice and all expenses in that connection including Architect's fees will be borne by me/us. The electric points will be provided by me/us as per the Bank's requirements. The ceiling fans and tube lights will be supplied by the Bank but will be fitted by me/us at my/our cost in the portion of the building occupied by the Bank. Expenses for loose wires, chain of pipes for handling electrical fixtures, etc. will be borne by me/us. These fans and tube lights will at all times remain the property of MGB Gramin Bank. The premises complete in all respect will be made available as early as possible, but in any case not later than two months from the date of acceptance of this offer by the Bank. The Bank may at its discretion extend this period. However, it will be open to the Bank or decline to accept the offer, if the delay is in the opinion of the Bank too much.

- iii) I/We will provide the necessary arrangement for the continuous and regular supply of water throughout day and night. I will provide electric motor and pump of required capacity as suggested by the Bank's Engineer / Architect. All maintenance charges in this connection except actual electrical consumption shall be borne by me/us. The required number of water taps including one directly from Municipal Water Connection, for drinking water will be provided by me/us, in the premises. Water consumption charges / bills of Municipality will be borne by the Bank. I/We provide sanitary, privy, urinals, ladies toilet, hand wash basin, and towel rails etc. as per the Bank's lay out plan exclusively for Bank's use.
- iv) Distempering of the building, polishing / oil painting of the wood and ironwork will be carried out by me/us once in Two years, Whenever necessary, I/we will carry out tenable repairs to the premises. If I/we fail to do this, the Bank will have right to recover this from me or from the rent payable to me.
- v) During the tenancy of the lease, I/we undertake to carry out the additions/ alterations to suit the Bank's requirements, if the same are structurally feasible and technically permissible by the local authorities, with a suitable increase in rent based strictly on the additional expenditure involved. If the Bank desires to carry out any such alternations at its own cost, I/we will permit it on the existing terms & conditions.
- vi) The Municipal Corporation or local authorities permission to renovate and lease the premises in question to the Bank will be obtained by me/us and produced for your inspection. Any other permission if required will be obtained by me/us. In case, I/we will decide to sell the premises, at first it will be offered to Bank at a reasonable price and in case the Bank is not agreeable to purchase the same, I/we shall dispose off the same subject to Banks tenancy rights.





- vii) The lease agreement will contain an undertaking that I/we will not during the currency of the lease agreement transfer, mortgage, sell or otherwise create any interest in the premises leased to you/with any party affecting your right of occupation and any of the terms of the lease without your consent.
- viii) Expenses in connection with drafting and execution of the lease agreement will be borne half to half between me/us and the Bank, but if loan is required the charges for investigation the title including search charges of Bank's solicitor Advocate will be borne by me/us entirely.
- ix) The Bank will have the right to sub-let the premises, but that should be for the un-expired period of lease and any extension thereto and with prior approval.
- x) Separate electric meters, shed for parking vehicles, rolling shutter or collapsible gate to the main entrance, safety bars to all the windows and compound walls with gate, all around the building will be provided by me/us at my/our cost. If required by the Bank, 3-phase electric connection will be arranged by me/us at our cost.
- xi) Rent/lease Charges:**
  - A) The rent of premises will be Rs.\_\_\_\_\_ per sq.ft. (Carpet area) per month inclusive of all taxes.
  - B) The house tax and all Municipal / Government present and future taxes will be paid by us (landlord). The present rate of Municipal / Government taxes is \_\_\_\_% of rent per annum.
  - C) Other service charges for garage/parking/lift/Maintenance/ cleaning (if any) will be paid by us (landlord).
  - D) \_\_\_\_\_sq.ft. (Carpet) area will be earmarked for the Bank for parking at \_\_\_\_\_ for which no rent/cost will be charged.
  - E) Service Tax on the rent will be inclusive / exclusive of the Quoted rent of the premises.

**xii) Period of Lease etc:**

The initial period of lease will be for \_\_\_\_\_ years with subsequent renewal, at the option of the Bank for \_\_\_\_\_ further terms of \_\_\_\_\_ years each on the same terms & conditions with reasonable increase @ \_\_\_\_\_% in monthly rent after every \_\_\_\_\_ years.



