

JHARKHAND RAJYA GRAMIN BANK REGIONAL OFFICE, GUMLA

TENDER FOR HIRING PREMISES OF PROPOSED JARI BRANCH

Tender No. Acct/01/2025-26

Date 25.09.2025

Important Dates:

Opening date for submission of Tender Documents.	25.09.2025
Last date for submission of Tender documents	15.10.2025, 4:00 PM
Date of opening of Technical Bid.	16.10.2025, 11:00 AM
Date of opening of Financial Bid.	Will be advised later

Address for Communication

Jharkhand Rajya Gramin Bank,
Regional Office, Gumla
Baraik Mohalla, Jaspur Road,
Gumla – 835207, (Jharkhand)
E-mail ID. rogumla.account@jrgbank.bank.in

Disclaimer

The information contained in this Tender document or information provided subsequently to Bidder(s) or applicants whether verbally or in documentary form by or on behalf of JRG Bank (Bank), is provided to the Bidder(s) on the terms and conditions set out in this Tender document and all other terms and conditions subject to which such information is provided. This Tender is neither an agreement nor an offer and is only an invitation by Bank to the interested parties for submission of bids. The purpose of this Tender invitation is to provide the Bidder(s) with information to assist the formulation of their proposals. This Tender invitation does not claim to contain all the information each Bidder may require. Each Bidder should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this Tender document and where necessary obtain independent advice. Bank makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this Tender.

Bank may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this Tender documents. No contractual obligation whatsoever shall arise from the Tender process until a formal contract is signed and executed by duly authorized officers of the Bank with the selected Bidder.

Jharkhand Rajya Gramin Bank, (Regional Office, Gumla)

REQUEST FOR PROPOSAL: PREMISES REQUIRED ON LEASE

Jharkhand Rajya Gramin Bank invites sealed offers from owners / Power of Attorney holders for leasing of premises on rental basis for Commercial Office use. The premises should be located in **Ground Floor or in Ground & First Floor or in First Floor**, on a wide & pucca Road, accessible for cash van /Truck situated in decongested area with in limit of village area.

Tender No.	Acct/01/2025-26
Name of proposed Branch	Jari
Status of Branch	New
Desired location	Jari Village (on main road), Albert Ekka Jari Block
Carpet Area (Approx.)	Approx. 500 - 750 sq. ft.
Parking Space (free of cost)	Minimum 150 sq. ft. with 10 % variance
Amenities	24 hours water facility, 2 Toilets, etc.
Possession	Premises should be ready for immediate possession or expected to be ready for possession within one month from the last date of submission of proposal.
Premises under construction	Will be considered provided premises should be ready for possession within one month
Premises Detail	1. Bank will require a strong room inside the premises and door for the strong room shall be provided by the landlord at his own cost and it must be a channel gate and shutter door. 2. The main door of Branch premises shall be fitted with a channel gate and shutter door. Cost of it shall be borne by the landlord.
Period of lease	15 years with a provision for 15 -20 % enhancement of monthly rent after every five years.
Selection procedure	Techno-commercial evaluation by assigning 50% weightage for technical parameters and 50% weightage for price bids
Validity of offer	4 months from the date of submission of the offer
Stamp duty / registration charges	To be shared in the ratio of 50:50.
Fitment Period	1 month rent free fitment period for completion of interior furnishing work by Bank after handing over of the premises to Bank.
Roof rights	Solar, V-SAT, RF tower etc
Tender Cost	Rs 2000.00 in the form of Demand Draft in favour of Jharkhand Rajya Gramin Bank payable at Gumla

2. Premises should be ready for possession / occupation or expected to be ready within **1 month** from the last date of submission of proposal.

