



बैंक ऑफ इंडिया
ए एंड एस विभाग
भोपाल जोन, बैंक ऑफ इंडिया बिल्डिंग, जेल रोड
अरेरा हिल्स, भोपाल - (म.प्र.)462011

BANK OF INDIA
A&S Department, Bhopal Zone
Bank of India Building, Jail Road, Arera Hills
Bhopal (M.P.) – 462011

प्रस्तावित दस्तावेज

मंडी रोड (गुना) हेतु लीज पर परिसर
जिला गुना

TENDER ISSUED TO: -

जमा करने की अंतिम तिथि: 02.08.2025 (सायं 4:00 बजे)
तकनीकी बिड खुलने की तिथि- 02.08.2025, (सायं 4.30 बजे)
आवेदन शुल्क- 590/- (500 + 18% जीएसटी)

संपर्क व्यक्ति:

प्रकाश कुमार वर्मा (Ph-0755 – 2981030, 7979749914)

अमित स्वर्णकार (Ph-0755 – 2557610, 9407122953)

कार्यालयीन समय प्रातः 10:30 से सायं 5:30

ईमेल - bhopal.AandS@bankofindia.co.in



आंचलिक कार्यालय : प्रशासन एवं सेवाएं विभाग, भोपाल अंचल, बैंक ऑफ़ इंडिया बिल्डिंग, जेल रोड, अरेरा हिल्स, भोपाल (म.प्र.) – 462011

फोन : 0755-2554404, 05, 2557610, 2551237, फैक्स : 0755-2553779 ईमेल : bhopal.AandS@bankofindia.co.in

भाग - 1 **तकनीकी बोली**

शाखा के लिए परिसर की आवश्यकता

इच्छुक पार्टियों से क्रमशः तकनीकी विवरण और वित्तीय विवरण वाले दो अलग-अलग सीलबंद लिफाफों में प्रस्ताव आमंत्रित किए जाते हैं, नानाखेड़ी मंडी रोड (A.B. Road Guna) के निकट स्थित अपने परिसर (तत्काल उपलब्ध हो या वित्तीय बोली खुलने की तारीख से दो महीने के भीतर उपलब्ध हो) को लीज के आधार पर (न्यूनतम 10 वर्ष) पट्टे पर देने के लिए तैयार हैं। परिसर का कारपेट एरिया 1200 वर्ग फीट से 1500 वर्ग फीट होना चाहिए। तकनीकी विवरण वाले लिफाफे पर **लिफाफा क्रमांक 1 अंकित होना चाहिए** और उसके ऊपर 'तकनीकी बोली' लिखा होना चाहिए और वित्तीय विवरण वाले लिफाफे पर **लिफाफा क्रमांक 2 अंकित होना चाहिए** और उसके ऊपर 'वित्तीय बोली' लिखा होना चाहिए। इन दोनों लिफाफों को विधिवत सील करके एक तीसरे लिफाफे में रखा जाना चाहिए 'जिस पर' बैंक ऑफ़ इंडिया मंडी रोड (गुना) शाखा के लिए परिसर का प्रस्ताव' लिखा होना चाहिए तीसरा लिफाफा विधिवत् सीलबंद करके उपरोक्त पते पर आंचलिक प्रबंधक, बैंक ऑफ़ इंडिया, भोपाल अंचल को संबोधित किया जाना चाहिए तथा नीचे दिए गए विवरण के अनुसार प्रस्तुत किया जाना चाहिए।

