



**CANARA BANK
HEAD OFFICE, BANGALORE**

**OFFER DOCUMENT
FOR
HIRING OF PREMISES
UNDER
SINGLE BID SYSTEM**

Ref: COKOZ/GA/ATM-847/2024-25

Issued By:

General Administration Section,
Circle Office Kozhikode,
2nd Floor, Bridge Way Motors Building
Kannur Road, Westhill, Kozhikode-673005
E-Mail : Rogakoz@Canarabank.Com

**OFFER DOCUMENT INVITING OFFERS IN SINGLE-BID SYSTEM FOR HIRING ATM PREMISES
TO THE BANK AT MANNARGHAT, PALAKKAD DISTRICT:**

TECHNICAL BID:

- i. Notice Inviting Offers
- ii. Instructions to offerers
- iii. Terms & Conditions
- iv. Landlord's Scope Of Works
- v. Technical Details of the Premises offered
- vi. Carpet Area Definition

FINANCIAL BID:

- i. Rate/rental details of the premises offered.

All the above mentioned documents are to be submitted to the bank duly signed by the offerer/s on all pages.

NOTICE INVITING OFFERS FOR HIRING OF ATM PREMISES

To,

General Administration Section,
Canara Bank, Circle Office Kozhikode,
2nd Floor, Bridge Way Motors Building
Kannur Road, Westhill, Kozhikode-673005

CANARA BANK intends to take ready to move-in Commercial premises on lease basis from Individuals/ Firms. Offers are invited under Single Bid System as per details given below:

1. Requirements :

SL NO	AREA OF PREMISES (COMMERCIAL)	ATM LOCATION	DISTRICT	REMARKS
1	70 - 100 sft	MANNARGHAT	PALAKKAD	A. PREMISES SHOULD BE PREFERABLY IN GROUND FLOOR. B. REQUIRED POWER LOAD IS 3 KW.

- The prospective offerors meeting the above requirements are requested to collect the Offer Documents from the Office at the above address OR from our **GA Section, Regional Office Canara Bank, Palakkad(9544765728)** from **05/08/2024 to 12/08/2024** during working hours. The Offer Document can also be downloaded from our website www.canarabank.com/tender.
- Duly filled in offers placed in a Sealed Envelope superscribed as **“OFFER FOR HIRING OF PREMISES AT..... (Location, Place)”** shall be submitted up to **3.00PM on 12/08/2024** to General Administration Section, Circle office at the above given address.
- The **“Bid” will be opened on the same day at 3.30 PM** at the above office in the presence of bidders or their authorized representatives who may choose to be present. No Brokers / Intermediaries shall be entertained. Canara Bank reserves the right to accept or reject any or all offers in full / part without assigning any reasons whatsoever.

Sd/-

Authorized official of the Bank

Instructions to Offerers

1. The Notice Inviting Offer, Instructions to offerers, Terms and Conditions, Technical details of the premises offered, Carpet Area Definition and Financial Bid will form part of the offer to be submitted by the offerer.
2. The offers are to be submitted in Single Bid System.
3. The Technical Bid consists of all the required information called for in a questionnaire and shall contain, inter alia, the details regarding the property viz., Name & Address of offerer, location, area of the plot, copy of sanctioned plan with completion / occupation certificate, floor area of portion to be leased, specification of internal finishes, amenities, sanctioned electrical power load, usages of the property, title reports to confirm ownership and clear marketability, and other terms and conditions relevant to the hiring of premises (other than the price). The Technical Bid shall be submitted in sealed cover (**Marked Envelope-1**) superscribed as “Technical Bid for Hiring of Office Premises for Canara Bank Branch/Office at.....(Location, Place)”. **The Name & address of the offerer to be mentioned on the cover without fail.**
4. The Financial Bid shall contain **Only** financial details i.e., rate/ rent per sq.ft. on carpet area basis and other financial implications. The Financial Bids will be placed in a sealed envelope (**Marked Envelope -2**) and superscribed as “Financial Bid for Hiring of Office Premises for Canara Bank at..... (Location, Place)”. **The Name & address of the offerer to be mentioned on the cover without fail.**
5. Both the sealed envelopes shall be placed in a bigger sealed envelope superscribed as “OFFER FOR HIRING OF PREMISES FOR CANARA BANK AT..... (Location, Place)” and submitted at the address given in the Notice Inviting Offers on or before the last date and time for submission.
6. Offers received with delay for any reasons whatsoever, including postal delay after the time and date fixed for submission of offers shall be termed as “LATE” and shall not be considered.
7. Copies of the following documents are to be submitted with Technical Bid in support of the details furnished there in.
 - i. A set of floor plans, sections, elevations and site plan of the premises offered showing the detailed dimensions, main approach road, road on either side if any width of the road/s and adjacent properties etc.,
 - ii. A copy of the title of investigation and search report along with copies of title deed.
 - iii. Documents related to conversion of land use to Non-agricultural purpose from the competent authority.
8. All columns of the offer documents must be duly filled in and no column should be left blank. All the pages of the offer documents are to be signed by the offerer /authorized signatory. In case of joint ownership, all the joint owners have to sign all the pages of the bids (Technical and Financial Bids). Any over- writing or use of white ink is to be duly authenticated by the offerer. Incomplete Offers / Offers with in-correct details are liable for rejection.

