

**TERMS & CONDITIONS :**

a) **Rent** : Floor wise rent at the following rates, i.e. :

Floor	Carpet Area:	Rental rate per Sqft. Rs _____
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With effect from -----i.e. the date of handing over vacant possession after completion of the construction, repairs, renovation, additions, Electric Power Supply payable within 5<sup>th</sup> working day of succeeding calendar month.

b) **LEASE PERIOD:**

i).....years certain from the date of handing over vacant possession after completion of construction, repairs, renovations, additions, etc. with a further period of -----  
--- years at your OPTION with -----% enhancement in rent for the option period..

ii)You are however at liberty to vacate the premises at any time fully/partly 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/Panchayat taxes, rates and cess, surcharges** will be paid by me/us. Further if Service Tax is levied at later date the same shall be borne by me/us. All dues to the State Government, Central Government or other Local Civic Authorities including enhancements and new introductions shall be borne 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 with required load.
- ii) All repairs including **annual/periodical white washing and annual/periodical painting** will be got done by me/us at my/our own 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.
- iii) Bank is at liberty to install generator either hired or owned at the premises under occupation **without any additional charge/cost**. The landlord has to provide additional space for installation of the generator without any additional cost/rent/charges.

Signature of the offeror