

CONSENT LETTER

FROM:

Afzaal Qaem
Property manager
Shalimaar malls pvt ltd
lucknow

TO :

CENTRAL BANK OF INDIA,
REGIONAL OFFICE
1ST FLOOR, 73, HAZARATGANJ
LUCKNOW-226001.

Dear Sir,

Reg : Offer to give on lease GROUND floor of my/our premises for your branch / office.

I / We offer to give you on lease the premises described under point No.14 on the following terms and conditions: -

1. Rent per month : 10000/- (Ten thousand only).(Must be at least 13,000/- p.m. excluding Taxes)
2. Rent w.e.f. : Date of handing over possession of premises complete in all respects as per Bank's requirement.(Only 8ft x 8ft open area will be provided you to check Bank requirements)
3. Lease : Five years certain wef the date of handing over possession of premises with Two option of Five years on same terms and conditions / with 15 % increase in rent during option period.(Agreement of 6yrs, increment every 3yrs @15%)

You are however at liberty to vacate the premises at any time during the currency of lease by giving one month's notice in writing.

4. Taxes / Service Tax : To be borne by us.(Will be extra paid by Bank)
5. All the required periodical repairs / whitewashing / painting once in 3 years will be got done at my / our cost. In case the same is not done as agreed, you will be at liberty to carry out such repairs / whitewashing / painting and deduct all such expenses from rent payable to me / us.
6. You are at liberty to remove at the time of vacating the premises, all electrical fittings and fixtures, counters, safes, safe deposit lockers, cabinets, strong room door, partitions and other furniture put up by you.

7. If my / our offer is accepted, I / shall be giving you necessary possession of the premises within 1 months from the date of communicating the sanction/acceptance of my/our offer.

8. I/We agree to provide you suitable and appropriate place at your choice within the offered premises to install

a) Strong Room as per specifications of the Bank / RBI. (Bank will have to build it on its own)

b) Power generator to be utilized exclusively for your purposes. (Connection will be given by common DG for ABT)

c) ATM with independent / un-interrupted access. (Space for ATM will be provided)

I/We further agree to provide you suitable space on the terrace (Roof top of the building) or at any other suitable place in the building at your choice/convenience to install V-set Antenna /Disc along with their cabling accessories and such other devices, apparatus which are required to be installed /affixed for the purpose of rendering proper Banking services to the public and for providing such spaces no extra rent will be charged or demanded.

9. All the necessary permission from various authorities as required will be taken by me / us. (Will be taken by Bank)

10. I /We agree to make alterations / renovation of the premises and construct Strong Room / ATM Room at my / our own costs. However, I / We may be granted a loan of Rs. ____ for the purpose, as per your norms, which shall be adjusted along with interest directly from the monthly rent in the first five years. (Bank need to do all this)

11. I/We undertake to execute the required Agreement to lease / lease deed and the stamp duty / registration charges will be borne by me / us.

13. That for all the practical purposes the terms and conditions mentioned in this letter of consent shall be treated to be a part of the lease deed/Agreement to be formally executed by me/us with the Bank.

14. Description of the premises is furnished hereunder:

a) Full Address. _____

b) Class of construction _____

c) Year of construction. _____

d) Details of floor-wise carpet area / Built- up area as under: -_____

e) Boundaries: -_____

Yours faithfully,
Afzaal Quem
Property manager
Shalimaar malls pvt ldt
lucknow