(xiii) **Loan / Advance Requirements:**

I/we require a loan/advance of Rs. \_\_\_\_\_ only) for construction of the building. I/we agree to pay interest, installments of the loan and create/furnish necessary security to the Bank therefore, including equitable mortgage of my/our property. The loan will be recoverable with interest as per RBI directives and Bank's norms

**SUMMARY:**

Name of the owner/landlord/s	
Location of the premises i. Plot No./Name of the Building ii. Name of the Street/Locality	
RENTABLE FLOOR AREA of the premises offered.	_____ Sq. Ft in Basement. _____ Sq. Ft on Ground Floor. _____ Sq. Ft on First Floor _____ Sq. Ft on Second Floor
Monthly RENT per Sq. ft or LUMPSUM (On carpet area basis inclusive of all taxes as applicable).	Rs._____ Per Sq. Ft for Basement Rs._____ Per Sq. Ft for Ground Floor Rs._____ Per Sq. Ft for First Floor Rs._____ Per Sq.Ft for Second Floor or Lumpsum Rs._____ Per month.
Premises offered for a period of	15 years
Initial Period of Lease	_____ Years
Further options	_____ options of _____ years each
Increase in rent at the time of exercising renewal options within the lease period.	%
Service charges per month for additional facilities like exclusive lift, standby generator set, Air conditioning, electrical fixtures if any.	Rs._____ Per Sq.Ft per month
Parking space offered within the monthly rent quoted in column 4. No rent shall be charged for parking area.	_____ Sq.Ft
Who will bear municipal and other local taxes	
Who will bear Service Tax	
Other Charges, Rental deposit if any.	
Remarks, if any	

Yours faithfully,

(\_\_\_\_\_)

Address:

Telephone No.



OFFER LETTER TO BE GIVEN BY THE LANDLORD (S) OFFERING PREMISES ON LEASE TO THE PREMISES  
COMMITTEE AFTER NEGOTIATION

### OFFER LETTER

From

To

Dear Sir,

SUB: OFFER TO GIVE ON LEASE THE PREMISES FOR YOUR BRANCH

I/We, offer to you to give you on lease the premises described here below for  
your \_\_\_\_\_ Branch/Office.

a.	Full Address of premises offered on lease		
b.	Floor wise area:	Floor	Usable carpet area in (sq.ft.)
c.	Year of construction		
d.	If the building is new, whether occupancy Certificate is obtained		
e.	If the building is yet to be constructed; i) Whether the plan of building is approved (copy enclosed) ii) Cost of construction iii) Time required for completing the construction		
f.	If the building is old whether repairs/renovation is required, if so cost of repairs/construction		



g.	Offered premises is bounded by	East	
		West	
		North	
		South	

### TERMS AND CONDITIONS

- a) RENT Rent-Floor wise rent payable at the following rates i.e.

	Floor Rentable	Floor/Carpet area	Rent rate per s.q. ft. of floor/Carpet area
Basic Rent			
Services if any (A.C., Society charges etc. Give Details			

With effect from \_\_\_\_\_ i.e. the date of handing over vacant possession after completion of the construction, repairs, renovation, additions, rent payable within 5<sup>th</sup> working day of succeeding calendar month. For Services like A/C, the respective service rent will be payable from the date the service is available.

### b) LEASE PERIOD

- i) \_\_\_\_\_ Years from the date of handing over vacant possession after completion of construction, additions alternations etc. with a further period of \_\_\_\_ years at your OPTION with \_\_\_\_% enhancement in rent for the option period.
- ii) In case I/we fail to discharge the entire loan to be (granted by the Bank for construction/repairs/renovation/addition of the premises) along with interest within the agreed period of lease, I/We, agree for further extension of lease at the same rental rates, as will be paid at the time of expiry of agreed lease period, till the loan with interest is cleared in full. This is without prejudice to the rights of the Banks to recover such outstanding by enforcement of the security or by other means such as may be deemed necessary by the Bank.



- iii) You are however at liberty to vacate the premises at any time during the pendency of lease by giving three month's notice in writing, without paying any compensation for earlier termination.

c) TAXES/RATES

All existing and enhanced Municipal Corporation taxes, rates and cesses, including Service tax 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.
- ii) All repairs including annual/periodical white washing and annual/periodical painting will be got done by me/us at my/our cost. In case, the repairs and/or white/colour washing is/are not done by me/us as agreed now, you will be at liberty to carry out such repairs white/colour washing, etc. at our cost and deduct all such expenses from the rent payable to us.

e) RENTAL DEPOSIT

You have to give us a sum of Rs. \_\_\_\_\_ being the advance rent deposit of equivalent to \_\_\_\_\_ months rent which will be refunded to you at the time of vacating the premises or you are at liberty to adjust the amount from the last 3/6 month's rent payable to me /us by you before you vacate (applicable only where no loan component is involved).

f) LOAN

I/We may be granted a loan of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) that may be sanctioned as per the norms of the Bank which will be cleared with interest within the period of lease and also to undertake to repay the loan by adjusting the monthly rent as per the stipulations of the Banks, The estimate of cost of construction/renovation is-----.