3. The format for submission of the "Technical Bid" containing detailed parameters, terms and conditions and "Price bid" can be downloaded from JRG Bank website www.jrgbank.bank.in under Tender & Notices Section - **from 25.09.2025 to 15.10.2025.**

4. The offers in a sealed cover complete in all respects should be submitted on or before 4.00 pm on 15.10.2025 during working hours at the following address: **Regional Office Gumla, Jharkhand Rajya Gramin Bank, Baraik Mohalla, Jashpur Road, Gumla.**
5. The technical evaluation will be done on 16.10.2025 and accordingly qualified bidders will be advised regarding dates and time of financial / commercial evaluation.
6. The JRG BANK reserves the right to accept or reject any offer without assigning any reasons thereof.
7. Offer for premises situated beyond the desired location area will be rejected at the sole discretion of the Bank.
8. No Brokers please.

Details of formats enclosed with this document:

- a. **Scoring matrix for technical evaluation:** Annexure – I
- b. **Technical bid format:** Annexure – II
- c. **Price bid:** Annexure – III
- d. **Lease agreement format:** Annexure - IV

Authorized Signatory

TERMS AND CONDITIONS
OFFER / LEASING OF OFFICE PREMISES

This tender consists of two parts viz. the Technical Bid having terms and conditions, details of offer and the Price Bid. The Technical Bid and Price Bid for the proposal should be duly signed & enclosed in separate sealed envelopes and these two envelopes be placed in a single cover super scribing **“Tender for leasing of premises for Jari Branch premises” to Regional Office Gumla, Jharkhand Rajya Gramin Bank, Baraik Mohalla, Jashpur Road, Gumla** on or before 4.00 pm on **15.09.2025**.

TERMS AND CONDITIONS

1.1 The applicant shall be bonafide owner (s) or power of attorney holder of the premises and should have clear & absolute title to the premises. The successful bidder will have to execute the lease deed as per the bank's standard format and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessors and the Bank.

1.2 The lease period will be for 15 years with increment in rent at 15% - 20% after every 5 years (viz. total lease period will be of 15 years) with requisite exit clause to facilitate full / part de-hiring of space by the Bank only during the currency of the lease.

1.3 Tender document received by the JRG Bank after due date and time shall be rejected.

1.4 The bidders/lessors are requested to submit the tender documents in separate envelope super-scribed on top of the envelope as **“Technical”** or **“Commercial”** as the case may be duly filled in with relevant documents/information at the following address:

Regional Manager

Jharkhand Rajya Gramin Bank,

Baraik Mohalla, Jaspur Road,

Gumla – 835207, (Jharkhand)

1.5 All columns of the tender documents must duly fill in and no column should be left blank. All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer. Any over-writing or use of white ink is to be duly authenticated by the tenderer. The JRG Bank reserves the right to reject the incomplete tenders.

1.6 In case the space in the tender document is found insufficient, the lessors may attach separate sheets.

1.7 The offer should remain valid at least for a period of minimum 4 (four) months to be reckoned from

the last date of submission of offer i.e. 15.10.2025.

1.8 The Bank reserves the right to accept or reject any or all the tenders without assigning any reason thereof. In case of exigency and depending upon the suitability, the Bank may as well accept more than one proposal to suit its total requirements.

1.9 Canvassing in any form will disqualify the tenderer. No brokerage will be paid to any broker.

1.10 The bidder / (s) may be informed by the JRG BANK for arranging site inspection of the offered premises.

1.11 **Statutory clearances, if any shall be obtained by the lessors** at their own cost as and when required. The landlord should clear all the dues and other statutory obligations of municipality / corporation as well as revenue authorities.

1.12 The details of parameters and its weightage for technical score has been incorporated in **Annexure – I (Minimum 50 Marks out of 100 marks will be mandatory to qualify for financial evaluation)**. The score finalized by Committee of the JRG Bank in respect of technical parameters will be final and binding to the applicant.

1.13 All the payments to the lessor shall be made by A/c payee Cheque or RTGS / NEFT. The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes and service charges shall be borne by the landlord. However, the landlord will be required to issue the GST invoice to the concerned Branch Manager, JRG Bank every month for the rent due to them indicating the GST component in the invoice.

1.14 Mode of measurement for premises is as follows:

Rentable area of the premises should be clearly mentioned as carpet area as per IS code 3861-2002 (Second Revision) which will be measured and confirmed jointly by the Bank and the landlord.