उपरोक्त प्रस्ताव केवल बैंक के निर्धारित प्रारूप में प्रस्तुत किया जाना चाहिए, जिसे बैंक ऑफ़ इंडिया भोपाल आंचलिक कार्यालय, प्रशासन एवं सेवाएं विभाग / सामान्य परिचालन विभाग से उपरोक्त पते पर सुबह 10 बजे से शाम 4 बजे के बीच (कार्य दिवसों में) प्राप्त किया जा सकता है और इसे बैंक की वेबसाइट www.bankofindia.co.in से 02-08-2025 को शाम 4 बजे तक डाउनलोड भी किया जा सकता है। सीलबंद ऑफर 02-08-2025 को शाम 4.00 बजे तक जोनल ऑफिस में **टेंडर बॉक्स में अवश्य डाल दिए जाएं**। निविदाएं (तकनीकी बोलियां) 02-08-2025 को शाम 04.30 बजे भोपाल जोनल ऑफिस प्रशासन एवं सेवाएं विभाग / सामान्य परिचालन विभाग में इच्छुक निविदाकर्ताओं की उपस्थिति में खोली जाएंगी। परिसर का चयन तकनीकी-वाणिज्यिक मूल्यांकन के आधार पर किया जाएगा। तकनीकी मापदंडों को 70% और वित्तीय प्रस्तावों को 30% का वेटेज दिया जाएगा। केवल उन्हीं बोलीदाताओं की मूल्य बोलियां खोली जाएंगी जो तकनीकी मूल्यांकन में न्यूनतम 50% योग्यता अंक प्राप्त करके तकनीकी रूप से अर्हता प्राप्त करेंगे। तकनीकी रूप से योग्य बोलीदाताओं को पूर्व सूचना के साथ तय की जाने वाली तिथि पर बोली खोली जाएगी। सबसे उपयुक्त प्रस्ताव यानी तकनीकी -वाणिज्यिक मूल्यांकन के आधार पर उच्चतम स्कोर (एच-1) प्राप्त करने वाले परिसर को अंतिम रूप देने के लिए चुना जाएगा।

बैंक बिना कोई कारण बताए किसी भी/सभी प्रस्तावों को स्वीकार/अस्वीकार करने का अधिकार सुरक्षित रखता है।

बैंक द्वारा कोई ब्रोकरेज नहीं दिया जाएगा। किसी भी ब्रोकर को आवेदन नहीं करना चाहिए

जिन मालिकों के पास प्रस्तावित परिसर का अधिभोग प्रमाण पत्र नहीं है, उन्हें आवेदन करने की आवश्यकता नहीं है।

नोट: जिन आवेदकों ने पहले अपने आवेदन जमा कर दिए हैं, उन्हें पुनः आवेदन करने की आवश्यकता नहीं है। पूर्व में प्राप्त सभी निविदाओं को निविदा खोलने की प्रक्रिया में सम्मिलित किया जायेगा।

आंचलिक प्रबंधक
भोपाल अंचल



Zonal Office: A&s Dept. Bhopal Zone, Bank of India Building, Jail Road, Arera Hills, Bhopal (M.P.)-462011
Phone : 0755-2554404, 05, 2557610, 2551237, Fax : 0755-2553779 Email : bhopal.AandS@bankofindia.co.in

PART-1 **TECHNICAL BID**

REQUIREMENT OF PREMISES FOR PROPOSED MANDI ROAD *BRANCH GUNA*

Offers in two separate sealed covers containing technical details and financial details respectively are invited from interested parties, who are ready to lease out their premises (readily available or will be available within Two months from the date of opening financial bid) located proximity of Nanakhedi Mandi Road (A.B. Road Guna) on lease basis (minimum 10 years). The carpet area of premises should be 1200 sq. ft. to 1500 sq.ft. The cover containing technical details should be marked **Envelope No.1** and super scribed with 'TECHNICAL BID' and the cover containing financial details should be marked **Envelope No.2** and super scribed with 'FINANCIAL BID'. Both these covers duly sealed should be put in a **3rd cover** super scribed with, 'Offer of Premises for Bank of India MANDI ROAD Branch GUNA and it should also bear the name and address/Phone No. of the offeror. **The 3rd cover duly sealed should be addressed to the Zonal Manager Bank of India Bhopal Zone at the above address and submitted as detailed hereunder.**

The offer as above should be submitted in Bank's prescribed format only, which may be obtained from Bank of India Bhopal Zonal Office, A & S / General Operation Department at the above address between 10.00 a.m. to 4:00 p.m. (on working days) and also can be downloaded from Bank's web site www.bankofindia.co.in up to 4.00 P.M. on 02-08-2025.