Further, I/We undertake to offer the land and building as security for the loan granted for the construction of the building.



g) LEASE DEED/REGISTRATION CHARGES

If you require, I/We undertake to execute an agreement to lease/regular deed, in your favour containing the mutually accepted/sanctioned terms of lease at an early date. I/We undertake to bear the charges towards stamps duty and registration charges for registering the lease deed on the basis of 50:50 between the Banks and me/us.

DECLARATION

I/We am/are aware that, the rent shall be calculated as per the carpet area which will be measured in the presence of landlords and Bank officials after completion of the building in all respect as per the specification/requirement of the Banks.

The concept carpet area for rental purpose was explained to me/us and clearly understood by me/us, according to which the area, occupied by toilets, staircase, pillars, service shafts more than 2sq.mtr. In area, balcony, common passage, A/C plant room, walls and other uncovered area, would be excluded for arriving at rental payments.(Strike out whichever is not applicable, particularly for toilets).

The following amenities are available in the premises or I/We agreeable to provide following amenities: (Strike out whichever is not applicable)

- (i) The strong room will be constructed strictly as per the bank's specification 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 lunchroom for staff and stock room will be provided as per the requirement/specification of the Bank. A washbasin will also be provided in the lunch room.
- (iv) Separate toilets for gents and ladies will be provided.
- (v) A collapsible gate, rolling shutters will be provided at the entrance and at any other point which gives direct access to outside.
- (vi) Entire flooring will be mosaic and walls distempered.
- (vii) All windows will be strengthened by grills with glass and mesh doors.
- (viii) Required power load for the normal functioning of the Banks and the requisite electrical wiring/points will be provided
- (ix) Continuous water supply will be ensured at all times by providing overhead tank and necessary taps. Wherever necessary, electric motor of required capacity will be provided.
- (x) Space for fixing Bank's sign board will be provided.
- (xi) Will provide space for installation of V-SAT at terrace within the rent settled.
- (xii) Banks at any time during the lease period may construct ATM chamber in the premises and use the space for active ATM operations.



- (xiii) Provide facilities/convenience to handicapped customers for access to the Branch/ATM
- (xiv) Electrical facilities and additional points (light, fans, power) as recommended by the bank will be provided.

I/We declare that I am/We are the absolute owner of the plot/Building offered to you and having valid marketable title over the above. The charges/fees towards scrutinizing the title deeds of the Property of the Bank's approved lawyer will be borne by me/us.

You are at liberty to remove at the times of vacating the premises, all electrical fitting and fixtures, counters, safes 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 open for Days from day hereof, for acceptance by you.

Yours Faithfully,

Place:

Date:

(Owner/s)



## STANDARD LEASE DEED FORMAT

THIS INDENTURE MADE the \_\_\_\_\_ day of \_\_\_\_\_ two thousand and \_\_\_\_\_ between (hereinafter referred to as "at Lessor/Lessors" which expression shall \_\_\_\_\_ context admits include him/them/and/his/their heirs executors administrators representatives successors and assigns) of the one part through \_\_\_\_\_ and the MGB GRAMIN BANK constituted under the Regional Rural Banks Act 1976 having its registered office at IInd Floor, LIC Building, Mandiya Road, Pali Marwar (Rajasthan) 306401 (hereinafter referred to as "the Bank" which expression where the context s admits shall include its successors and assigns) of the other part through \_\_\_\_\_

WITNESSETH that in consideration of the rent hereinafter reserved and the Covenants and Agreements hereinafter contained and on the part of the Bank to be observed and performed, the lessor/lessors hereby demises/demise and lease unto the Bank all that messuage of tenement and premises known as \_\_\_\_\_ situated at \_\_\_\_\_ bearing Municipal No. \_\_\_\_\_ and belonging to the lessor/ lessors containing an area of \_\_\_\_\_ a little more or less more particularly described in the schedule appended and shown in the plan attached hereto with all right easements liberties appendages and appurtenances thereunto belonging (hereinafter referred to as the demised premise) to





HAVE AND TO HOLD the demised premises to the Bank for the terms of \_\_\_\_\_ year(s) to be \_\_\_\_\_ computed from the \_\_\_\_\_ day of \_\_\_\_\_ two thousand \_\_\_\_\_ and \_\_\_\_\_ with one/two options of renewing the lease for a further period of \_\_\_\_\_ year(s) each on the same terms and conditions YIELDING AND PAYING therefore unto the lessor (s) \_\_\_\_\_ the monthly rent of \_\_\_\_\_ (Rupees \_\_\_\_\_) on or before the fifth day of every month for the preceding month.

