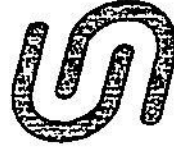


यूनियन बैंक
ऑफ इंडिया



Union Bank
of India

भारत सरकार का उपक्रम

A Government of India Undertaking

Regional Office, Mumbai Thane, Dhanlaxmi Industrial Estate, 1st Floor,
Gokul Nagar, Thane (W)-400601 Tel : 022 20814952

PREMISES REQUIRED ON LEASE

Union Bank Of India requires a well-constructed premises on lease with an approximate area of 1200 sq ft $\pm$ 10% on lease. %. The premises should be on the Ground floor and in ready possession or under construction (with the condition that it will be ready for handover within 3 months.) with adequate parking space available.

The premises should preferably be in a commercial / residential location in Mankoli and should be within a 1.5 km radius of our existing Mankoli branch is situated at Ground floor, Santkrupa Building, Survey No. 84, Hissa No. 8 Mankoli Anjur Road Post Anjur, Mankoli, Thane-421302.

- Area of the leased premises should be 1200 sqft $\pm$ 10% approx. and with a clear floor to ceiling height of 12 feet. Premises should be well-constructed on Ground floor. Premises should be situated on main road.
- The premises should have clear and marketable title to the property, Occupancy Certificate with necessary permission for commercial use from concerned local authorities. The premises should have adequate water/electricity supply for proper functioning of the branch

Area of any mezzanine floor within the offered premises will not be considered. Premises older than 30 years will be required to submit a "Structural Stability Certificate" from an approved architect.

Prospective vendors holding ownership/leasable rights or power to negotiate on behalf of owners may collect further information and the Technical Bid/Price Bid formats from Union Bank Of India, Regional Office Mumbai Thane, Dhanlaxmi Industrial Estate, 1st floor, Near Navnit Motors, Thane West-400601 during office hours from 03.09.2026 to 23.09.2026 or download from the website www.unionbankofindia.co.in & <https://eprocure.gov.in>

Please submit Technical and Price Bid formats as per attachment only. The lease will be executed as per the Standard Lease Deed format of Union Bank of India. All landlords to accept the format of the standard lease deed and submit along with technical bid.

The vendors should submit their Technical Bid and Price Bid offers in two separate sealed envelopes superscribing "TECHNICAL BID FOR ACQUISITION OF PREMISES FOR MANKOLI BRANCH" and "PRICE BID FOR ACQUISITION OF PREMISES FOR MANKOLI BRANCH" and both envelopes must be put in a big sealed envelope superscribing "BID FOR ACQUISITION OF PREMISES FOR MANKOLI BRANCH" to be dropped in the tender box at the above mentioned address on or before 23.09.2026 by 15:30 Hrs. Technical Bids should include photocopies of documents evidencing commercial use, title proof, copy of sanctioned blue print plan and EMD of Rs.10,000.00. EMD Demand Draft will be submitted along with Technical Bid. EMD amount of disqualified bidders will be refunded. EMD amount of L-1 bidder will be forfeited in case of rejection/ withdrawal of offer. Bids not containing separate sealed envelope for Price Bids will be outrightly rejected. Tender Cost is Rs.1,000/- (One Thousand only). DD/PO should be in favor of Union Bank of India.

The technical bids will be opened on 23.09.2026 at 16.00 Hrs, at the above-mentioned address in the presence of vendors /their representatives. No brokers or intermediaries permitted. Priority will be accorded to the property leased by the Public Sector Undertakings or Government / Semi-Govt. bodies. Bank reserves its right to accept or reject the offers without assigning any reasons whatsoever.