The sealed offers necessarily should be **dropped in Tender Box** in Zonal Office up to 4.00 P.M. on 02-08-2025. The Tenders (Technical Bids) will be opened on 02.08.2025 at 04.30 p.m. at Bhopal Zonal Office A & S / General Operation Department in presence of the tenderers who desire to be present. Premises will be finalized based on Techno - Commercial evaluation. Technical Parameters will be given weightage of 70 % and Financial Offers will be given weightage of 30 %. The price bids of only those bidders who qualify technically by obtaining a minimum qualifying mark of 50% in their technical evaluation, will be opened on a date to be decided with prior intimation to the technically qualified bidders. Most suitable offer i.e. the premises getting highest score (H-1) based on Techno-Commercial evaluation will be selected for finalization.

The Bank reserves the right to accept /reject any / all offers without assigning any reason whatsoever.

No Brokerage will be paid by the Bank. No broker should apply

THOSE OWNERS WHO DON'T HAVE OCCUPANCY CERTIFICATE OF THE OFFERED PREMISES NEED NOT APPLY

Note: Bidders who have already submitted their applications are not required to reapply. All previously received bids will be considered at the time of opening

Zonal Manager
Bhopal Zone

Terms & Conditions:

- i) Offered premises should be located on a main road and should have unrestricted visibility from main road and nearby shops /offices.
- ii) Parking facility should be available in the premises or near the premises.
- iii) Clear Floor to ceiling height of the offered premises should be not less than 9 feet.
- iv) Lease period should be minimum 10 years.
- v) Increase in rent after 5 years will be 15%
- vi) Only owner should apply in the tender, property shall be in his/her name.
- vii) Apply only in Bank's format. If bid submitted in another format, it will not be considered and rejected.
- viii) All pages should be signed by the bidder.
- ix) Conditional offer shall be rejected.
- x) Offer by Post shall not be considered.
- xi) The offered premises should have clear and marketable title free from encumbrance and permission to use for commercial purpose.
- xii) Definition of Carpet Area: The carpet area would mean the usable carpet area based on net finished wall to wall measurements.
- xiii) Lease deed shall be executed in Bank's standard format as per Annexure-1.
- xiv) Cost of execution and registration of lease deed will borne equally by the land lord and Bank (50:50)
- xv) Property tax, Society Charges, Maintenance charges, water charges etc shall be paid by the landlord only. GST will be paid by the Bank.
- xvi) Electricity Bill will be paid by the Bank.
- xvii) Copy of title deeds and Map layout of premises to be enclosed
- xviii) Land lord to construct strong room / SDV for lockers, toilet (ladies/Gents), pantry, ATM/E-Gallery, vitrified floor tiles, internal / external paintings / any other civil work as per requirement of Bank within stipulated period at their own cost. Carpet area of strong room to be constructed will **be approx. 200sq.ft** as per specification attached in Annexure-2
- xix) Owner to provide sufficient space on the roof/ terrace of the building for installation of V-Sat/ Radio frequency tower etc as per requirement of Bank at their cost.
- xx) Owner to provide suitable space for installation of Generator set at his / her their cost if so required
- xxi) Owner to arrange 3 phase electric connection with required power load at their cost.
- xxii) All the information asked for should be, in the enclosed form itself
- xxiii) **Do not quote rate anywhere in part I of the form**
- xxiv) Should have regular water connection/supply and dedicated water storage facility
- xxv) Carpet Area of the premises should be 1200 sq. ft. to 1500 sq.ft
- xxvi) The premises should preferably be on Ground Floor. If the premises is spread over ground and first floor / mezzanine / basement minimum 1000 sq.ft should be on the ground floor.
- xxvii) The rate quoted for the ground floor, will be the basis of comparison for deciding successful bidder.
- xxviii) If the premises is spread on two floors (ground and 1st /mezzanine) , rate quoted for 1st floor /mezzanine will be considered maximum 75% of the rate quoted for the ground floor or the actual quote for the first floor/mezzanine whichever is less, for payment of rent