1. The Bank hereby covenants with the lessor/lessors in manner following that is to say:-

- a) That the Bank will pay or cause to be paid to the lessor/lessors the monthly rent hereby reserved at the time hereinbefore appointed for payment thereof.
- b) That the Bank will pay or cause to be paid the water and electricity/power consumption charges properly payable by the Bank in respect of the said premises, according to the reading of the meters/sub-meters provided by the lessors/sat his/their cost.
- c) The Bank shall be entitled to bring in and install, to their satisfaction and at their own cost and expense, counters, strong rooms doors, ventilators V-sat antenna, satellite dishes / communication towers & other communication apparatus, ATM, air-conditioners, office equipments, furniture, telephone, telefaxes, telegraphic & tele-printer connection etc. to the demised premises.
- d) The Banks shall for the uninterrupted utilization of the office equipment be entitled to install U.P.S. System & Generator in as may be necessary.
- e) That the Bank shall not make any permanent structural additions or alternations to the demised premises without the consent in writing of the lessor/s but such consent shall not be unreasonably withheld in the case of such additions/alterations as shall be necessary or required by the Bank for the purpose of carrying on its banking business.



- f) That the Bank shall not assign or sublet the demised premises or any portion thereof without the previous consent in writing of the lessor/s but such consent shall not be withheld in the event of the Bank deciding to close or downgrade the Branch office before the expiry of the lease period. Provided that the occupation of the demised premises by the Bank's guard or other staff shall not amount to such assignment or subletting.
- g) That the bank will at the expiration or earlier determination of the said term of any extension thereof peaceably and quietly yield and deliver up possession of the demised premises to the lessor/s after removing its properties such as counters, strong room door/s and ventilator/s air conditioners, furniture, office equipment telephones, telefaxes, telegraphic etc. at its cost subject to performance by the lessor/s of the covenants hereinafter contained and subject also to changes caused to the demised premises by fair wear and tear and damage by rain, fire, earthquake, riot civil commotion, cyclone, tempest, flood, violence of any army or mob or other irresistible force or set of God but this condition shall not be construed to render the Bank liable to do any repairs of any kind to the demised premises.

2. The lessor/lessors hereby covenants/covenant with the Bank in manner following: -

- a) The lessor/lessors has/ have good right, title and power to grant this lease of the demised premises to the Bank, If any, dispute regarding right, title and power to grant the lease by the lessor/lessors arises and that in the event of any loss or damages arising to the Bank due to such dispute the lessor/lessors shall at all times indemnify the Bank from all such losses and damages.
- b) That the Bank paying the monthly rent hereby reserved and observing and performing the covenants and conditions herein contained and on its part to be observed and performed shall and may peaceably and quietly hold posses and enjoy the demised premises together with the fixtures fitting and other appurtenances during the said term without any interruption or disturbance from by the lessor/lessors or any other person or persons lawfully claiming any estate right title of interest in or to the demised premises and any part thereof.



- c) That the lessor/lessors will during the said terms regularly and punctually pay or cause to be paid and discharge all taxes, rent rates, charges of or charges upon the demised premises whether the same shall be imposed or assessed by the Govt. local authority or otherwise and that in the event of any loss or damage arising to the Bank by the non payment of any of these dues the lessor/lessors will at all times indemnify the Bank from all such loss or damage.
- d) That the lessor/lessors will comply with at his their own cost all requirements and regulations of the Municipality and/or other appropriate authority concerning the demised premises and will keep the bank indemnified against any breach or consequences thereof.
- e) That the lessor/lessors will during the said terms keep at this/their own expenses the demised premises as well as the additions there to erected and made by the Bank in pursuance of the provisions of clause I© herein before appearing wind and water tight and immediately on receiving intimation in that behalf from the Bank execute and do all the repairs to the said premises and to the lessor/lessors fixture, electric/sanitary fittings, electric/water main, taps, hand pump etc.
- f) The lessor/lessors will also annually execute thought repairs/white colour washing, painting/ varnishing to the said premises, failing which the Banks shall be entitled to get the needful done at the cost of lessor/s.and recover the amount incurred thereon out of the monthly rent payable to the lessor/lessors.
- g) When electric wiring/fitting, water pipe line, hand pumps, sanitary fittings, underground sewers are rendered unserviceable; these will be replaced by the lessor/lessors at his /their cost.
- h) If the lessor/lessors neglects or fails to pay any tax assessed on the demised premises, vide clause II (c) or to carry out any work mentioned in clause II (e) and
  - (g) above within a reasonable time after due notice is given by the Bank to the lessor/lessors to that effect, the Bank shall be at liberty to have the tax paid and the work executed as the case may be and deduct the tax/ rent or the cost and expenses incurred from the rent payable to the lessor/lessors under these presents.