Signature of Offerer/s with seal

9. In case the space in the offer document is found insufficient, the offerers may attach separate sheets.
10. The offer submitted shall be in compliance to the terms/conditions specified in the offer document. However, any terms in deviation to the terms/conditions specified therein, shall be furnished in a separate sheet marking “list of deviations”. Bank reserves the right to accept or reject all or any of the deviations without assigning any reason.
11. Separate offers are to be submitted, if more than one property is offered.
12. Canvassing in any form will disqualify the offerer.
13. The offer submitted shall remain open for consideration for a minimum period of “Three months” from the date of opening of Technical Bids.

14. Method of evaluation of shortlisted offers:

The bids of offerers will be evaluated on techno-commercial basis giving weightage as detailed below:

- a. Technical Evaluation - 60%
- b. Financial Evaluation - 40%

The Technical Bids of premises shall be evaluated with the following parameters & weightages and the rating will be awarded.

Sl No	Parameters	Marks allotted (standard)
1	Location (viz., main road, side road, commercial, residential & frontage, visibility, elevation, width of frontage for signage, advertisement value, distance from branch etc)	15
2	Floor (Ground - 25 / FF - 5)	25
3	Amenities provided/agreeable by landlord like AC if it is part of offer, DG Set provisions, Parking & if extended lease periods beyond 5+5 yrs such other factors beneficial to the bank.	10
4	Building layout, its specifications (viz., age of building, shape, ventilation, less number of columns, ceiling height, flooring etc)	10
Total Marks		60

Signature of Offerer/s with seal

Financial bids will be opened on same date and evaluated for 40% weightage. The Lowest quote of financial bid will be treated as the benchmark and allotted with 100% marks (i.e., 40 marks). The marks for other offers shall be arrived at allotting marks in proportion to the rate quoted by them.

The final ranking of the offers will be a total of marks obtained in the technical evaluation and the financial evaluation. An illustrative example is furnished below.

Offerer	Marks for Technical Evaluation (60 marks)	Rate per sft quoted In the Financial Bid	Marks for Financial Evaluation (40 Marks)	Total Marks and position
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1	2	3	4	5 = (2+4)
A	55.00	50.00	36.00	91.00 - L1 (Highest score)
B	33.00	45.00	40.00	73.00 - L3
C	37.00	55.00	32.73	69.73- L4
D	56.00	52.00	34.61	90.61- L2

16. Offerers are requested to submit their lowest possible quotes in the Financial Bid as negotiations / discussions will be held only with the L1 arrived as detailed above.
17. The offer should be submitted in prescribed format only. Offer submitted in other than prescribed format will be liable for rejection. The offerers are requested to quote the rental rate after going through carefully the “Carpet Area Definition” and the “Strong Room Specifications” detailed in this document.
18. Canara Bank reserves the right to accept any offer or to reject any or all offers at its sole discretion without assigning reasons thereof and does not bind to accept the lowest tender.