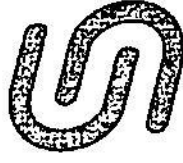
अमित भाटिया
Regional Head
Regional Office Mumbai Thane

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भारत सरकार का उपक्रम



Union Bank
of India

A Government of India Undertaking

Regional Office, Mumbai Thane, Dhanlaxmi Industrial Estate, 1st Floor, Gokul Nagar,
Thane (W)-400601 Tel : 022 20814952

PREMISES REQUIRED FOR MANKOLI (DIST. THANE, MAHARASHTRA) ON LEASE/ RENTAL BASIS

Union Bank Of India requires a well-constructed premises on lease with an approximate area of 1200 sq ft [$\pm 10\%$] on lease. The premises should be on the Ground floor and in ready possession or under construction (with the condition that it will be ready for handover within 3 months.) with adequate parking space available.

The premises should preferably be in a commercial / residential location in Mankoli and should be within a 1.5 km radius of our existing Mankoli branch is situated at at Ground floor, Santkrupa Building, Survey no. 84, Hissa No. 8 Mankoli Anjur Road Post Anjur, Mankoli, Thane-421302.

- Area of the leased premises should be 1200 sqft ft $\pm 10\%$ approx. and with a clear floor to ceiling height of 12 feet.
- Premises should be well-constructed on Ground floor.
- Premises should be situated on Main Road.
- The premises should have clear and marketable title to the property, Occupancy Certificate with necessary permission for commercial use from concerned Local Authorities. The premises should have adequate water/electricity supply for proper functioning of the branch.

Area of any mezzanine floor within the offered premises will not be considered. Premises older than 25 years will be required to submit a "Structural Stability Certificate" from an approved architect.

Prospective vendors holding ownership/leasable rights or power to negotiate on behalf of owners may collect further information and the technical bid/price bid formats from Union Bank Of India, Regional Office Mumbai Thane, Dhanlaxmi Industrial Estate, 1st floor, Near Navnit Motors, Thane West-400601 during office hours from 03.09.2026 to 23.09.2026 or download from the website www.unionbankofindia.co.in & <https://eprocure.gov.in>

Please submit technical and Price bid formats as per attachment only. The lease will be executed as per the Standard Lease Deed format of Union Bank of India. All landlords to accept the format of the standard lease deed and submit along with technical bid.

The vendors should submit their technical bid and price bid offers in two separate sealed envelopes superscribing "TECHNICAL BID FOR ACQUISITION OF PREMISES FOR MANKOLI BRANCH" and "PRICE BID FOR ACQUISITION OF PREMISES FOR MANKOLI BRANCH" and

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Classification: Internal



both envelopes must be put in a big sealed envelope superscribing "BID FOR ACQUISITION OF PREMISES FOR MANKOLI BRANCH" to be dropped in the tender box at the above mentioned address on or before 23.09.2026 by 15:30 Hrs. Technical Bids should include photocopies of documents evidencing commercial use, title proof, copy of sanctioned blue print plan and EMD of Rs.10,000.00. EMD Demand Draft will be submitted along with Technical Bid. EMD amount of disqualified bidders will be refunded. EMD amount of L-1 bidder will be forfeited in case of rejection/ withdrawal of offer. Bids not containing separate sealed envelope for Price Bids will be outrightly rejected. Tender Cost is Rs.1,000/- (Rupees One Thousand only). Demand Draft/Pay Order should be in the favor of Union Bank of India.

The technical bids will be opened on 23.09.2026 at 16.00 Hrs, at the above-mentioned address in the presence of vendors /their representatives. No brokers or intermediaries are permitted. Priority will be accorded to the property leased by the Public Sector Undertakings or Government / Semi-Govt. bodies. Bank reserves its right to accept or reject the offers without assigning any reasons whatsoever.

Landlord/ Bidder to enclose the ownership proof approved plan, Occupation Certificate and latest electricity bill of the premises offered along with the Technical Bid. Total outgo PSF per month will be considered for adjudging L-1. No brokers / intermediaries please.

Encl : Annexure I -IV



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ANNEXURE 1 TO TENDER NOTICE (GENERAL CONDITIONS)

These are general terms and conditions. Specific terms and conditions would be conveyed to the shortlisted landlord only.