- xxix) While submitting tender, the bidder has to deposit Earnest Money Deposit (Refundable) of Rs. 20,000/- by means of Demand Draft /Pay Order favoring "Bank of India" along with Technical Bid failing which tender will not be processed further. Bank may forfeit the said Earnest Money Deposit, if the bidder withdraws from the bid at any stage before or after selection as lowest / successful bidder. EMD of unsuccessful bidders will be refunded without any interest after the premises is finalized. EMD of the successful bidder will be refunded after execution of the Lease Deed / Leave & License Agreement.
- xxx) Only the owner of the offered premises or person duly authorized by a valid letter of authority by the owner will be allowed to accompany the inspection team or for any discussion.
- xxxi) Ramp should be made available at the entrance to access the Branch / e-gallery

Methodology for selection of Premises:

Premises shall be finalized based on Techno-Commercial evaluation. Technical Parameters will be given weightage of 70 % and Financial Offers will be given weightage of 30 %. Most suitable offer i.e. the premises getting highest score (H-1) based on Techno-Commercial evaluation shall be selected for finalization.

The price bids of only those bidders who qualify technically by obtaining a minimum qualifying mark of 50% in their technical evaluation, will be opened.

Price bid of the bidder with the lowest rental rate will be given a financial score of 100 and other bids will be given financial score that are inversely proportional to their quoted rental rates. Similarly technical bid of the bidder having obtained highest marks will be given technical score of 100 and other bids will be given technical score inversely proportional to the marks obtained by them.

The total score, both technical and financial, shall be obtained by weighing the technical and financial scores and adding them up. On the basis of the combined weightage score for technical parameters in the Technical bid and rental rate quoted in Price Bid shall be ranked in terms of the total score obtained. The bidder obtaining the highest total combined score in evaluation will be ranked as H-1 followed by the bidders securing lesser score as H-2, H-3 etc. The bidder securing the highest combined score and ranked as H-1 will be selected.

Following Technical Parameters will be considered for selecting premises:

Sl No.	Technical Parameter	Maximum Score
1.	<u>Distance from the desired location (as per NIT)</u> i) Upto 0.50 KM 20 Marks ii) More than 0.50 KM and Up to 1.0 KM 10 Marks iii) More than 1.0 KM and Up to 2.0 KM 05 Marks	20
2	<u>Available Frontage / visibility of the premises</u> i) More than 10.0 Mtr. 15 Marks ii) Above 6.0 Mtr and up to 10.0 Mtr. 10 Marks iii) Above 3.0 Mtr and up to 6.0 Mtr 05 Marks	15
3	<u>Availability of space for prominent display of Name Board</u> i) Available 05 Marks ii) Not available : 00 Marks	05
4	<u>Nearby surroundings and Approach Road</u> i) Commercial Market Place with wide approach road: 10 Marks ii) Mixed (commercial / residential) with wide approach road: 07 Marks iii) Commercial Market Place with narrow approach road: 05 Marks iv) Mixed (commercial / residential) with narrow approach road: 03 Marks	10
5	<u>Location of premises floor wise</u> i) Ground Floor : 15 marks	15

	ii) Mixed (Ground and 1 st Floor/ mezzanine floor)	10Marks	
6	<u>Quality of Construction:, Ventilation, Ambience, suitability (to be judged by Bank's internal Committee)</u>		15
	i) Excellent	15 marks	
	ii) Good	10 Marks	
	iii) Satisfactory	05 Marks	
7	<u>Parking:</u>		10
	i) Availability of parking as specified :	10 Marks	
	ii) Parking available less than as specified	05 Marks	
	iii) <u>Parking not available</u>	<u>00 Marks</u>	
8	<u>Floor to Ceiling height of the premises</u>		10
	i) Ceiling height more than 10.0 Feet	10 marks	
	ii) Ceiling height more than 8.0 feet and less than 10 feet :	05 Marks	

An example to select Premises on Techno- Commercial evaluation is as under:

$$\text{Total scores} = T(w) \times T(s) + F(w) \times F(s)$$

T(w) stands for weightage for Technical score i,e 0.7

T(s) stands for Technical score evaluated as mentioned above

F(w) stands for weightage for Financial score i,e 0.3

F(s) stands for Financial score evaluated as mentioned above

Suppose, there are three bidders (A, B & C) qualified based on the marks received / technical parameters and the marks received by them and rental rate quoted by them are as under:

Bidder	Marks obtained in Technical bid	Rental Rate quoted Rs. Per Sq.ft carpet area
A	80%	150
B	70%	135
C	75%	140

For the purpose of evaluation, the three bidders will be given scores as under:

Bidder	Technical score	Financial score
A	100	90
B	87.5	100
C	93.75	96.42

Total Score of the bidder will be as under:

$$A = 0.7 \times 100 + 0.3 \times 90 = 97 \text{ (H1)}$$

$$B = 0.7 \times 87.5 + 0.3 \times 100 = 91.25 \text{ (H3)}$$

$$C = 0.7 \times 93.75 + 0.3 \times 96.42 = 94.55 \text{ (H2)}$$

Bidder 'A' (H1) is the successful bidder and Bank will consider taking the premises from them.

Basic information of the premises:

The details of premises, which I/we offer to lease out to the Bank are as under:

- 1) Name of owner/s:-
- 2) Share of each owner if any under joint ownership

3) Location

a. Name of the bldg.:-

b. Number and street:-

c. Ward/Area:-

4) Building:

a. Type of building:-
(Residential/Commercial/ Industrial/Mixed)

b. Type of construction:-
(Load bearing/RCC/framed structure)

c. Clear floor height from floor to ceiling. :-

d. Rentable Carpet area offered to Bank: :-

i. At ground floor:-

ii. At first floor:-

Total area.

e. Specification of construction:

1) Floor

2) Roof

3) Walls

4) Doors and windows

5) Are M.S. grills provided to windows? Yes/No

f. Running water facility available. Yes/No

g. Sanitary facilities available Yes/No

h. Electrical supply with separate meter available Yes/No

i. Parking facility: Yes /No

j. Separate toilet for ladies Yes/No

k. Occupancy Certificate of the building / premises; Yes / No

I/We agree to the terms and conditions mentioned here-in- before and to execute Lease Deed in Bank's standard format.

My/our offer will be valid for next six months from the date of offer.

Place:

Signature of the offeror

Date:

Name: -----

Encls: Title Deed and plan of premises.

*Strike out whichever is not applicable

PART-2**(FINANCIAL BID)**

Zonal Office : A&s Dept. Bhopal Zone, Bank of India Building, Jail Road, Arera Hills, Bhopal (M.P.) – 462011
Phone : 0755-2554404, 05, 2557610, 2551237, Fax : 0755-2553779 Email : bhopal.AandS@bankofindia.co.in

REQUIREMENT OF PREMISES FOR PROPOSED MANDI ROAD *BRANCH GUNA*

The Zonal Manager
 Bank of India
Bhopal Zone

Dear Sir,

I/we offer to lease our premises located at-----
 (Other details of which are given in part I) at following rate:

	Carpet Area in Sq. Ft.	Rate (Rs. Per Sq.ft)	Total rent p.m.in Rs.
Ground floor			
First floor			
Any other floor			
TOTAL			

I/We agree to all the terms and conditions mentioned in the Part-1 (Technical Bid).

GST as applicable will be paid extra

My/our offer will be valid for next six months from the date of offer.

Place:

Signature of the offeror

Date:

Name:

Address:

Annexure-1**Specimen of Standard Draft Lease in Respect of Premises where the Bank is Tenant.****Appropriate Stamp**

This Deed of Lease made at..... this day of two thousand and between of

..... inhabitant / s (hereinafter called "the Lessor" in which expression are included unless such inclusion is inconsistent with the context his/ her/their heirs, executors or administrators and permitted assigns) of the One Part and Bank of India a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 and having its Head Office at 'Star House', C-5,G Block, Bandra-Kurla Complex, Bandra(East) Mumbai-400 051 and a Zonal office/Branch amongst others at ----- (hereinafter called * the Lessee * in which expression are included unless such inclusion is inconsistent, with the context its successors and assigns) of the Other Part WITNESSETH AS FOLLOWS :

