

## LEASE DEED

(Relevant Particulars)

Period of Lease	:	11 Years (5+3+3)
Total rent of eleven Years	:	Rs 2,68,21,800/-
Average rent of One Year	:	Rs 24,38,342/-
Stamp duty payable on average Rent @ 2% for 5 years	:	Rs 2,43,834/-
Stamp Duty Paid on Five Years (Total lease period 11 years)	:	Rs 2,43,900/- (24,38,342 x 2%)

No of stamp sheet = e stamp

Name of the lessors : International Associate (PAN - AAHP1969811) through its Managing Partner Mr D S Mann (PAN- AHTM31281) resident of 35, Curzon Road, Dehradun (Uttarakhand).

Name of the Lessee : CENTRAL BANK OF INDIA, having its Head office / Registered office at Chandramukhi, Nariman Point, Mumbai, and RO interalia at Astley Hall, Rajpur Road, Dehradun (Uttarakhand) ( PAN-AAACC24981) through Authorized Officer Mr Pramod Mishra, Sr Manager, Central Bank of India, B/o FRI (PAN AJNPM110711)

Schedule Of Property : 21 (New No. 80) , Rajpur Road, Dehradun (Uttarakhand)

Area 167.28 Sq Mt or 1800.00 Sq. Ft. Build up components as 1 Hall, 1 strong Room

Drafted by : Sultan Khan, Advocate

## LEASE DEED

THIS INDENTURE made at Dehradun, this day of 23<sup>rd</sup> November 2015 BETWEEN International Associate (PAN - AABF19698H) through its Managing Partner Mr D S Mann (PAN- AIPPM3128E) resident of 35, Curzon Road, Dehradun (Uttarakhand) inhabitant (hereinafter called the "LESSOR", which expression shall wherever the context so admits include his successors, representatives, trustees, heirs, executors, administrators and assigns) of the ONE PART and CENTRAL BANK OF INDIA, having its Head Office / Registered Office at Chandermukhi, Nariman Point, Mumbai, and a Regional Office in Dehradun through authorized officer Mr Pramod Mishra S/O Shri V B Mishra C/O Central Bank of India, RO Dehradun (hereinafter called the 'LESSEE' which expression shall wherever the context so admits include its successors and assigns) of the OTHER PART

WHEREAS the Lessor is absolutely seized and possessed of and otherwise well and sufficiently entitled to the hereditaments and premises described in the Schedule and,

WHEREAS The Lessee needs a suitable premises for its banking business at its branch at Rajpur Road Dehradun, Dist: Dehradun the business include besides systems and procedures of traditional banking, the modern electronic banking or commerce covering the adoption of updated Information Technology for its diversified delivery channels and business components and devices such as ATM's, Internet Banking, Phone banking, Computerization fully or partially and Centralized Banking Solutions, or any other technological upgraded in coming in vogue hereinafter and,

WHEREAS the lessor has the required premises in his lawful possession with a right to demise and has a clear and un-encumbered legal title over the premises offered within the land or property as mentioned in the Schedule and is willing to provide all necessary and secure premises, placements and spaces to accommodate the actual requirements of the lessee for its banking requirements as aforesaid and,

WHEREAS the lessor represents and warrants that there is no bar or restriction for demising the required premises under any Law, Rule or Regulation of Local Rent Acts or Municipal Authority or any Body or Authority created by any Act of State/Central Govt.

WHEREAS the Lessee has applied to the Lessor for a Lease of a building situated at 21 (New no.80), Rajpur Road, Dehradun (Uttaranchal) being a part of the premises described in the Schedule hereto (which part is hereinafter unless otherwise distinguished for brevity's sake called the demised premises) for a term of 5 years certain from the 1st day of Sept 2015 with two options of 1 year to the Lessee to renew the Lease with 15% increase in rent during each option period as hereinafter mentioned AND WHEREAS the Lessor has agreed to grant to the Lessee the Lease of the demised premises as mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the rent and the Lessee's covenants hereinafter contained the Lessor doth hereby demise unto the Lessee the demised premises along with the secured place for fixing the V-sat or other Antennas/Disc at the roof top or at any other appropriate place in the premises and installing ATM at its desired and suitable place along with their cabling and accessories or for Automation of the office and fixing related devices, with the use of the conveniences and appurtenances enjoyed in connection therewith and the right of ingress and egress for the Lessee and its employees, customers and all others, for its advantage to and from the staircase, passages, marked parking space specially for Central Bank of India and corridors of the premises described in the Schedule hereto hold the same unto the Lessee for a term of 5 years certain from the 1st day of Sept 2015 with option to the Lessee to renew the period as hereinafter mentioned:

The Lessor shall have to provide necessary consent/permission from society, Association, Company, Co-owner, Co-possessor, Builder or any other person what so ever, as the case may be, at their cost to install the Generator, Antenna/Disc along with their cabling and accessories or fixed related devices etc, on the terrace or any other suitable and appropriate place in the building for Generator, V-sat or ATM or Automation and core banking solutions of the branch and the cost of installation of Generator, Antenna /Disc cabling, accessories or fixed related devices, V-sat, ATM or automation of branch in present or in future shall be borne by the lessee.

1. The Lessee doth hereby agree and covenants with the Lessor as follows:
  - a) To pay to the Lessor rent for the demised premises at the rate of Rs.1,80,000/- (Rs One lakh eighty thousand only) per month plus Service Tax as applicable from the day of 1st Sept. 2015 regularly every month upto 31.8.2020. Then from 1.9.2020 with 15% increase Rs.2,07,000/- (Rs.two lakh



seven thousand only) per month plus Service Tax as applicable upto 31.8.2023 and then from 1.9.2023 with 15% increase Rs.2,38,050/- (Rs.two lakh thirty eight thousand fifty only) per month plus Service Tax as applicable upto 31.8.2026. Apart from 1800 sft on first floor-front portion, it is agreed that approx. 40 sft rent free space (should be part of the building) on ground floor for installation of onsite ATM shall be provided by the landlord, construction & furnishing of which shall be done at Bank's cost. It is also agreed that two wash rooms (one for ladies & one for gents) shall be provided by the landlord outside the Branch premises within the building and on the same floor.