Place : Signature of Offerer/s with seal

Date :

Terms and Conditions

1. Property should be situated in good commercial with congenial surroundings and proximity to public amenities like Bus stop, Banks, Markets, Hospitals, Schools etc.
2. There should not be any water logging inside the premises and surrounding area.
3. Offerer to provide adequate parking space for vehicles of Bank staff and customers. The premises should have good frontage and proper access.
4. Preference will be given to premises ready for occupation only. The owners of such premises will have to hand over the possession of premises within two months of the acceptance of their offer by the Bank duly completing the strong room and other Civil / Electrical works as required by the Bank. The owners of vacant land will have to hand over the possession of premises within six months of the acceptance of their offer by the Bank duly completing the strong room and other Civil / Electrical works as required by the Bank.
5. The entire offered area shall be available in a single floor and preferably in Ground Floor.
6. The premises shall be preferably freehold. If it is leasehold, details regarding lease period, copy of lease agreement, initial premium and subsequent rent shall be furnished and permissibility of sub-leasing shall be established. The title report proving ownership and clear marketability is to be enclosed.
7. Lease agreement for the premises finalized will be entered into with the landlord/s.
8. Minimum period of lease will be 10 years with enhancement in rent for every block of 5 years (Increase- 10% to 15%) with minimum notice period of 1 months for vacation by the Bank only.
9. Payment of rent will be on Carpet area basis only. Carpet area shall be arrived after joint measurement as per the Bank's Carpet area Definition.
10. The rent shall be inclusive of basic rent plus all taxes / cess present and future - House tax, property tax, and Municipal taxes. Maintenance charges and service charges like society charges etc. The rent will be paid from the date of taking possession of the premises. Nothing extra will be paid other than the monthly lease rent. If the offerers are not agreeable to bear any of the taxes / charges, it should be clearly mentioned in the offer.
11. GST at the applicable rates on rental payment shall be borne by the Bank.
12. Bank will install its On-Site ATM within the offered premises.

Signature of Offerer/s with seal

13. The offerers at their own cost secure and provide the required power load with independent meter. Energy Meter is to be provided by the landlords. Bank will be paying consumption charges only.
14. The landlords during the currency of the lease shall carryout repairs and maintenance works for the premises and to make the building tenantable and leak proof / water proof as per the requirement. Painting of the premises is to be done once in 3-5 years.
15. During the period of tenancy, if the Bank desires to carryout alterations if any within the premises at Bank's cost, the Offerer will permit the same on the existing lease terms and conditions.
16. Registration & Stamp duty charges will be shared between the Landlord and the Bank in the ratio 50:50.
17. The Bank will pay advance rental deposit maximum upto 3 months rent.
18. Income-tax and Statutory clearances shall be obtained by the lessor at their own cost as and when required.
19. Income tax on rental payment will be deducted at source (TDS) at prevailing rate.
20. Offerors, at their cost, have to provide:
 - a) Collapsible gates of full size for external entrances.
 - b) Rolling shutters for external entrances with necessary locking arrangements.
 - c) MS Grills for all windows and ventilators and other such other openings.
 - d) The building construction shall conform to relevant IS Codes and shall be earthquake resistant.
 - e) Provision of proper adequate space for Bank's Sign Board, VSAT, DG Set/ Inverter / Solar Panel.
 - f) Good quality ceramic tile flooring in Rural and Semi Urban areas and vitrified flooring in Urban and Metropolitan Areas. Non-Skid ceramic tile flooring in toilets with about 5' ht. Ceramic tile dado.
 - g) All sanitary fittings and toilet accessories such as commodes, urinals, wash basins, taps, health faucets, kitchen sink etc., of standard quality.

Signature of Offerer/s with seal

- h) Electrical distribution system including light points, power points, distribution boards and good quality earthing (conforming to Indian Electricity Act and Local Electricity Board rules and regulations).
- i) Required number of pucca morchas for security purpose will be provided as per Bank's specifications wherever necessary.
- j) Ramp facility at the entrance at ATM.
- k) Painting to be done by applying putty with two coats of emulsion paint (colour as per banks specifications). Second coat of painting should be done only after completion of work counter/electrical works by Bank.