1.15 The successful bidder/lessor should arrange to obtain the municipal license/ NOC/ approval for Banking activities in the premises.

1.16 NOC and the covered space required for installation and running of the generator, provision of installation of AC Outdoors Units, Bank's Signage at front & side face, Earth stations, roof rights for Solar, V-SAT, RF tower etc. installation will also have to be provided within the compound by the bidders/lessor at no extra cost to the Bank.

1.17 Bidder / Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost.

1.18 After the completion of the interior works, etc. the lease agreement will be executed and the rent payable shall be reckoned from the date of occupation for the area jointly confirmed as per para 1.14.

1.19 Rent should be inclusive of all present and future taxes whatsoever, municipal charges, society charges, maintenance. However, GST shall be paid extra at applicable rate and manner.

1.20 Electricity & Supply water charges will be borne by the Bank. However, the requisite connection has to be arranged by the landlord in the name of Bank.

1.21 Supply of adequate portable water round the clock should be available at the premises. Preferably, separate overhead tank fitted with motor pump linked to permanent water source be arranged.

1.22 The building must have provision of two toilets, separate for male and female staff members.

1.23 Interior works like loose furniture, dry wall partition system, cubicles, and cabins false ceiling. AC lighting fixtures, signage, compactors for storage, electrical wiring for interior work etc, will be done by the Bank at its own cost as per requirement.

1.24 The actual marks secured by the premises in Technical and Price bids will be converted into percentile with reference to highest score in technical bid and lowest rent submitted in price bid and combined weighted score **(50:50)** will be derived to determine the highest scoring premises for final selection.

Place:

Date:

Name & Signature of bidder

ANNEXURE – I**SCORING MATRIX FOR TECHNICAL EVALUATION**

Marks will be awarded after visiting the premises by the Premises selection committee. The parameters are as under:

S. No	Parameters	Actual Situation	Total Marks	Marks Obtained
1	Distance from Desired Location (on main road)	As per NIT : 10 Not as per NIT : 0	10	
2	Premises location, nearby surroundings and approach road	Commercial Market place on main road: 10 Commercial Market place on narrow approach road : 5 Partly Commercial / Residential on narrow approach road : 2	10	
3	Floor at which premises is located	Ground floor : 20 Ground + First floor : 10 FF : 5	20	
4	Frontage	Above 10 meters : 10 5 m to 10 m : 5 Less than 5 m : 0	10	
5	Exclusive Parking for JRG BANK	As per NIT : 10 50% of NIT : 5 Otherwise : 0	10	
6	Quality of construction, Load Bearing/RCC Framed Structure, Ventilation	Frame Structure: 20 Load Bearing: 10 Vacant plot/ under construction building : 5	20	
8	Ambience, convenience and suitability of premises as assessed by the Committee	As assessed by the Committee	20	
Total			100	

Minimum 50 Marks overall will be mandatory to qualify for financial evaluation.

Signature of applicant

TECHNICAL BID (COVER-A)
OFFER SUBMITTED FOR LEASING PREMISES

With reference to your advertisement through tender no. _____ dated _____. We hereby offer the premises owned by us for housing your branch / office on lease basis:

General Information:

1	Name of the owner	
2	Address of Property	
3	Address of owner	
4	Telephone / Mobile No.	
5	Email address	

Technical Information (Please ✓ at the appropriate option)

a. **Building** - Load bearing ☐ Framed Structure ☐

b. **Building** – Residential ☐ Institutional ☐

Industrial ☐ Commercial ☐

c. No. of floors _____

d Year of construction and age of the building _____

e. Details of Floor / Plot of the offered premises

Level of Floor	Carpet area (as per IS code 3861-2002)
Ground Floor	
First Floor	
Total Carpet Area	

Amenities available:

- Electricity power supply – Yes / No,
 - If yes, the available power KW _____
- Running water supply – Yes / No

