

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 5th 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