In consideration of the rent hereby reserved and the performance of the covenants on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee all that the portion on the ground floor / and the mezzanine floor / basement admeasuring respectively sq. ft. and Sq. ft. of the Lessor's building known as

..... and situate at

and constructed on land more particularly described in the Schedule hereunder written / and which said portion is shown on the plan thereof hereto annexed and is delineated thereon by red colored boundary line. TOGETHER WITH the use of the roof/ terrace of the said premises/building in which the said premises is located, for installation of Antenna and other equipments of VSAT, RF etc (including its protective cage / cover if any) , as may be required for the functioning of Bank's business.

TOGETHER WITH the use of the fittings and fixtures, the water closets, lavatories and other conveniences in the said portion of ground floor/and

right for the Lessee, its servants, employees, visitors, customers and all other persons authorized by the Lessee to use in common with the Lessor and the Tenants and occupiers of other portions of the said building and all other persons authorized by the Lessor the entrances, doorways, entrance-halls, parking area, staircases, landings, lobbies and passages in the said building leading to and from the said portion of ground floor / and mezzanine floor / basement hereby let for the purpose of ingress thereto and egress there from TO HOLD the demises premises unto the Lessee from the

day of two thousand and

for the term of years (renewable as hereinafter mentioned) PAYING therefore unto the Lessor during the said term monthly and proportionately for any part of a month the rent of Rupees as under:

a) Rent @Rs.-----for the period -----to -----

b) Rent @Rs. -----for the period -----to -----

c) Rent @Rs.-----for the period -----to -----

The monthly rent as above shall be payable on or before the day of each succeeding calendar month, the first such payment after execution hereof to be made on the

day of Two thousand and

AND upon condition of the performance by the Lessee of the agreements on the part of the Lessee hereinafter contained.

2. Lessee hereby covenants with the Lessor as follows:

(a) To pay the reserved rent on the days and in the manner aforesaid.

(b) To pay to the authorities concerned all charges for gas and / or electricity, water consumed in or upon the demised premises as shown by the separate meter.

(c) To keep the interior of the demised premises in good and tenantable repair and condition (reasonable wear and tear and damage by fire, earthquake, Tempest or other act of God or inevitable accident or by irresistible force always excepted). Provided that nothing herein contained shall make the Lessee liable to carry out such repairs as are hereinafter covenanted to be carried out by the Lessor or which the Lessor shall be bound by law to do.

(d) Not to make any structural alterations to the walls or floors of the demised premises without the previous consent in writing of the Lessor, which shall not be unreasonably withheld. However, this shall not restrict lessee's right to carry out structural alterations that may be necessary for the purpose of banking activities such as installation of counters, cabins, work stations, e-gallery, ACs, ATM Centre, computerization of the Branch etc.

(e) To use the demised premises for the purpose of a branch office to carry on business of banking in all its forms including a Safe Deposit vault, strong room -and for the purpose of the residence of the Manager, officer/s or any other employee/s of the Bank.

(f) To deliver up the demised premises at the end of or other sooner determination of the tenancy together with all the Lessor's fittings and fixtures in such tenantable repair order and condition as is consistent with the agreements on the part of the Lessee and conditions herein contained (reasonable wear and tear and damage by fire, earthquake or tempest or other act of God or inevitable accident or by irresistible force always excepted).

(g) To permit the Lessor and his/her agents, surveyors and workmen duly authorized by him/her with all necessary appliances to enter into and upon the demised premises at all reasonable times after having

given the Lessee 72

hours previous written notice for the purpose either of viewing the condition of the demised premises or of doing such works and things as may be requisite or necessary for any repairs, alterations or improvements either of the demised premises and the water pipes and drains in or under the same or in any other part of the said building AND upon notice being given by the Lessor to carry out and make good within a reasonable time any and all repairs and works for which the Lessee is responsible under the agreements on the part of the Lessee and conditions herein contained. Provided that such acts shall not in any way cause disruption to the banking business of lessee.

