

**Retail Branch premises required in Chandigarh, Gujarat, Karnataka, Kerala, Lakshadweep, Madhya Pradesh, Maharashtra, Delhi NCT, Punjab, Rajasthan, Tamil Nadu, Telangana, and Uttar Pradesh.**

Bandhan Bank Ltd. (BBL) desires to acquire commercially approved office premises on a long-term lease for Retail Bank Branch facilities on the **ground floor** at various locations as detailed below:

Sr. No.	LOCATION	STATE	Application to be submitted to
1	CHANDIGARH	CHANDIGARH	<p><i>Duly filled up signed scan copy to be uploaded in &lt;<a href="mailto:corporateservices@bandhanbank.com">corporateservices@bandhanbank.com</a>&gt;</i></p> <p><i>Hard copy to be sent to :</i></p> <p><i>Bandhan Bank Ltd. Projects and Relocation, Floor 12, Adventz Infinity@5, BN 5, Sector V, Salt Lake City, Kolkata – 700 091</i></p>
2	SURAT	GUJARAT	
3	RAJKOT	GUJARAT	
4	VADODRA	GUJARAT	
5	JAMNAGAR	GUJARAT	
6	BENGALURU URBAN	KARNATAKA	
7	DHARWAD	KARNATAKA	
8	MYSURU	KARNATAKA	
9	KOZHIKODE	KERALA	
10	ALAPPUZHA	KERALA	
11	ERNAKULAM	KERALA	
12	LAKSHWADEEP	LAKSHADWEEP	
13	GWALIOR	MADHYA PRADESH	
14	MUMBAI ( MMR)	MAHARASHTRA	
15	THANE	MAHARASHTRA	
16	PUNE	MAHARASHTRA	
17	NAGPUR	MAHARASHTRA	
18	CHANDRAPUR	MAHARASHTRA	
19	KOLHAPUR	MAHARASHTRA	
20	SANGLI	MAHARASHTRA	
21	NCR	NCT OF DELHI	
22	SAS NAGAR ( MOHALI)	PUNJAB	
23	JALANDHAR	PUNJAB	
24	JAIPUR	RAJASTHAN	
25	JODHPUR	RAJASTHAN	
26	UDAIPUR	RAJASTHAN	
27	DINDIGUL	TAMIL NADU	
28	CHENNAI	TAMIL NADU	
29	COIMBATORE	TAMIL NADU	
30	MADURAI	TAMIL NADU	
31	MAHABUBABAD	TELANGANA	
32	NAGARKURNOOL	TELANGANA	
33	KAMAREDDY	TELANGANA	
34	HYDERABAD	TELANGANA	
35	JHANSI	UTTAR PRADESH	
36	MAU	UTTAR PRADESH	
37	AZAMGARH	UTTAR PRADESH	
38	LUCKNOW	UTTAR PRADESH	

The premises should be located strategically on the main road having easy access , good visibility, adequate power supply and parking facility in potential commercial areas. Interested parties owning suitable premises may apply to address mentioned in front of respective location **within 31st May'25. Applications received by 6.00 pm – 31.05.2025 will only be accepted.**

*Estate agents offering premises should submit their offers with full details along with authorization letters from landlords. No brokerage will be paid by the Bank. Bandhan Bank Ltd reserves the right to accept or reject any or all the offers without assigning any reasons thereof.*

Date: May 17th' 2025

Sd/-  
Authorized Signatory  
Projects and Relocations

**Bandhan Bank Ltd.**  
Floor 12, Adventz Infinity@5, BN 5  
Sector V, Salt Lake City,  
Kolkata – 700 091

**OFFER OF SPACE FOR OPENING BANDHAN BANK AT ..... DIST. ....STATE .....**

With reference to the above, I / we would like to offer space on the following terms for opening of your proposed Bank. The details of the offer and the terms and conditions are as given below:

<b>1</b>	<b>Full Postal Address of the premises with PIN Code</b> <b>{mention floor(s) – if any}</b>  <b>Police station Pin No.</b> <b>State</b>	
<b>2</b>	<b>Name of the Owner (s)</b> <b>[a] Individual or jointly ownership [please tick]</b> <b>If Joint ownership – ratio in which property is held [b] Part-</b> <b>nership Firm,</b> <b>Private. Ltd. Co.,</b> <b>HUF [please tick]</b> <b>(Represented by Karta – name) Contact nos. :</b> <b>Email address :</b> <b>(proof of ownership, mutation and copy of title deeds).</b>	
<b>3</b>	<b>Whether the owner has clear title and mutation status of the property</b>	
<b>4</b>	<b>Area, with break-up of Carpet area in sq. ft. (mentioning carpet area only)</b>	
<b>5</b>	<b>Frontage of the premises and access details And Ramp provision</b>	Frontage(ft.) : Access from : Front/ Right side/Left side Ramp : Length x Width x Height
<b>6</b>	<b>Expected Rent per sq ft carpet area (this is subject to actual measurement) calculated on the basis of carpet area/ floor-wise.</b>	
<b>7</b>	<b>Period of lease shall be 9 years, renewable after 9 years</b>	
<b>8</b>	<b>Rent Escalation every 3 years</b>	
<b>9</b>	<b>Exit/Termination Clause</b>	
<b>10</b>	<b>Municipal /Property Taxes / Water taxes/ Signage taxes Service Tax</b>	Available/Not available
<b>11</b>	<b>Municipal Approval for commercial usage/OC/ CC of the building</b>	Available/Not available
<b>12</b>	<b>Maintenance Charges, if any</b>	