1. The bid should be submitted only by the owner or person/s having right to deal/ negotiate on behalf of the owners of the property concerned.
2. The Area of the property should be in ready possession having Occupation Certificate issued by the Competent Authority for commercial use only. Any misuse charges imposed by the Authority, to be borne by the Landlord only.
3. The property should be located in Mankoli area (Dist. Thane Maharashtra) only with all basic infrastructural facilities including parking facilities.
4. In case landlord has availed any loan against mortgage of land and /or Building "No Objection Certificate" to be produced from the mortgagee.
5. If any corrigendum, amendment in tender opening date is observed the same will be conveyed over from bank website: www.unionbankofindia.co.in only.
6. The landlord must provide necessary documents as may be required by Bank's empaneled advocate/ architect for title search and joint measurement of the Carpet Area.
7. Offer received with delay for any reasons whatsoever, including postal delay after the time and date fixed for submission of offer shall be termed as "LATE" and shall not be considered.
8. All Taxes (House tax/Municipal taxes/property taxes /Water Tax etc.) and maintenance charges present and future are to be borne by landlord.
9. Space for fixing Bank's Signage Board to be provided by the landlords on the entrance of the premises.
10. Space for installation of dish antenna/alternate connection tower/solar panel on the top of the building without any extra cost.
11. Continuous water supply to be ensured by the landlords at all times by providing overhead tank if required.
12. A separate electric meter in the name of the bank with three phase power connection with sufficient power load, charges of installation of electricity meter are to be borne by landlord.
13. Lease deed to be executed for minimum period of 10 years with provision for revision of rent in 5 years blocks.
14. Landlord should make the floor ready with 2X2 vitrified tiles, with rolling shutter in the main entrance and separate toilets for Ladies and Gents & the entire Premises should be painted and expenses to be borne by the landlord
15. Validity of BID would be 180 days.
16. RAMP facility to be provided by the landlord for disabled customers at the entrance of the Branch Premises and ATM Lobby.



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17. For setting up On-site ATM./ e-Lobby, necessary Civil work, Separate shutter to be provided by the landlord.
18. All windows should be strengthened by grills, with glass and mesh at the cost of landlords.
19. Strong Room is mandatorily required as per Banks guidelines and the all construction cost of Strong Room with painting must be borne by the landlord.
20. Rent will be effective only after execution of lease deed and from the date of handing over of the premises to the Bank.
21. Any false reporting of data may lead to rejection of Proposal.
22. Bank will pay rent on basis of per square feet on actual carpet area after the Joint Measurement conducted by Banks empaneled Architect in presence of landlord and Bank Officials.
23. Applicants will be required to provide proof of ownership and NOC for commercial/Banking use of premises from concerned authority at their own cost at the time of finalization.
24. Bank reserves the right to accept/ reject any or all bids without assigning any reason whatsoever.
25. Bank reserves the right to cancel the tender process at any point /stage without giving notice to anyone.

List of Documents required to be submitted along with Technical BID.

01	Offer letter as per Bank Format
02	Commercial License Use /Occupation certificate
03	Copy of Property Documents
04	Structural Stability by Authorized Structural engineer Report if the Age of the Premises is more than 30 Years as on date of tender or crossing 30p years during the tenure of the lease
05	KYC Documents of the Landlord
06	Latest Property/ Municipal Tax Paid Receipt
07	Photograph of the Premises



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ANNEXURE 2 TO TENDER NOTICE (IMPORTANT DATES AND TIMINGS)

TENDER PUBLISH DATE:	03.09.2026
TENDER DOC AVAILABLE FROM:	03.09.2026 TO 23.09.2026 (UP TO 3:30 PM)
TENDER DOC SUBMISSION TIME:	03.09.2026 TO 23.09.2026 (UP TO 3:30 PM)
TENDER OPEN TIME (TECHNICAL BID)	23.09.2026 (4:00 PM)

ANNEXURE 3 TO TENDER NOTICE (IMPORTANT ADDRESSES)

Availability of the Tender documents (hardcopies):

Union Bank of India

Regional Office, Mumbai Thane,
Dhanlaxmi Industrial Estate, 1st Floor,
Gokul Nagar, Thane (W)-400601 Tel : 022 20814952

Availability of the Tender documents (softcopies):

Bank website: www.unionbankofindia.co.in and
on government website www.eprocure.gov.in.