DECLARATION

1. I/We am/are aware that, the rent shall be calculated as per the carpet area which will be measured in the presence of landlord/s and Bank Officials after completion of the building in all respects as per the specifications/requirement of the Bank.
2. The concept of carpet area was explained to me/us and clearly understood by me/us, according to which the area occupied by toilets, staircase, pillars, balcony, common passage, walls and other uncovered area, would be excluded for arriving at the carpet area on which the rent is payable.
3. I /we am/are agreeable to provide the following amenities.
 - i) A collapsible gate, rolling shutters will be provided at the entrance and at any other point which gives direct access to outside.
 - ii) Entire flooring will be of Vitrified / Granite / Marble and walls distempered.
 - iii) All windows will be strengthened by grills with glass and mesh doors. MS Grills for all windows and ventilators and other such other openings.
 - iv) Required power load for the normal functioning of the Bank and the requisite electrical wiring/points will be provided. Electrical distribution system including light points, power points, distribution boards and good quality earthing (conforming to Indian Electricity Act and Local Electricity Board rules and regulations).
 - v) Space for fixing Bank's sign board will be provided
 - vi) Required number of pucca morchas for security purpose will be provided as per Bank's specification.
 - vii) Ramp facility will be provided to the entrance of the Branch/Office premises and ATM.
 - viii) The building construction shall conform to relevant IS Codes and shall be earthquake resistant.

Signature of Offerer/s with seal

4. I/We have no-objection for the Bank installing Generator in the premises and hereby agree to provide necessary space for it.
5. 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.
6. The charges/fees towards scrutinizing the title deeds of the property by the Bank's approved lawyer will be borne by me/us.
7. You are at liberty to remove at the time of vacating the premises, all electrical fittings and fixtures, counters, safes, safe deposit lockers, cabinets, strong room door, partitions and other furniture put up by you.
8. I/We further confirm that offer is irrevocable and shall be open for 180 days from the date of opening of offer letter.

Signature of Offerer/s with seal

Place :

Date :

LANDLORD'S SCOPE OF WORKS

A. RAMP

Ramps are mandatory for buildings with public access for usability of differently abled persons. Ramp should be provided to enter into branch premises and ATM premises.

B. ATM

- i. ATM to be constructed using 9" thick masonry wall up to ceiling height with plastering on both sides as per plan.

C. ROLLING SHUTTER & COLLAPSIBLE GATE

- i. Rolling shutter with central locking arrangements and Collapsible gate to be provided to all the entrances.
- ii. The rolling shutter should be fixed to the outer wall and a collapsible gate should be fixed to the inner walls in that order.
- iii. Rolling Shutter to be provided separately for the Branch entrance and ATM as per plan.
- iv. Collapsible gate to be provided for the branch only inside the rolling shutter as per plan.
- v. Rolling shutter for ATM to be given with roll restrainer.

D. FLOORING

- i. Supply & laying of 1st quality Vitrified tile(high gloss) Flooring of size : 2' x 2' as per bank's approved Colour& Brand.

E. ELECTRICAL WORK

- i. The building owner should provide 3-phase electricity connections with required power load at his own cost to the branch premises.
- ii. Electricity connection with separate service for Bank along with earthing for meter board to be provided by landlord at his own cost.
- iii. Adequate electrical points as per Bank's requirements should be provided by owners at their cost.

F. PAINTING

- i. Painting the Banking premises with two coat of Emulsion paint with sufficient putty finish to be done as per bank's approved colour.(Second coat of emulsion paint to done after the completion of all interior & electrical works by the contractors)
- ii. Rolling Shutter,Collapsible gate & Window grills and doors with 2 coats of enamel painting to be done as per bank's approved colour.

G. WINDOWS/VENTILATOR

- i. The windows and ventilators, etc., shouldbe strong and safe and should have bars/grills closely fabricated.Window grills / ventilator grills of the branches should be at least 12mm MS Rods with 4 inch square. The grills should be embedded in wall and not screwed to the window frames.

Note: Any other works required should be done as per site condition

Signature of Offerer/s with seal

TECHNICAL DETAILS OF THE PREMISES OFFERED

From :

Sri/Smt/M/s.

.....

.....

Telephone No. (O)

E Mail id & Mobile No.