3. The Lessor hereby covenants with the Lessee as follows:

(a) To pay all existing and future rates, taxes, cesses, assessments and outgoings payable in respect of the demised premises and the said building including water taxes (other than charges for water consumed by separate meter) and whether the same be levied on or payable by the Lessor or Lessee and to pay any and every increase in such rates, taxes, cesses and assessments. GST @----% will be borne by the Service Charges and any other charges shall be borne by -----

(b) To keep the walls, floors, ceiling, roof and structure of the said building and of the demised premises and the water and drainage mains and pipes and sanitary apparatus thereof in good substantial and sanitary repair and in proper working order and condition and also to keep the electrical installation and wiring in the demised premises in good repair and condition in accordance with the ~~Indian~~ Electricity Act, 2003, and the rules there-under. The Lessor will give 'No objection Certificate' for any additional power requirement as and when sought by Bank.

(c) To have the external walls including the woodwork of the premises painted with color of Bank choice once in every three years at the cost of the Lessor provided that if the Lessor does not have the external walls and woodwork painted every three years as aforesaid the Lessee shall be entitled to have the external walls and woodwork painted initially at its own cost and then to deduct such cost from the amount of rent payable by the Lessee.

(d) To keep the demised premises only insured against loss or damage by fire in such sum as the Lessor shall deem to be adequate and in the event of the said premises being destroyed or damaged by fire during the said term forthwith to lay out in or towards repairing or reinstating the same in a good and substantial manner all moneys received under or by virtue of any insurance effected thereon and to complete the said work in a reasonable time.

(e) That the lessor shall not, during the currency of the lease transfer, mortgage, sell, assign, gift or otherwise create any interest in the demised premises without the prior written consent of the bank.

(f) That if the Lessee shall pay the rent and observe and perform the agreements on the part of the

Lessee and conditions herein contained the Lessee shall quietly enjoy the demised premises during the period of Lease or any extension thereof without any interruption by the Lessor or any person lawfully claiming under or in trust for the Lessor.

(g) The Lessee shall be entitled to assign or sub-let or give on lease and license basis the demised premises or any part thereof for the whole or part of the term~~s~~ of the demise remaining unexpired, so that on assignment of the demised premises, the Lessee's liability hereunder shall cease and determine.

(h) The lessee shall be entitled to determine this Lease or any renewals thereof by giving 3 months' notice in advance to the Lessors of its intention to do so and upon the expiry of the period of such notice, all the liabilities of the Lessee hereunder shall cease and determine except as regards any antecedent breach.

(I) The Lessee, its employees/ authorized workmen shall be entitled to use the entrance, door ways, staircase, landing, lobbies, passages leading to the roof top or terrace of the said premises/building in which the said premises is located, for the purpose of ingress thereto and egress therefrom; for installing/ fixing/ servicing/ repairing/maintenance etc. of the Antenna and other equipments of VSAT or RF including for installation of new equipments etc and to lay the connections for such equipments in the Branch premises.

4. It is hereby mutually agreed between the parties as follows :

(a) If any rent shall be in arrear for 60 days (whether legally demanded or not) or if the Lessee shall fail to perform or observe any agreement on the part of the Lessee or conditions herein contained, then and

in such cases it shall be lawful for the Lessor at any time thereafter to re-enter upon the demised premises or upon any part thereof in the name of the whole and the Lease shall thereupon determine but without prejudice to any claim or demand which the Lessor may have against the Lessee whether in respect of any antecedent breach non-performance or non-observance of any of the agreement on the part of the Lessee and conditions herein contained or otherwise. Provided that the Lessor shall not be entitled to forfeit this Lease for breach or non-observance or non- performance of any covenant or agreement or condition herein contained and on the Lessee's part to be observed and performed unless the Lessor shall have given to the Lessee notice in writing specifying the breach or omission complained of and requiring the Lessee to remedy the same and the Lessee shall have committed default in doing so within a further period of sixty days from receipt of such notice by the Lessee.