- Whether approval for building obtained (Commercial use – Banking activities) Yes/No
- Whether occupation certificate has been received – Yes / No
- Whether direct access is available from the main road – Yes / No
- Whether lift facilities are available – Yes / No
- Whether exclusive parking facilities available for at least for _____ sq. ft.
- Whether covered parking. facilities available - Yes / No If yes, - covered car parking area:
- Whether Property Tax paid up to date: Yes / No If yes, latest tax receipts to be enclosed.
- Whether any encumbrance there in the property: Yes / No

Declaration

- ✓ I/ We have studied the above terms and conditions and accordingly submit our offer and will abide by the said terms and conditions in case our offer of premises is accepted. I/ We also agree to construct/ addition/ alteration i.e. locker room, cash safe room, record room, toilets and pantry with all fittings and fixtures, vitrified flooring, other works as per Bank's specifications and requirement
- ✓ We understand that the Bank is entitled to reject the bid without assigning any reason
- ✓ The rentable area (Carpet Area) is the floor area excluding the following:
 - (a) Walls
 - (b) Columns
 - (c) Balconies
 - (d) Portico / canopy
 - (e) Sanitary shaft
 - (f) Lift well
 - (g) Space below the window sill
 - (h) Box louver
 - (i) A.C. duct
 - (j) Stair Case

Place:

Date:

Name and signature

Note: The bidder should not specify any rent details in the technical bid and if it is mentioned, the offer is liable to be rejected.

PRICE BID (COVER-B)
(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

With reference to your advertisement through tender no. _____ dated _____ and having studied and understood all terms and conditions stipulated in the tender document and in the technical bid, I/We offer the premises owned by us for housing your branch/office at _____ on lease basis on the terms and conditions as prescribed by the Bank through aforesaid tender document.

General Information:

1.	Name of the owner	
2	Address of Property	
3	Address of owner	
4	Telephone / Mobile No.	
5	Email address	
6	Carpet Area (sq. ft.) As per IS code 3861- 2002	

Rent details:

Level of Floor	Rent per sq. ft. per month (Rs.) (A)	Rent per month (Rs.) (excluding GST) (B)	Rent for 5 year period (C) = (A) x (B) x 60
Rent for initial 5 Years			
Rent from 6 th year to 10 th year with enhancement of _____ %			
Rent from 11 th year to 15 th year with enhancement of _____ %			
Total Rent			

- ✓ The service tax/GST if levied on rent paid by us shall be reimbursed by the JRG Bank, to the landlord on production of invoice.
- ✓ **“Total Rent” will be considered for financial evaluation.**

Declaration

- We have studied the above terms and conditions and accordingly submit an offer and will abide by the said terms and conditions in case our offer of premises is accepted.
- I / We agree to execute lease deed as per bank's standard format (Annexure – IV).

- I/ We agree to make alteration or modification and construct record / stationary/UPS / strong room / additional toilet(s)/ other civil works at my cost as per bank's specification.
- I/ We agree to carry out changes as per the bank's requirement.
- I/We understand that the Bank is entitled to reject the bid without assigning any reason

Place:

Date:

Name & Signature of bidder

LEASE DEED

Annexure IV

This Lease Deed is executed on this day of _____ 20

BETWEEN

Shri/Smt. _____ son/wife of
Shri _____ aged
about _____, UID No. _____, PAN
No. _____ residing at _____

_____ (here in after referred to as the lessor which expression unless repugnant to the context shall include his heirs, executors, administrators, representatives, successors and assigns) of the one part. (If the Lessor is a firm, company etc., the description should be accordingly changed).

AND

The Jharkhand Rajya Gramin Bank, a Regional Rural Bank constituted under the Regional Rural Banks Act, 1976 having its Head Office at 3rd Floor, Zila Parishad Market Complex, Kutchury Chowk, Ranchi – 834001, Jharkhand, acting through its Branch Manager of _____ Branch, situated at _____ and coming under the administrative jurisdiction of _____ Regional Office situated at _____ (here in after referred to as "The Lessee" or "The Bank" which expression unless repugnant to the context shall include its successors and assigns) of the other part.