To:

The Dy. General Manager

Circle Office, Kozhikode

Dear Sir,

Sub : Offer of premises on lease for your Branch/ Office

In response to your paper advertisement in..... appeared on..... as well as in your Bank's website, I / We am/are submitting the details of our premises as under:

1. Name & Address of the Offerer						
2. Location & Postal address with PIN code of the offered premises						
3. Area offered (Floorwise Carpet area in Sft)		<table border="1"> <tr> <th><u>FLOOR</u></th> <th><u>AREA IN SFT</u></th> </tr> <tr> <td></td> <td></td> </tr> </table>	<u>FLOOR</u>	<u>AREA IN SFT</u>		
<u>FLOOR</u>	<u>AREA IN SFT</u>					
4.	BUILDING DETAILS:					
	A) Year of Construction					
	B) Number of floors					
	C) Permitted usage (Residential / Commercial / Institutional / Industrial)					
	D) Type of building structure (Load bearing OR Framed structure)					
	E) Clear ceiling height of the floor offered					
	F) Type of flooring provided					

Signature of the offerer/s

5.	STATUTORY PERMISSIONS:		
	A) Whether plans are approved by Local Authorities		
	B) Whether Occupation certificate is available		
	C) Whether NOC from local authorities is obtained for Commercial usage of the building		
6.	Available frontage of the premises (Width of the Premises for display of Bank's sign board) Feet	
7.	Whether premises is situated on the Main Road (Please indicate the road width)	YES	NO
8.	Whether floor of the building offered is strong enough to bear the load of strong room walls, door/s, Safes, Safe Deposit Lockers etc.,	YES	NO
9.	Whether the surrounding of the premises is clean and hygienic	YES	NO
10.	Whether the premises is ready for occupation, If not, indicate present status and the time required for handing over possession		
11.	Please furnish name and contact number of the earlier occupant/s if any.		
12.	Whether the premises offered to the Bank is free from encumbrances.	YES	NO
13.	I/We have understood the concept of Carpet area on which the premises is to be offered to the Bank.	YES	NO
14.	I/We am/are prepared to provide strong room of required size as per Bank's specification for the premises at my/our cost	YES	NO
15.	I/We am/are ready to provide ATM room within the offered premises without additional rent.	YES	NO
16.	Power load available at present and the time required for providing the power load required by the Bank.		
17.	Whether adequate space is available for Generator Set, VSAT, Solar Panels, Bank's sign Board.	YES	NO

Signature of the offerer/s

6. Whether adequate parking space is available in front of the premises. If "YES" details to be furnished		
7. If the floor offered is above Ground floor, whether lift facility is available. If so, number and capacity of the lift provided.		
8. I/we am /are willing to make alternations to the premises to suit Bank's requirement at my/our cost.	YES	NO
9. Whether separate independent electricity meter/water meter is/will be provided to the premises.	YES	NO
10. Who are the other occupants of the premises? Please furnish the floor-wise occupation of other tenants	1. 2.	
11. Any other information such as additional facilities offered etc., which the offerer would like to highlight	1. 2.	

- I) I/We am/have clear legal title in respect of the property offered to the Bank and copies of relevant documents in this regard are enclosed.
- II) I/We am/have read and understood Bank's Terms and Conditions for hiring the premises and confirm our acceptance for the same and accordingly quoted our rate on carpet area basis in the Financial Bid.

OR

I/We am/have read and understood Bank's Terms and Conditions for hiring the premises. The Terms and conditions for which I/We am/are not agreeable are furnished in the "List of deviations" annexed to the Technical Bid. Accordingly, we have quoted our rate in the Financial Bid.

- III) I/We agree that until a regular lease agreement is entered into, this document with the bank's written acceptance thereof shall constitute the binding contract between me/us and the bank.

Yours faithfully,

Offerer/s

(Signature/s)

Place :

Date :

PLEASE SUBMIT XEROX COPY OF ALL THE REQUIRED DOCUMENTS & PUT YOUR SIGNATURES ON EACH PAGES

CARPET AREA DEFINITION

The carpet area of any floor shall be the floor area worked out excluding the following portions of the building:

1. Toilets
2. Common Verandahs, Passages, Corridors
3. Open Balconies
4. Common Entrance Hall
5. Car porch whether common or exclusive
6. Common Staircase and munties
7. Lift well and shafts
8. Common Garages / parking which is common to all
9. Common Canteen Areas
10. Air conditioning ducts and common AC plant rooms.
11. Pump house areas.
12. Space occupied by walls
13. Any other area which is common to all tenants.

I/We am/are agreeable to exclude the area covered under the above items and willing to accept the rent and advance rent strictly on the basis of carpet area to be arrived at after joint measurement.

Signature of the offerer/s

Place:

Date :

FINANCIAL DETAILS OF THE OFFER

(To be submitted in a separate sealed envelope marked as Financial Bid)

From:

Sri/Smt/M/s.....