Submission of Tender: (drop in to the tender box made available at):

Regional Office, Mumbai Thane,
Dhanlaxmi Industrial Estate, 1st Floor,
Gokul Nagar, Thane (W)-400601 Tel : 022 20814952

ANNEXURE 4 TO TENDER NOTICE: POINTS TO NOTE

Kindly note the following while filling up the **TECHNICAL BID**:

1. The bidder **MUST NOT** mention the price offered anywhere in the technical bid.
2. All the points must be clearly filled in. The Bidder **MUST** mention the contact phone number and e-mail ID for communication. One or two photographs of the site/ floor may be enclosed (though not mandatory), to ease the assessment of the premises.
3. Copy of Occupancy Certificate (specifying the premises offered) certifying the use of the premises offered as "Commercial".
4. The envelope containing the Technical Bid and supporting documents should be properly sealed and super-scribed as "TECHNICAL BID FOR ACQUISITION OF PREMISES FOR MANKOLI BRANCH" along with the Name and full address of the Bidder.

Kindly note the following while filling up the **PRICE BID**:

1. Price and other financial specifications should be mentioned in PRICE BID only which is to be in a separate sealed envelope. Under the revised guidelines, Municipal Taxes, both present and future to be borne by the **Landlord only**.
2. The Price Bid of only the shortlisted proposals (Based on the assessment of Technical Bids) would be opened. Date of opening of Price Bids would be informed separately.
3. The envelope containing the Technical Bid and supporting documents should be properly sealed and superscribed as, with the name of the specific branch (i.e. MANKOLI) for which the tender is meant, "PRICE BID FOR ACQUISITION OF PREMISES FOR MANKOLI BRANCH" along with the Name and full address of the Bidder.

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OFFER OF BANK'S PREMISES ON LEASE / RENTAL BASIS
TECHNICAL BID

With reference to your advertisement in the local daily/ Bank's website/ e-Procurement Portal dated 03.09.2026, I/We hereby offer the premises owned by us for housing your branch/office on lease basis.

PART A: GENERAL INFORMATION

I. Name of the owner/s:

II. Share of each owner, if any,
under joint ownership:

III. Location:

A. Name of the building/scheme:

B. Sector No.:

C. Street:

D. Full Address alongwith PIN code & prominent landmark

E. Locality (Residential/Commercial/Industrial/Mixed):

PART B: TECHNICAL INFORMATION

I. Building

A. Carpet Area of the premises(in sq.ft):
Whether ready to offer area as required by Bank?

{

Dimension (LxWxH) in feet Carpet Area(Sq.Ft)

i. Hall

ii. Toilet/Washrooms

iii. Strong Room, if any.

(class B strong room as per RBI specifications to be
constructed by the landlord at his own cost)

B. Floor particulars Area Height
(Basement

Ground

Lower or Upper

Ground/Mezzanine/1st floor):

(give area of each floor)

C. Age of the building:

D. Frontage in feet:

E. Access /distance from Main Road:



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(Mention whether it is on main road)

F. Type of Building:

(Residential/Commercial/Industrial)

G. Type of Construction

(Load bearing/RCC/Steel framed)

H. Pillars in premises offered (specify no.)

I. Floor numbers and height of each

floor including Basement, if any:

(Clear floor height from floor to ceiling)

II. Type of flooring:

(Vitrified flooring as per Bank specifications to

PART C : OTHER PARTICULARS :