- b) To keep the Lessor informed from time to time of all repairs that the demised premises may require so that the Lessor may be able to do the same and for this purpose to permit the Lessor his Agents with or without workmen or others at all reasonable time but after previous notice in writing to the Lessee to enter upon the demised premises and to view the condition thereof and to execute all necessary repairs and if such repairs are not carried out by the Lessor within a period of fifteen days after receipt of notice from the Lessee in this behalf then the Lessee shall be entitled to have the same done and in that event the Lessee shall be entitled to recover the costs thereof from the Lessor in any manner including by deducting the same from the rent payable under these presents.
- c) To permit the Lessor, his Agents, workmen and servants at all reasonable times but after previous notice in writing to enter the demised premises to examine the condition thereof.
- d) To remove at the time of vacating or earlier if the Lessee so desires the all fittings and fixtures as might be belonging to the Lessee.
- e) The Lessee shall be at liberty at its own costs and expenses to have such fixtures and devices for automation, ATM, V-sat or other Antennas/ Disc with all accessories as it may desire for the convenient use of demised premises and shall be at liberty to remove the said fixtures and devices at the

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end or sooner determination of the term hereby granted or sooner than that if the lessee so desires.

- f) The Lessee shall be at liberty to affix, place or display name-boards, signboards, advertisement boards and any advertisements and signs of any nature whatever in relation to its business, at any part inside or outside of the demised premises.
  - g) That if the lessee shall be desirous of leaving the premises during the currency of lease period, lessee shall do so by giving at least thirty days' notice in writing to the lessor of its intention of termination of tenancy without paying any compensation. It is further clarified that lessee shall be at liberty to surrender full/part portion of the premises at any point of time during the currency of lease without paying any compensation to the lessor.
2. The Lessee shall be at liberty to assign or sublet the whole or any parts of the demised premises either for the whole or any part of the term hereby granted with the consent in writing of the Lessor, such consent however not to be unreasonably withheld.
3. The Lessor doth hereby covenant with the Lessee as follows:
  - a) To bear, pay and discharge all existing and future rates, taxes, assessments, dues, misuser charges, duties, impositions and outgoings, whatsoever imposed or charged upon the demised premises and whether payable by the owner or occupier hereof.
  - b) To paint the walls with distemper and doors and windows of the demised premises with varnish every three year during the period hereby granted.
  - c) To permit the Lessee to install the Generator within the premises at any suitable and appropriate place.

- d) That the Lessee paying the rent hereby reserved and performing the several covenants and stipulations on its part herein contained shall peaceably hold and enjoy the demised premises during the terms hereby granted without any interruption by the Lessor or any person claiming from under or in trust for him, them or any of them.
- e) In case the demised or any part thereof shall at any time during the term hereby granted be destroyed or damaged by fire or in any other manner so as to be unfit for the Lessee's use then the rent hereby reserved or at the Lessee's option a fair and just proportion thereof according to the nature of the damage sustained shall until the demised premises have been rebuilt or reinstated and rendered fit for the Lessee's use be suspended and cease to be payable.
- f) That if the Lessee shall be desirous of continuing the term hereby granted for a further term of 3 years from the day of 1<sup>st</sup> Sept.2020 at the expiration of the period hereby granted and shall atleast thirty days before the day 1<sup>st</sup> Sept.2020 or earlier give to the Lessor a notice in writing of such of its desire and shall pay the rent hereby reserved and perform the several stipulations herein contained and on its part to be observed upto the termination of the term hereby granted then the lessor shall demise the demised premises to the Lessee for a further term of 3 years from day of 1<sup>st</sup> Sept.2020 upon the same terms and conditions as are herein contained including this covenant for renewal, and so on for the 2<sup>nd</sup> option of 3 years.

In case the lessee fails to give such notice of intention within the stipulated period, it shall be deemed that the lessee has exercised the option to renew the lease for a further term of 3 years upto the same terms and conditions as herein contained including the covenant for renewal.






- g) That lessor shall secure and will keep secured all the fixtures, V-sat or other Antennas and ATM along with their cabling and accessories put at roof top or other open places as far as practically possible (as if an owner would do for his own property).








Finger prints in Compliance of section 32 A of the Registration Act 1908

Lessor

Left Hand Fingers impression






Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
				

Prints of the Right Hand






Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
				

Lessee on behalf of CENTRAL BANK OF INDIA

Left Hand Fingers impression

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
				

Prints of the Right Hand

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
				

WITNESS WHEREOF the parties to these presents have set their respective hands the day and year first above written.

*Lessee*

*Lessor*

Signature-

Signature-

Name- Mr Pramod Mishra

Mr D S Mann

Designation- Senior Manager

Managing Partner

On behalf of Central Bank of India

International Associate

(if required under law)

Owner/Landlord

**Witness 1- Name, Address and Signature**

Name : Mr Sultan Khan, Advocate  
S/o Late Niyaz Mohammad  
Address : Court Compound Bar Association  
Dehradun  
PAN : AJUPK9491N  
Signature :

**Witness 2- Name, Address and Signature**

Name : Mr M S Panwar, Law Officer  
S/o Kishan Singh Panwar  
Address : Central Bank of India  
Regional Office, Dehradun  
PAN :  
Signature :