.....

.....

Tel (O) :

(R) :

Mobile :

To

The Deputy General Manager

Canara Bank

Circle Office, Kozhikode

Dear Sir,

SUB: Offer of premises on lease for your Branch/ Office

In response to your advertisement, I/We have submitted the details of my/our premises in a separate envelope marked "Technical Bid". I/We am/are submitting the "Financial Bid" agreeing to the following:

1. To offer my/our premises at Rs psft per month (Rupees.....psft per month) on Carpet area basis for first block of 5 years from the date of handing over possession of the premises, with% increase in rent for the second block of 5 years(Maximum enhancement is 5-15%).
2. The Bank has to give me/us a sum of Rs._____ (In word _____) being the advance rent deposit free of interest for _____ months (Maximum 3 Months) 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 rent payable to me/us by the Bank before the Bank vacates the premises.
3. The above rate is quoted for the terms and conditions agreed by us in the Technical Bid.
4. This offer is valid for 6 months from the date of opening the "Bid".

Signature of the offerer/s

Place:

Date :

LEASE AGREEMENT FORMAT

THIS DEED OF LEASE made on this _____ day of _____ 20____ at _____ between _____ S/o _____ residing at _____ hereinafter referred to as the Lessor (which term shall mean and include wherever the context so requires or admits his/their heirs, successors, administrators, executors, attorneys and assigns) of the one part and CANARA BANK a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 having its Head Office at 112, Jayachamarajendra Road, Bangalore and carrying on banking business among other places at _____ hereinafter referred to as the Lessee (which term shall mean and include wherever the context so admits or requires its successors, administrators and assigns) of the other part represented by its Manager and holder of Power of Attorney dated _____ Sri _____ S/o. _____ witnesseth as follows-

WHEREAS, the Lessor/s is/are the owners/s of the building bearing No. _____ situated at _____ which is declared to be value of Rs. _____ by him/them and

WHEREAS, the Ground floor/First floor/Second floor measuring about _____ sq.ft. (Carpet area) in the said building more fully described in the schedule hereto and hereinafter called the "Said Premises" was/were vacant and ready for occupation and whereas the Lessee being in need of accommodation for its use and occupation approached and requested the Lessor/s to grant lease in its favour in respect of the "Said Premises" and whereas both the parties now desired to reduce the terms into writing and whereas the Lessor/s agreed to grant lease in favour of the Lessee in respect of the "Said Premises", it is now hereby agreed as follows-

1. This lease for purposes of payment of rent and period of lease shall be deemed to have commenced from _____.
2. This lease shall be in force for a period of _____ years from _____. The Lessee shall be at liberty to vacate the "Said Premises or part thereof" at any time during the period of lease on giving _____ month/s notice.
3. The Lessee shall pay to the Lessor/s in respect of the 'said premises' a monthly rental of Rs. _____ (Rupees _____ only) for the first five years of lease and a monthly rental of Rs. _____ for the second five years of lease payable within the fifth working day of each succeeding calendar month.
4. The Lessee had paid to the Lessor/s a sum of Rs. _____ only being _____ month/s rent in respect of the 'said premises' as deposit of rent to be adjusted towards the rent for the last _____ month/s of the tenancy.
5. The payment of all taxes, rates, cess and other levy including penalties, if any, charged thereon in respect of the 'said premises', such as Corporation/Municipal/ Panchayath Tax, Urban Land Tax, etc., due to the State Government, Central Government or other local or other civic, including enhancements and new introductions shall be to the account of the Lessor. The Lessee shall be at liberty to pay the above tax, rate or cess or other levy including penalties, if any, charged thereon in case of default or delay by the Lessor and adjust the amount so paid together with interest and other incidental expenses from out of rents in respect of the 'said premises' becoming due immediately after the said payment or demand reimbursement of all such amounts, costs, expenses, etc. with interest at @ _____ % per annum from the date of such payments until realisation by the Lessee.

6. The Lessor shall, at his/their own cost, carry out all repairs including periodical painting of the 'said premises'. The periodicity of such painting will be once in 3-5 years. If the Lessor fails to carry out such repairs including periodical whitewashing and painting, the Lessee may call upon the Lessor in writing to do the same within one month from the date of receipt of such request and if the Lessor fails to carry out the same within that time, the Lessee shall be at liberty to get it done and adjust the amount spent or expended on such repairs, etc., with interest at ___% per annum towards the rent payable to the Lessor or the Lessee shall have the right to recover the same from the Lessor.