1. Lease period offered

2. Amenities available / proposed:

(a) Separate electricity meter

(b) Sanctioned Electrical power/ load

(c) Car Parking facility:

(d) Continuous water supply

(e) Water supply facility

(Municipal supply/Well/Borewell):

(f) No. of toilets:

3. Whether separate water meter is provided:

4. Whether plans are approved by local authorities:

5. Time required for giving possession:

6. Whether agreeable to provide for rooftop for installation of V-SAT/Solar panels/Tower any other bank's equipment's (YES/NO) :

7. Any other information not covered above:

Place:

Signature

Date:

(Landlord/Owner)

Address_____

Phone No. _____



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OFFER OF PREMISES ON LEASE / RENTAL BASIS

FORMAT OF PRICE BID

With reference to your advertisement in the local dailies/bank's Website/e-Procurement Portal dated 03.09.2026, I/We hereby offer the premises owned by us for housing your branch/office on lease basis.

PART A: RATES OFFERED

Rate per sq.ft. (carpet area):

PART B: OTHER DETAILS

i. Amount of Municipal/ Panchayat/ Local Taxes per annum:

ii. Monthly Maintenance charges
(like society charges/charges for amenities, etc):

iii. Any other charges per month:

(please specify)

iv. Municipal/ Panchayat/ Local Taxes to be borne by: *

v. Maintenance charges to be borne by: *

vi. Any other charges to be borne by: *

* Please mention (landlord or Bank)

PART C: TOTAL DEMAND (per month)

I. Rent	: Rs.
II. Municipal/ Panchayat/ Local Taxes:	Rs.
III. Maintenance charges	: Rs.
IV. Any other charges	: Rs.
V. Total	: Rs.

Place:

Signature

Date:

(Landlord/Owner)



Address: _____

Phone No. _____

UNION BANK OF INDIA
STANDARD LEASE DEED FORMAT

THIS INDENTURE made at Bombay this _____ day of _____ Two
Thousand Twenty

Between

1. Age _____ years , Address: _____ PAN NO _____ hereinafter called "the
LESSOR" (which expression shall, unless repugnant to the context or meaning thereof,
be deemed to include his heirs' executors, administrators and assigns) of the one part

AND

UNION BANK OF INDIA, a body corporate constituted under the Banking companies
(Acquisition and Transfer of Undertakings) Act 1970 and having its Head Office at 239,
Backbay Reclamation, Nariman Point, Bombay 400 021, hereinafter called "the
LESSEES" (which expression shall, unless repugnant to the context or meaning thereof
be deemed to include its successors and permitted assigns) of the Other Part:

WHEREAS the lessor is absolutely seized and possessed and otherwise well and
sufficiently entitled to a building known as _____ which
hereditaments and premises are more particularly described in the Schedule
hereunder written AND WHEREAS the lessor has agreed to demise and the Lessees to
take on lease the premises consisting of an area admeasuring _____ sq.ft. or
thereabout situated on the Ground floor of the said property known as
at the rent and subject to the terms, covenants and agreements hereafter reserved
and contained.

NOW THIS INDENTURE WITNESSETH as follows, that is to say:-

- I. THAT in pursuance of the said agreement and in consideration of the rent
hereinafter reserved and the covenants on the part of the lessees hereinafter
contained the lessor doth hereby demise unto the Lessees all that premises on



the Ground floor of the aforesaid property having floor area of .
.....sq.ft. or thereabout and more particularly shown and delineated
within the red line on the plan hereto annexed (hereinafter referred to as "the
DEMISED PREMISES") TOGETHER WITH all fixtures therein subsisting and with
full right and liberty to the Lessees and their servants and workmen and all
persons authorised by or having business with the lessees to use in common
with the Lessor and/or other tenants of the said building the stairs and
common passage in the said building for the purpose of ingress and egress to
and from the premises to HAVE AND TO HOLD the demised premises UNTO the
Lessees for a period of certain commencing from
.....YEILDING AND PAYING TO THE Lessor during the said term the
rent of Rs..... (.....) on carpet area of
..... sq. ft i.e. Rs..... PSF per month (inclusive of all rates) plus
Property/Municipal Tax for first five years i.e. from to
.....Further increase of 15% in rent for 2nd 5 years term from
.....to on carpet area of Sq.Ft i.e. Rs. PSF
i.e. Rs.....(..... (inclusive of all rates) Plus
property/Municipal taxes, existing as at present i.e. on the rent for
each month to be paid not later than the fifteenth day of every succeeding
month.