WHEREAS

The lessors (s) has / have at the request of the Lessee agreed to grant to the Lessee a lease of the premises more fully described in Schedule hereunder and the Lessee has agreed to take the premises on lease under the terms and conditions specified herein below.

The lessors being seized and possessed or otherwise well and sufficiently entitled to the premises particularly described in the Schedule hereto and entitled to grant a lease of premises have agreed to grant a lease of the premises particularly described in the schedule.

Now this INDENTURE WITNESSES that in consideration of the rent hereinafter reserved and the covenants and stipulations hereinafter contained and on the part of the lessees to be performed and observed, the lessors doth hereby demise unto the lessee the premises as described in schedule here together with the easements, liberties, appendages and appurtenances thereunto belongings with exclusive and independent entry to the said premises and compound through paths, staircases, lifts and from public road and the right to pass and repass over the open spaces/ compound in and around the said premises and the buildings and the right to park vehicles therein and thereon to have and to hold the said premises (hereinafter referred to as the "demised premises") unto the lessee for the term of 15 years with 15-20% enhancement after every 5 years, commencing from _____ and paying thereof unto the lessors the monthly rent of Rs. _____ subject

to TDS on or before the _____day of the following month to which it relates and inconsideration of the lease of the premises the lessee hereby covenant with the lessors that:

1. The Lessee to the intent that the obligations may continue throughout the term hereby created doth hereby covenant with the Lessor (s) as follows:-

(i) To pay by Banker's cheque / NEFT / RTGS or otherwise as agreed / the said monthly rent hereby reserved on the day and in the manner aforesaid subject to TDS.

(ii) To pay all charges for electricity and water consumed by the Lessee in the demised premises to the appropriate authority according to the reading of the electric meter or water meter to be installed in the demised premises by the Lessor (s) at his/their costs for the Lessee's use.

However, it is made clear that if after the expiry of the 15 years lease period, if the Bank continues in the possession of the Premises due to delay in renewal on the part of the lessor or for any other reason, then it will be deemed that this lease has been renewed till further agreement in this regard and all the terms of this lease deed shall be deemed to have been accepted by both parties for such extended period and the prevailing rent will be applicable till such renewal or surrender of the premises.

2. The Lessee shall be entitled at any time during the said term,

(i) To install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and every part

thereof as the Lessee may require without causing any material damage or injury to the demised premises and on the expiration or sooner determination of this lease to remove the same and every part thereof at its own costs without thereby causing any material damage to the demised premises.

(ii) To use the demised premises for the purpose/s mentioned herein below:

- (a) on site ATMs
- (b) Housing of outfits of the subsidiaries/associates of the lessee.
- (c) For cross selling purposes
- (d) Branch/Office of the lessee
- (e) Guest House etc.

(iii) To display its signboard / boards, hoarding, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the Lessee may in its absolute discretion think fit and the Lessor (s) shall have no objection thereto.

(iv) To yield and deliver up peacefully and quietly vacant possession of the demised premises to the Lessor (s) at the expiration or earlier determination of the lease period as the case may be, in a good condition except reasonable wear and tear.

(v) To allow the Lessor/s or his / their agents to enter, with or without workmen and / or architects, contractors etc. the demised premises or any part thereof by giving prior notice in writing to the Lessee to inspect the state and condition of the premises or any part thereon for the purpose of carrying out such repairs as required / found necessary under law or otherwise.

(vi) To install V-SAT, Solar light panel and other electronic instrument or any other appliances at the roof of the premises and no extra payment will be made for this purpose and space required for installation of said appliance.

3. The Lessor (s) do and each of them doth hereby covenant with the Lessee as follows: -

(i) On the Lessee paying monthly rent hereby reserved and covenants and conditions herein contained and on the part of the Lessee to be observed the Lessee shall quietly hold, possess and enjoy the demised premises and every part thereof during the period of lease or any extension thereof without any interruption from or by the Lessor (s) or any person or persons lawfully or equitably claiming by / through / under or in trust for the Lessor/s or successors or assigns.