13	<b>Provision of security aspects</b> <b>Rolling Shutter</b>  <b>Windows grill</b>  <b>Strong Room(as per Bank specs)</b>  <b>Ramp facility to premises as per NBC norms</b>  <b>Toilets (male &amp; female separate) and Pantry</b>  <b>Flooring</b>  <b>Internal Staircase, if applicable</b>  <b>Other Structural Strengthening, if applicable</b>  <b>24x7 Potable Water supply</b>	
14	<b>Availability of Space/ terms for:</b>  <b>VSAT / VPN Antenna</b>  <b>Signage</b>  <b>DG Set</b>  <b>Outdoor units of AC</b>  <b>Parking Space</b>  <b>Earthing space for min 4 nos.</b>	
15	<b>Legal Charges</b>	
16	<b>Arrangement of appropriate power load (3 Phase) with capacity within 30 days from the possession of the premises (Power requirement : 1.8 KVA per 100 sq. ft).</b>	<b>3 phase ..... KVA power supply to be arranged by me/us</b> (subject to actual requirement of the Bank) within 30 days of lease signing. All costs for availing of such electricity to be borne by the owner/s including payment of security deposit, if any, to the electrical authorities. Monthly consumption charges will however be paid by the Bank on actual meter reading basis.  In the eventuality of Non-provision of full 3 phase power load within 30 days of lease signing then Bank will have an option to go ahead for operationalized the training centre with DG power and the <u>incremental cost</u> attributable to this, to be borne by the owner/s.
17	<b>Possession (Time Frame) of the premises and expected time frame for lease agreement signing, from the date of issuance of bank's LOI</b>	
18	<b>Existing lien/ mortgage/ any other charges</b>	
19	<b>Particulars of the adjacent buildings/ properties on all sides</b>	

<b>20</b>	<b>Approximate length &amp; breadth with frontage of the plot</b>	
<b>21</b>	<b>Other details</b>	<p>Owner shall arrange for completion of all civil/MEP/Fa-çade/Shutter/Grills/Catwalks/Ramp/Railing works as intimated through LOI and handover possession to the bank. There will be a rent free period of 60 days from the date of possession of the premises for doing the interior works by the bank.</p> <p>Strengthening, modifications, if required, in the building structure will be done by the landlord, at their cost.</p> <p>Owner shall arrange for insurance cover of the superstructure of the building including payment of insurance premium, to protect against destruction, damage by earthquake, flood or any other natural calamity or act of God.</p>

Thanking you,

Yours faithfully,

Signature:

- **AGREED TERMS AND CONDITIONS**

I / We hereby agree that:

**1. Rent**

i. Rent shall be paid by Bandhan Bank Ltd (hereinafter referred to as the Bank) for the exclusive usable carpet area on sq.ft. basis after expiry of each month during the tenure of lease period which will initially be for 9 years and subsequently for the extended lease period.

ii. The Bank has the exclusive right to vacate the premises at any time during the pendency of lease by giving 3 months notice in writing without paying any compensation for early termination.

**2. Taxes / Rates**

All existing and enhanced Municipal Corporation taxes, rates and cesses, society charges, maintenance charges etc. will be paid by me / us (owner(s)).

**3. Maintenance / Repairs**

i) The Bank shall bear actual charges for consumption of electricity and water. I / We undertake to provide separate electricity / water meters for this purpose

ii) All repairs including painting in common area and external surface will be got done by me / us at my / our cost. In case, the repairs and painting is / are not done by me / us as agreed now, the Bank will be at liberty to carry out such repairs and painting etc at its cost and deduct all such expenses from the rent payable to me/us.

**4. Security Deposit**

The Bank has to give us a sum as will be agreed upon by both the parties being the interest free advance deposit of not exceeding three month's rent which will later be refunded to the Bank at the time of vacating the premises or adjusted against outstanding dues at the Bank's discretion.

**5. Lease Deed / Registration Charges**

I / We undertake to execute an agreement to lease / regular lease deed, in your favour containing the mutually accepted / sanctioned terms of lease at an early date. I / We undertake to bear the charges towards stamp duty and registration charges for registering the lease deed on the basis of 50:50 between the Bank and me / us.

**6. Usage of Premises for Commercial Purpose**

I/We confirm that the premises offered have been approved by the Local Development Authority for its usage as commercial /banking premises.

7. The original registered documents shall be deposited with the Bank and a certified copy of the same shall be with me / us (owners).

8. The owner(s) shall submit the title documents as and when called for to the satisfaction of the Advocate appointed by the Bank.

9. Approvals for the Building, Power Supply etc. from the Authorities I/We confirm that all necessary permissions/ approvals will be arranged by me / all related formalities of the Local / Statutory Authorities.