(b) If at any time during the Lease, the demised premises shall be destroyed or damaged by fire, tempest or any other act of God or by irresistible force so as to become unfit for habitation and use for the purpose of the Lessee, then without prejudice to the right of the Lessee under the Transfer of Property Act, 1882, to avoid this Lease, if the Lessee so elects to do, the rent hereby reserved or a fair and just proportion thereof

according to the nature and extent of the damage sustained (to be ascertained in case the parties differ by a reference to arbitration pursuant to the provisions of the Indian Arbitration Act, 199640, or any statutory modification or re-enactment thereof) shall be suspended and cease to be payable until the demised premises shall have been again rendered fit for habitation and use.

(c) The Lessee shall be at liberty at its own costs to construct, fix, erect, bring in or upon or fasten to the demised premises and to remove, alter and re-arrange from time to time any office furniture fixtures and fittings which the Lessee may require for its business and for the residence such as partitions, screens, counters, platforms, shelves, cases, cupboards, safes, cabinets, lockers, strong room doors, grilles, shutters, sun-blinds, gas and electric fittings, stoves, lights, fans, air-conditioners, sinks and other equipment fittings articles and things all of which the Lessee shall be at liberty to remove at or before the expiration or sooner determination of the tenancy without objection on the part of the Lessor but the Lessee shall make good any damage which may be thereby caused to the demised premises to the reasonable satisfaction of the Lessor.

(d) The Lessee shall be at liberty to place a name board or signage at the entrances to the demised premises and to the said building of such size and in such position as the Lessee deems fit and likewise to hang or affix a frame or notice board or signage or name board bearing the designation of the office of the Lessee.

(e) The stamp duty and registration charges payable in respect of this Lease and a duplicate thereof, shall be borne and paid by the Lessor and Lessee in equal shares and each party hereto shall bear and pay its own lawyers charges AND the Lessee shall be entitled to retain the original Lease deed and the Lessor the duplicate thereof.

5. PROVIDED ALWAYS and it is hereby agreed and declared that the Lessor will on the written request of the Lessee made not less than three calendar months before the expiration of the term hereby created if there shall

not at the time of such request be any existing breach or non-observance of any of the covenants on the part of the lessee herein contained grant to the Lessee a renewal of the Lease of the demised premises for * one/two/three further periods of Years from the expiration of the term hereby granted at the same rent and containing the same covenants and provisions as are herein contained * including/excluding this present covenant for renewal.

IN WITNESS WHEREOF the Lessor/s has/have set his hand and the common Seal of the Lessee has been affixed / Mr.

the duly constituted attorney of the Lessee has set his hand hereunto and to a duplicate hereof the day and year first above written.

THE SCHEDULE ABOVE REFERRED TO :

.....
.....
.....

Signed and Delivered)
By the abovenamed)
Mr. lessor in the)
presence of :)
.....

*Signed and Delivered for and on)
behalf of BANK OF INDIA by) For Bank of India
Authorized Signatories
Mr.)
its duly constituted attorney in)
the presence of :)

* Delete inapplicable alternative(s),* Delete the clause which is not required.

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Annexure-2			
SPECIFICATION OF SAFE DEPOSITE VAULT (STRONG ROOM) IN BRANCH PREMISES			
Construction shall be done as per the design of the Structural Consultant subject to minimum requirements given here for achieving burglary resistance against attack by common hand-held / picking / impact / portable electric / hydraulic / concrete cutting / drilling tools, pressure applying devices, power saws, etc; fire resistance against gas cutting torch, fluxing rods etc; fire hose stream reheat endurance against exposure to major fire and fire – fighting water stream / jet etc.	Wall Thickness		225 mm Minimum
	Floor and roof		150 mm Minimum
	Concrete mix (See IS 456)		M50, Minimum
	Steel grid in walls floor and roof	Bar dia	12 mm
		Mesh	Mesh made by placing and tying rebars at 150mm x 150 mm c/c both ways, one such mesh placed staggered on both the faces of each wall, floor and roof, in such a manner so as to make less than 75mm x 75mm c/c through opening
Security Ventilators (see IS 14387) Exhaust fan (if required)			Height from Floor Level: 2100mm, Minimum Opening Size: 450mmx450mm, Maximum