7. The Lessee shall be at liberty to under-lease/sub-lease the 'said premises' or part thereof to any of its subsidiaries or to any other party.

8. The Lessee shall have the right to utilise the leased premises or part thereof for any of their various needs.

9. The Lessor shall grant all rights of way, water, air, light and privy and other easements appertaining to the 'said premises'.

10. The Lessor has no objection to the Lessee in installing the exclusive generator sets for the use of the office whether such generator sets are owned by the Lessee or taken on hire by a Third Party for the exclusive use of the Lessee. Further, the Lessor agrees to provide suitable space with proper enclosures for installation of generator set.

11. The Lessee shall have exclusive right on the parking space for parking of the vehicles of staff members and customers of Lessee and the same shall not be disturbed, obstructed or encroached in any manner by any persons whomsoever.

12. The Lessee shall have the absolute & exclusive right to use the entire space in 'said premises' both outside and inside for making full use of frontages and the side walls in displaying Lessee's signboards/advertisements without any additional charges to the exclusion of third parties. If anybody causes any intrusion, trespass or encroachment restricting the peaceful enjoyment of the Lessee over the space which is specially meant for usage of the Lessee, the Lessor on receipt of such Notice from the Lessee shall take all possible legal actions against such violations including criminal action, if necessary. If the Lessor fails to take legal recourse to remove such intrusions, trespass or encroachments within one month from the date of receipt of such Notice from the Lessee, the Lessee shall be at liberty to take legal action against the violators and recover the cost/expenses incurred for such removal out of the rent payable to the Lessor or from any other monies payable to the Lessor.

13. The Lessor has no objection to the Lessee installing ATM in the said premises at any time without any additional rent to the lessor, the ATM room will be constructed by the Lessor at his cost and that the lessor will provide the required additional power to the Lessee.

14. The Lessee shall have the right to remove at the time of vacating the 'said premises', all electrical fittings and fixtures, counters, safes, strong room door, safe deposit lockers, partitions and all other furniture put up by it.

15. The Lessee shall be liable to pay all charges for electricity and water actually consumed by the Lessee during the occupation and calculated as per the readings recorded by the respective meters installed in the 'said premises'.

16. The Lessee shall not make any structural alterations to the building without the information and permission of the Lessor. However, the Lessee is at liberty and no permission of Lessor is required for fixing wooden partitions, cabins, counters, false ceiling and fix other office furniture, fixtures, electrical fittings, air-conditioners, exhaust fans and other fittings and office gensets, etc., as per the needs and

requirement of the Lessee and or make such other additions and alterations on the premises which will not affect the permanent structure.

17. The Lessor may at their own cost and expenses construct any additional structure/additional floor in the building and in which case and if the Lessor decides to lease out the said additional floors/area, then the first option and offer will be given to the Lessee and the Lessee shall have the right to take the same on lease on mutually acceptable terms. And in case of refusal by the Lessee, then the Lessor will be at liberty to lease out the same to any other party.

18. The Lessee shall hand over possession of the 'said premises' to the Lessor on the expiry of the period of lease fixed herein or on the expiry of the period of option should the Lessee avail itself of the same and on refund of deposit made by the Lessee, if any, in the same state and condition as on the date of occupation but subject to natural wear and tear due to ordinary use and lapse of time.

SCHEDULE OF THE PROPERTY

1	DISTRICT	
2	TALUK	
3	AMSOM	
4	DESOM	
5	VILLAGE	
6	PANCHAYATH	
7	PANCHAYATH WARD NO.	
8	SURVEY NO.	
9	EXTENT IN CENTS	
10	NATURE OF RIGHT	
11	BOUNDARIES	EAST
		NORTH
		WEST
		SOUTH

DESCRIPTION OF PROPERTY

.....sq.ft. inFloor of the double storied building named “.....” with Shop No..... in Panchayath/Municipality/Corporation situated in Survey No.....in Amsom Desom ofTaluk in..... District.

In witness whereof the parties hereto have set their hands hereunto in full agreement of the terms and conditions set-forth hereinabove the day and year hereinbefore first mentioned.

WITNESSES

LESSOR/S

(1)

(2)

LESSEE