Maintenance charges will be borne by the Landlord.

property/Municipal taxes will be borne by bank.

- II. The Lessees to the intent that the obligations may continue throughout the
term hereby created, hereby covenant with the Lessor as follows, that is to
say:-
- (a) To pay punctually after deduction of taxes namely General & Service Taxes,
Tax Deduction at source under Income Tax Act, and such other similar Taxes,
the said monthly rent hereinbefore reserved at the time herein before
appointed for the payment thereof.

- (b) To pay all charges of electrical energy both for light and power as well as for water consumed by the lessees on the demised premises, as registered on the respective meters pertaining to the demised premises, the relative meters however, to be provided by the lessor at his own cost in the name of the Lessees.
- (c) To use or permit to be used the demised premises as Office for the purpose of the business of the lessees and not to use or permit the use of the same or any part thereof for the residential purpose or allow anyone other than the lessees' watchman or caretakers to reside upon the demised premises.
- (d) Not to carry on or permit to be carried on the demised premises or any part thereof any offensive, noisy or dangerous trade or business or occupation, or commit or permit to be committed on the demises premises anything which may amount to be a public nuisance or private nuisance to the neighbors or to the other tenants of the said property, nor to bring or store or permit to be brought or stored in the demised premises any goods, articles or things of hazardous, inflammable or combustible nature.
- (e) To maintain and keep the interior of the demised premises and the lessor's fixtures and fittings herein in clean and sanitary condition.
- (f) To execute and to do at its own expense all petty repairs like breakages of doors, windows, door and window shutters, panes and the like interior repairs or dilapidation which are not due to fair wear and tear and ordinary depreciation AND TO keep and maintain repair and in good working order at its cost and expense during the said term, the electric installations and the light and fan points and all switches, switch-boards and general wiring.
- (g) Not to cut main or injure any walls or timbers or permanent fixtures of the demised premises or to make any structural alterations or additions in the internal arrangement or in the external appearance of the demised premises. without the previous consent in writing of the Lessor PROVIDED HOWEVER that



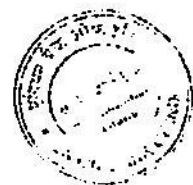
the Lessees shall be at liberty without any such consent as aforesaid to construct, fix or erect in or upon or fasten to the demised premises trade or tenant's fixtures like counters, partitions, office fixtures and fittings and electric lamps and fans as shall be required by the lessees and which shall be easily removable without in any way causing damage to the demised premises and the lessees shall make good any major damage that may be caused by such removal.

- (h) Not to sub-let, re-let, assign, transfer or part with possession of the demised premises or any part thereof to any person or persons without previous consent in writing of the lessor; such consent however shall not be unreasonably withheld PROVIDED HOWEVER that notwithstanding such consent the liability of the lessees to pay rent shall continue alongwith the assignee or sub-lessee in case such consent is given.
- (i) To permit the Lessor or any person or persons' servants or agents or workmen deputed by him to enter upon the premises during the said term at all reasonable hours during the day time, after giving 24 hours' previous notice in writing to the lessees of their desire so to do, for the purpose of either viewing the state and condition of the said premises or for taking inventories of the lessor's fixtures therein or for doing such other work and things as may be required for any repairs, alterations or improvements.
- (j) At the expiration or earlier determination of the Lease peaceably and quietly to yield up and deliver the demised premises in good tenantable repair and condition (reasonable wear and tear excepted) alongwith all additions and alterations carried out by Lessees pursuant to the provisions herein (except the Bank's counters, wooden partitions, safe deposit lockers and other fittings specially fitted and exclusively used for the purpose of the lessees' business) without claiming or being entitled to any compensation for the same, if the cost of such additions so carried out by the Lessees shall be deemed to be the property of the Lessor.