- i) If the lessor/lessors neglects or fail to comply with requirements and regulations of the Municipality and/or other appropriate authority concerning the demised premises, vide clause II (d) and in consequence there of if the Bank suffers any loss for damage, the Bank shall have the right to deduct such loss or damage from the rent and, if the rent is insufficient to recover the balance from the lessor/lessors.
- j) That the Bank shall be at liberty to remove at any time all material employed in the construction of their strong to remove at any counter, strong room doors, safes, steel fittings, expended, metal compartments, partitions, railings, temporary structures of any kind, furniture electrical installations/fitting and other fixtures which may have been brought in, fixed, installed or erected by the Bank in the demised premises prior to or during the continuance of the said term.
- k) The lessor/lessors shall not be responsible or liable for any theft, loss, damage or destruction of the demised premises or any property of the Bank or of any other persons lying in the said premises or for any damages to the Bank or its member agents, employees, servants, visitors and other persons entering the premises for the time being from any cause whatsoever.

The lessor/lessors if so desired in their own interest insure the leased premises against fire or such other calamity at their own cost.

- l) That the Bank shall have options of renewing the lease of the demised premises at the expiry of the present term hereby granted for further period of \_\_\_\_ years each at the rent based on an escalation of \_\_\_\_\_% over present rent and on the same terms and conditions as contained in this lease. The Bank's continuing in the demised premises after expiry of lease terms, shall amount to having opted for renewal term/s and the lessor/lessor will forthwith execute and deliver to the Bank a new lease of the demised premises, in absence of any advice, to the contrary, from the Bank.
- m) It is specifically agreed between the lessor/lessors and the Bank that the Bank shall be, at liberty, at any time during the period of the lease, to terminate the tenancy under the lease deed and vacate the demised premises by giving three calendar months notice to the lessor/lessors and in that event, the Bank shall not be liable to pay any rent for the residual period, damages, costs or any other claim or amount whatsoever to the lessor/lessors.



3. PROVIDED ALWAYS: and it is hereby agreed and declared by and between the parties here to as follows:-
- a) That in case the demised premises or any part thereof shall at any time during the terms hereby created materially damaged destroyed or rendered uninhabitable by rain, fire earthquake, riot, civil commotion, cyclone, tempest, flood violence of any army or other irresistible force or act of God and be not caused by the acts or neglect or default of the Bank so as to render the demised premises or any part thereof substantially unfit for the purpose for which the same are let then it shall be lawful for the Bank at its option either to determine the lease or to retain occupation if the Banks so desire. In the event of the Bank desiring to continue the lease the rent hereby reserved or a proportion thereof, according to the nature and extent of the damage sustained, shall be suspended form the time to such destruction or damage until the said premises are restored to their former state and condition and rendered fir for occupation and use.
- b) The bank shall be entitled to:-
- (i) put up their sign board at the entrance of the leased premises, prominently displaying it name,
- (ii) peacefully enjoy the leased premises.
- c) It is agreed by and between the parties that any notice given by the lessor/lessors to the Bank shall be given at the address of the Manager, \_\_\_\_\_ of the Bank at \_\_\_\_\_ by registered post or courier deliver against acknowledgement and similarly any notice to be given by the Bank to the lessor/lessors shall be given at the address of the lessor/lessors \_\_\_\_\_ by registered post or courier delivery against acknowledgement and any notice so given shall be a proper service of notice given by the party hereto. The parties here to will notify to the other of any changes in the address in similar way and in such event the notice so given to new address shall be deemed to be proper service of notice by the party hereto to the other.



- d) All costs, charges and expenses incidental to this Deed, as applicable, prior or after the execution of this Deed or at the time of renewal or at the time of surrendering the leased premises including the stamps duty and registration charges thereof shall be borne and paid by the Banks & the Lessor/Lessors equally.

IN WITNESS:- Where of the parties hereto have executed this lease the date and year first above written.

Witness: Lessor  
Signature:-  
Occupation:  
Address:

For MGB Gramin Bank

Witness:  
Signature:-  
Occupation:  
Address:



THE SCHEDULE OF PROPERTY REFFRRED TO ABOVE

All that piece or parcel of land with the building erected thereon belonging to the lessor/lessors \_\_\_\_\_ known as \_\_\_\_\_ - situated in \_\_\_\_\_  
bearing Municipal No. \_\_\_\_\_ bounded

On the East by

On the West by

On the North by

On the South by

As shown in the plan attached hereto and delineated therein by colored ( ) lines.

