



Bandhan Bank Ltd.

Offsite ATM premises required in Assam, Rajasthan, Punjab, Karnataka, Tamil Nadu & Maharashtra

Invitation to Lease Premises for Offsite ATM Installation: Bandhan Bank Ltd. (BBL) is inviting applications for leasing commercially approved ground-floor premises on a long-term basis for setting up **Offsite ATM facilities** at various locations as listed below.

Requirements:

- Located on **main roads** with **high visibility** and **easy public access**
- Situated in **key commercial areas**
- Equipped with **adequate and reliable power supply**

Who Can Apply:

- Property owners with suitable premises
- Real estate agents authorized by landlords (authorization letter required)

Deadline for Submission:

Applications must reach the respective addresses by **6:00 PM, 19th July 2025**.

Submissions received after this time will not be considered.

Important Notes:

- No brokerage will be paid by the Bank.
- Bandhan Bank Ltd. reserves the right to accept or reject any or all offers without providing reasons.

Location List

| SI No | LOCATION | STATE | Application to be submitted to |
|-------|--|-------------|--|
| 1 | ABC Bus Stand, G S Road | Assam | <i>Duly filled up signed scan copy to be uploaded in</i> <i><corporateservices@bandhanbank.com></i> <i>Hard copy to be sent to :</i> <i>Bandhan Bank Ltd.</i> <i>Projects and Relocation,</i> <i>Floor 12, Adventz Infinity@5, BN 5, Sector V,</i> <i>Salt Lake City, Kolkata – 700 091</i> |
| 2 | Near Civil Hospital, Jaipur | Rajashthan | |
| 3 | Indus Hospital | Punjab | |
| 4 | Near Civil Hospital, Kapurthala | | |
| 5 | Sampige Road, Near Kalyan Jewellers, Malleswaram | Karnataka | |
| 6 | Near Navarang Theatre, Dr Rajkumar Road, Bangalore | | |
| 7 | Near Roti Ghar, Gandhi Bazaar Road , Bangalore | | |
| 8 | Railway Station Road, Near MRA Bakes, Kannur | Kerala | |
| 9 | Madurai Road, Near Shanti Sweets, Tirunelveli | Tamil Nadu | |
| 10 | Lokhandwala area/ Andheri West market | MAHARASHTRA | |
| 11 | Prabhadevi near Siddhivinayak temple road/Dadar market | | |
| 12 | Naupada / Gokhale Road | | |
| 13 | Calangute Beach Road | | |
| 14 | Near Pimpri Market area, shagun chowk, Pune | | |
| 15 | Near Vaishali restaurant on F.C. Road, Pune | | |

Date: July 7th, 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 ATM 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:

| | | |
|----|---|--|
| 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 | 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 9 years, renewable after 9 years | |
| 8 | Rent Escalation every 3 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 | Provision of security aspects (Mention Yes / No or to be proposed by owner) : a. Rolling Shutter B. Ramp facility to premises as per NBC norms c. Flooring – Vitrified flooring | |
| 13 | Availability of Space/ terms for (available or to be provided by owner at free of cost): a.VSAT / VPN Antenna b.Signage c. Outdoor units of AC d. Earthing space for min 2 nos. | |
| 14 | Legal Charges | Lease registration charges to be share between Bank and Owner into 50 : 50 ratio. |
| 15 | Arrangement of appropriate power load (3 Phase) with capacity within 30 days from the possession of the premises | 3 phase 5 KW power supply to be arranged by me/us 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. |
| 16 | Possession (Time Frame) of the premises and expected time frame for lease agreement signing, from the date of issuance of bank's LOI | |
| 17 | Existing lien/ mortgage/ any other charges | |
| 18 | Particulars of the adjacent buildings/ properties on all sides | |
| 19 | Approximate length & breadth with frontage of the building | |
| 20 | Other details | Owner shall arrange for completion of all civil/ Façade/Shutter/ Ramp/Railing works as intimated through LOI and handover possession to the bank. There will be a rent free period of 30 days from the date of possession of the premises for doing the interior works by the bank. 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. |

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. 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.