III. The lessor to the intent that the obligations may continue throughout the term hereby created doth hereby covenant with the lessees as follows, that is to say:-

- (a) To pay and discharge regularly and in time all existing and future rents, rates, assessments and taxes including the ground rent or land revenue payable in respect of the demised premises and further hereby grants consent for deduction of such amount out of the rent in event of the Lessees is being called upon to pay the above dues and the rents be not adequate then the amount paid by the Lessees pursuant to the clause shall be a charge on the scheduled property.
- (b) To keep the exterior of the demised premises and the stairs and passages leading thereto well and sufficiently clean and lighted.
- (c) To carry out all types of repairs and uphold, maintain and keep the demised premises and the stairs and passages in good order, repair and tenantable condition and also to execute all structural and heavy repairs.
- (d) To provide separate sanitary blocks with W.C. and wash basins for ladies & gents with adequate water connection as required by the Lessees for the exclusive use of the Lessees and to maintain an adequate supply of water to all parts of the demised premises where provision has been or shall be made for the same and to maintain in good order and repair all pumping and other machinery required in connection with the water supply PROVIDED that the Lessor shall not be liable for any failure on the part of the Municipal or other authorities from whom the supply of water may be obtained in the ordinary course or from any accidental break-down of the plant PROVIDED early steps are taken to rectify the latter.

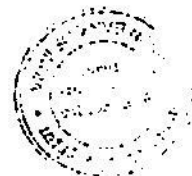


- (e) To permit the lessees at any time during the continuance of the terms hereby created to make and erect upon the demised premises such partitions, counters and other fixtures for the convenient use of the Lessees as they shall think fit and either on or before the expiry of the said term to permit the Lessees to remove the same PROVIDED HOWEVER that both in erecting and removing such fixtures and fittings then lessees shall take good care not to injure in any way the floor, walls, timbers or other parts of the demised premises and shall make good all damage caused by such erection and removal.
- (f) To permit the lessees to put up, affix, display and maintain such sign-boards, placards, posters, advertisements, neon signs and other publicity matters of whatever kind and description both inside and outside the demised premises, of such forms, character, sizes or design and on such places as the Lessees deem fit PROVIDED HOWEVER that the lessees pay all taxes, if any, in this behalf.
- (g) That the lessees paying the rent hereby reserved and observing and performing the covenants and conditions herein contained and on its part to be observed and performed shall peaceably and quietly hold, possess and enjoy the demised premises during the said term without any interruption by the Lessor or any person claiming under or in trust for him.
- (h) The lessor shall provide at his own costs adequate electrical points with complete wiring as per the lessee's requirements and provide electric meter in respect of the demised premises in the name of the lessees.
- (i) Notwithstanding anything to the contrary contained herein above, Lessee shall be at its liberty to carry out necessary alterations and modifications in the premises except for structural changes so as to suit its requirements for carrying on its business. The Lessor also hereby agrees that in case Lessee desires to put any instrument, electronic gadgets etc. outside the premises or on the terrace/roof of the building in which the premises is located, Lessor

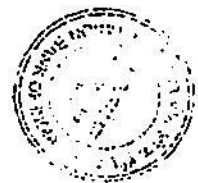


shall have no objection. The Lessee shall put up the instrument and its gadgets at its cost and that Lessor shall not be entitled for any compensation/rentals for the purpose. The Lessor also hereby agrees to apply for additional electric load as and when requested by the Lessee.