(ii) The Lessor (s), shall not allow any person to use or carry on any noisy hazardous occupation or business in or upon any part of the said premises or any adjoining premises thereon which may cause annoyance or inconvenience to and / or otherwise likely to be prejudicial to the interest of the lessee at the demised premises.

(iii) The Lessor (s), during the lease or extension thereof shall pay all present and future municipal taxes assessments and / or other outgoing or impositions whatsoever payable by the owner and / or occupier in respect of the demised premises under the law for the time being in force and shall keep the lessee/s indemnified against all claims, demands, action, suits and proceedings in respect of the same.

(iv) The Lessor (s) undertakes to provide alternate arrangements for clean & hygienic washroom / toilet etc. during any repair / modification being carried

out in the washroom / toilet etc. of the leased premises.

(v) The Lessor/s shall install separate electricity meter in the name of the Lessee in accordance with the existing rules. The Lessor/s shall maintain at his / their cost adequate and continuous supply of electricity and hygienic, potable filtered and / or tube-well water by means of electrical water pumps and overhead tanks or otherwise for the use of the lessee in the demised premises and to operate and maintain the water pumps in proper condition at their cost.

(vi) The Lessor (s) at his / their own cost, shall effect major repairs to the demised premises and or replacement of plumbing, sanitary, electric fixtures supplied by them, doors, windows glass panes as and when the need arises and upon the request from the lessee for such repairs etc. The Lessors shall keep the demised premises wind and water tight and maintain proper repair and condition, the electric, sanitary, water fittings equipment and appliances, pipelines, drains and sewers and execute all repairs to the demised premises as and when required and also whitewash, colour painting of the interior and exterior of the demised premises once in every three years or as and when required, including painting of the doors and windows.

(vii) The Lessor/s shall keep the demised premises insured at all time during the term hereby created or any extension/s thereof from loss or damage by fire, earthquake, riots and against such other risks as may be required by the lessee and to make all payments necessary for the above purposes within three days after the same shall respectively become payable and to produce to the Lessee or its agent on demand the several policies of such insurance and the receipts for each such payment and to cause all moneys received by virtue of any such insurance to be forthwith laid out in rebuilding and reinstating the

demised premises and to make up any deficiency out of the Lessor's own moneys.

(viii) The Lessor(s) warrants that he / they has / have good, rightful power, absolute authority and indefeasible title to demise the demised premises to the Lessee in the manner herein appearing free from all encumbrances, trusts, his dependents, executions and attachments whatsoever.

(ix) The lessor(s) will not during currency of the lease transfer, mortgage, sell, assign or otherwise create any interest in the demised premises without the prior consent of the Bank in writing.

(x) The Lessor has no objection for Lessee to assign / transfer / sublet the demised premises or part thereof.

(xi) The Lessor shall have no objection whatsoever to the Bank installing, providing and operating a DG Set of required capacity in the demised premises.

(xii) In future, if the Bank requires additional power the Lessor shall arrange for such additional power as per the Bank's requirement at the Bank's cost and expenses.

4. It is hereby agreed by and between the parties hereto as follows: -

(i) In case of default in the payment of the taxes and other statutory dues, service charges, dues to society by the lessor (s) and a demand notice is served on the Bank, the lessee may make payment of the same and such payment shall be against adjustment of future rents payable.

(ii) If the Lessor (s) shall fail or neglect to pay rents, revenues, rates, taxes, impositions, outgoings and ceases howsoever or whatsoever payable by owner

or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in good repair and condition and /or to keep the demised premises insured for such sum and against such risks as may be required for by the Lessee it shall be lawful (but not obligatory) for the Lessee to pay such rates, revenues, taxes, impositions, outgoings and cesses, to incur expenses to keep the demised premises and every part thereof in good repair and condition to keep the demised premises insured for such sum and against such risks as the Lessee in its absolute discretion may think fit and in any one or more of such cases the Lessee will be entitled in its absolute discretion to deduct such payments and such expenses as aforesaid with applicable interest from the rent hereby reserved.

(iii) In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riots or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the Lessee, be void but in the event of the Lessee desiring to continue the lease and the Lessor (s) agreeing to repair the damage or injury the Lessee shall vacate such portion of the demised premises as may be required to enable the Lessor (s) to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the Lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.

