



Bandhan Bank Ltd.

Logistics facility / warehouse required in Kolkata sub-urban areas

Bandhan Bank Ltd. (BBL) desires to acquire commercially approved logistics facilities / warehouse premises on a long-term lease for on the **ground floor** of around **12,000 to 13,000 sq ft** along with **ready to use office with 50-60 workstations** at **Kolkata sub-urban areas (Jessore Road – from Airport Gate no. 2 till Barasat / Kalyani expressway (till Barrackpore) or Dankuni - NH / Delhi Road).**

The application along with the duly filled up signed and scanned form needs to be submitted to corporateservices@bandhanbank.com

Hard copy of the same needs to be send to

Bandhan Bank Ltd.

Projects and Relocation,

Floor 12, Adventz Infinity@5, BN 5, Sector V,

Salt Lake City, Kolkata – 700 091

The premises should be located strategically having easy access, adequate power supply and parking facility. Interested parties owning suitable premises may apply to address mentioned in front of respective location **within 3rd September 2025. Applications received by 6.00 pm – 03.09.2025 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: August 21st' 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 LOGISTICS FACILITIES / WAREHOUSE AT KOLKATA

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:

1	Full Postal Address of the premises with PIN Code {mention floor(s) – if any} Police station Pin No. State	
2	Name of the Owner (s) [a] Individual or jointly ownership [please tick] If Joint ownership – ratio in which property is held [b] Partnership Firm, Private. Ltd. Co., HUF [please tick] (Represented by Karta – name) Contact nos. : Email address : (proof of ownership, mutation and copy of title deeds).	
3	Whether the owner has clear title and mutation status of the property	
4	Area, with break-up of Carpet area in sq. ft. (mentioning carpet area only)	
5	Frontage of the premises and access details And Ramp provision Parking Space Space for Parking / Space for movement of Trucks / Small Vans. (15 mtr x 15 mtr)	Frontage(ft.) : Access from : Front/ Right side/Left side Ramp : Length x Width x Height
6	Expected Rent per sq ft carpet area (this is subject to actual measurement) calculated on the basis of carpet area/ floor-wise.	
7	Period of lease shall be 15 years, renewable after 15 years	
8	Rent Escalation every 5 years	
9	Exit/Termination Clause	

10	Municipal /Property Taxes / Water taxes/ Signage taxes Service Tax	Available/Not available
11	Municipal Approval for commercial usage/OC/ CC of the building	Available/Not available
12	Maintenance Charges, if any	
13	<u>Provision of security aspects</u> a. Rolling Shutter B. windows or ventilation C. Ramp facility to premises as per NBC norms D. Toilets (male & female separate) and Pantry E. Sewerage requirement of the building should comply with approved plan and applicable building bylaws. F. Flooring G. Other Requirements: Floor to Ceiling clear height (Floor to Ceiling Bottom) should be minimum 4.0 mtr. H. 24x7 Potable Water supply	
14	Availability of Space/ terms for: VSAT / VPN Antenna Signage DG Set Space for installation of 40 KVA DG Set Outdoor units of AC for the Office area Earthing space for min 08 nos. Fire NOC is mandatory	
15	Legal Charges	

16	Arrangement of appropriate power load (3 Phase) with capacity within 30 days from the possession of the premises	<p>3 phase 40 KVA power supply to be arranged by me/us (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.</p> <p>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 currency chest with DG power and the <u>incremental cost</u> attributable to this, to be borne by the owner/s.</p>
17	Possession (Time Frame) of the premises and expected time frame for lease agreement signing, from the date of issuance of bank's LOI	
18	Existing lien/ mortgage/ any other charges	
19	Particulars of the adjacent buildings/ properties/ business on all sides and above floor. No Basement allowed below ground level	
20	Approximate length & breadth with frontage of the plot	
21	Other details	<p>Owner shall arrange for completion of all civil/Façade/Shutter/Grills/Catwalks/Ramp/Railing works as intimated through LOI and handover possession to the bank. There will be a rent free period of 90 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 30 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 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.