- IV. The lessor doth hereby further covenant and declare that the lease of the premises hereby demised to the Lessees shall not terminate by reason of the sale or mortgage of the demised.
- V. The Lessor doth hereby further covenant with the Lessees that he shall not let, sub-let, under-let or part with the possession or permit the use of any portion or part of his building to any other Bank or financial Institution for business purpose without the Lessee's prior consent in writing in that behalf.
- VI. PROVIDED ALWAYS IT IS HERELY EXPRESSLY AGREED AND DECLEARED AS FOLLOWS: -
 - (a) THAT if the rent hereby reserved or any part thereof shall remain unpaid for 30 days after becoming due and payable (whether formally demanded or not) or other payment to be made by the lessees or any part thereof shall remain unpaid for 30 days after being demanded or if any covenant or condition on the part of the Lessees herein contained shall not be performed or observed then and in any of such cases, it shall be lawful or the lessor at any time thereafter to re-enter upon the demised premises or any part thereof and thereupon these presents shall absolutely determine but without prejudice to the right of action of the lessor in respect of any branches of the Lessees' covenants herein contained PROVIDED HOWEVER that the lessor shall not be entitled to re-enter if the rent becoming due is appropriated by the lessees as provided hereinafter.



- (b) THAT in case the demised premises or any part thereof shall at any time during the term hereby created be destroyed or damaged by fire, tempest, flood, earthquake or other act of God or of State enemies or any irresistible force so as to be wholly or partially unfit for the use of the lessees, then the rent hereby reserved or proportionate part thereof according to the damage sustained shall cease to be payable from the time of such destruction or damage until the premises shall be reinstated AND the Lessees, if called upon to do so by the lessor, shall vacate within a reasonable time the whole or such portion of the premises as may be required to enable the Lessor to reinstate the premises PROVIDED HOWEVER that in the event of such destruction or damage this agreement shall at the option of the Lessees be voidable and the Lessees shall be permitted to determine the Lease from the time of such destruction or damage.
- (c) THAT any notice required to be served herein shall be sufficiently served on the Lessees if addressed and left by hand or forwarded to them by post at the demised premises and shall be sufficiently served upon the Lessor if addressed and delivered to him or forwarded to him by post at his address mentioned above. A notice sent by post shall be deemed to be given at the time when in due course of post, it should have been delivered to the addressee to which it was sent.
- (d) THAT all costs, charges and expenses of and incidental to this lease and duplicates thereof including stamp duty and registration charges, shall be borne and paid by the Lessor and the Lessees in equal proportions (50:50). The lessees shall keep the original lease and the Lessor shall keep the duplicate thereof.
- (e) That notwithstanding anything to the contrary contained in this Deed, the Lessor hereby agrees that the lessee shall be at liberty to surrender the leased premises at any time before the expiry of the lease period by giving three months clear notice in advance and the lessor shall not have any objection for



surrender of the premises accordingly. The Lessor shall not be entitled for any compensation / payment of rent for the unimpaired period of lease.

- (f) The Lessor hereby agrees that the Lessee shall be at liberty to surrender any part of the premises during the currency of the lease without payment of any compensation / rent for the unimpaired period of lease though the lease deed is executed for the entire premises and the Lessor shall not have any objection for the surrender of the part premises accordingly and further lessee may leave the premises on "As is where is basis" in case lessee wants to vacate the premises before period of years with prior notice to lessor.

IN WITNESS WHEREOF the parties hereto have set their respective hands and seal the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground with messuages, tenaments and building known as situated at in the Registration Sub-District of District of Maharashtra being Ground floor admeasuring or thereabouts and bounded on or towards the

East by..... on or towards the
West by on or towards the
South by on or towards the
North by.....

SIGNED SEALED AND DELIVERED)

By the Within named _____)

_____)

In the presence of _____)



_____)

SIGNED AND DELIVERED on _____)

Behalf of UNION BANK OF INDIA _____)

By Mr. _____)

And Mr. _____)

Two of the constituted attorneys in the _____)

Presence of _____)