(iv) In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for

the time being in force this Lease shall be determined and the parties shall be entitled to such compensation as they may respectively be entitled under the law.

(v) Notwithstanding anything to the contrary herein before contained, the Lessee shall be entitled and shall have the option to terminate this Lease at any time on giving one calendar months' prior notice in writing to the Lessor (s) and on expiration of the period to be mentioned in such notice this lease shall cease to be operative. However, the Lessor will have the option to terminate this Lease on giving four calendar months' prior notice in writing to the Lessee.

(vi) If the lessors shall at any time fail and neglect to perform and observe any of the covenants and conditions herein contained and on his/their part to be observed and performed, then the Lessee shall be entitled at its option to forthwith determine this Lease.

(vii) The Lessors shall, at the request of the Lessee made before the expiration of the term hereby created execute and register a renewed lease of the demised premises in favour of the Lessee for further period/s of _____ from the date of expiration of term hereby created on the same terms and conditions as are herein contained except the monthly rent which may be reduced / increased as mutually negotiated and in any case the increase in rent shall not be more than _____ % of the then existing arrangement. However, if the rent, rates in the market are falling, both lessor and lessee shall negotiate and decide as to reduction in the rent prescribed therein.

(viii) That the expenses on stamp duty and registration charges required for

the execution of lease deed and renewal of lease deed shall be borne by the parties i.e lessors and the Bank in equal sharers.

(ix) Notwithstanding anything contained hereinabove the lessee shall be entitled to surrender, leave and deliver the unused, un-utilized portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, un-utilized and excess area is not required for the purpose taken on lease during the tenure / currency of the lease without determining / terminating the said lease and continue in occupation the portion required for the purpose after surrendering of the unused and unutilized area / portion and in the event of such partial surrender of the un-utilized area / portion, then rent fixed for the lease will be reduced / decreased proportionately according to the area / portion surrendered by the Lessee. And if such surrender is going to affect the exclusive/independent entry/use for /of the branch/office, the lessor shall make suitable arrangement so that the exclusive independent entry /use for/of the branch/office is not affected in any manner.

(x) In case the Lessee desires to obtain a Lease of further floor area in the said premises, the Lessor (s) shall grant such Lease to the Lessee, the rent for such further floor area will be determined considering the prevailing circumstances for the time being but in and the period of such Lease shall be co-extensive and coterminous with the period of the Lease in respect of the premises already leased in favour of the Bank.

(xi) If any case / suit / litigation / complaint etc. of whatsoever nature is filed against the Bank in relation to the said leased premises / or if the Bank is made a party to any litigation in relation to the said leased premises, then the Bank shall be at liberty without any prior consent from the lessor / (s) to defend

/ prosecute the case and all the expenses incurred by the Bank in such defending of the case shall be recovered from the lessor / (s) by the lessee out of the rent payable to the lessor / (s) and if no rent is payable then the lessor / (s) will be personally liable to compensate the lessee for such amount.

THE SCHEDULE ABOVE REFERRED TO

All that area of the _____ floor measuring a carpet area of _____ sq. ft. of the building standing over land or Khata No. _____ Plot No. _____ situated in village - _____, P.S. - _____, P.O - _____, District - _____ in Jharkhand State with common / private stairs case, separate electric wirings and electric meter and water supply in the toilet, with necessary fittings and fixtures thereof and bounded and butted as follows:

North:

South:

East:

West:

This agreement is binding on the Lessor/ (s) and Lessee / (s), their heirs, executors, legal representatives and agents.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS THE DAY AND YEAR FIRST ABOVE WRITTEN.

**SIGNED SEALED AND
DELIVERED**

**SIGNED SEALED AND
DELIVERED**

By the above named

In the presence of Lessor (s)

Witness:

Signature _____

Name _____

Address _____

By the above named

In the presence of Lessee

For and on behalf of

Jharkhand Rajya Gramin Bank,

Branch _____

Witness:

Signature _____

Name _____

Address _____