

कमीपुत्रा ७ तमिलनाडु TAMILNADU
3100/-
18.10.2024

Lead District Manager
Chief Manager
INDIAN BANK
Namakkal.

DT 133310
R. *[Signature]*
R. *[Signature]*
Annexure - 7/1993
மேலும் (மேலும்) கமிஷனரின் அனுமதியுடன்,
பெரிய கமிஷனரின் அனுமதியுடன் : 7/1993,
மதுரை, தமிழ்நாடு, இந்தியா

LEASE DEED FORMAT

STANDARD LEASE AGREEMENT FOR COMMERCIAL PREMISES TAKEN ON

LEASE

(This lease deed is to be prepared in line with the sanction ticket)

THIS DEED OF LEASE entered into at Namakkal this day of 21st October 2024 at Namakkal.

BETWEEN Dean, Government Medical College and Hospital, Siluvampatti (PO) Namakkal-637003 (Hereinafter referred to as the 'Lessor', which term shall mean and include wherever the context so requires or admits his/her/their heirs, successors, administrators, executors, attorneys and assigns) of the **ONE PART.**

[Signature]
DEAN,
GOVERNMENT MEDICAL COLLEGE
NAMAKKAL - 637 003.

For INDIAN BANK
[Signature]
Chief Manager
Lead Bank Office
Namakkal.

AND

Indian Bank, a body corporate carrying on Banking Business under Banking Companies (Acquisition and Transfer of undertakings) Act 1970 having its Corporate Office at Royapettah, Chennai and a branch inter alia at Ground Floor-Faculty Block Government Medical College, Siluvampatti (PO) Namakkal-637003 represented by its Chief Manager / Lead District Manager, No.31, 1st Floor, Rangar Sannathi Street, Namakkal (hereinafter referred to as the 'Lessee', which term shall mean and include wherever the context so admits or requires its successors, administrators, and assigns) of the **OTHER PART**.

WHEREAS the Lessor(s) is/are the absolute owner(s) of the building bearing No.1 called as faculty block situated at Government Medical College and Hospital, Siluvampatti (PO) Namakkal-637003 and land for Offsite ATM near entrance gate having acquired under G.O. (Ms). No. 374, Rescue and Disaster Management Department, LandDisposal Wing (L1) 4(2) section dated 11.10.2019 and Letter No: 19127/2019/CP dated 14.10.2019.

WHEREAS the Lessor has offered to grant lease of the said building admeasuring about 161.48 Sq.M and 20.33 Sq.M land area for offsite ATM more fully described in the schedule annexed hereunder (hereinafter referred to as the 'Said Premises').

AND WHEREAS the Lessor has agreed to grant the lease of said premises to the Lessee as per G.O (D) No. 174 H&FW (H2) Department Dt. 31.05.2022.

NOW THEREFORE THIS DEED WITNESSES that in pursuance of the above agreement and in consideration of the rent herein reserved, the Lessor hereby demises by way of Lease of the said premises, unto the Lessee together with all easements appertaining thereto on the following terms and conditions:

That in consideration of the rents, covenants and conditions by the lessee to be paid observed and performed, the lessor doth hereby grant unto the lessee and the lessee hereby doth agree to take from the lessor a lease of the house / building situated in Ground Floor-Faculty Block Government Medical College Siluvampatti (PO) Namakkal-637003 and bearing SF No. 353/1, 354/2A and SF.No.361 along


DEAN,
GOVERNMENT MEDICAL COLLEGE
NAMAKKAL - 637 003.

For INDIAN BANK

 Chief Manager
 Lead Bank Office
 Namakkal.

with land area of 20.33 Sq.M for offsite ATM near the entrance gate more particularly described in the schedule hereto, to hold the same unto the lessee for a term of 15 years commencing from 01.11.2024 and terminable thereafter by 3 calendar months' notice in writing on either side, paying therefor the sum of Rs. 20,050 (Rupees Twenty Thousand and Fifty Only) per month (Excluding GST 18%) (Rs. 11.54 per sq.ft) and for the 20.33 Sq.M land area of offsite ATM is Rs. 130/- (including GST) per month as per the rate prescribed by PWD vide letter dated 26.04.2024. The lessee will have the further option to terminate the lease even during the currency of the lease by giving three calendar months' notice in writing. The lessee shall have power to sublet the premises leased out either in part or in whole at its discretion to its affiliates/subsidiaries.

The Lessee doth hereby agree and undertake:

1. That the Lessee has paid to the Lessor a sum of Rs. 60,150 (Rupees Sixty Thousand One Hundred and Fifty only) equivalent to Three months' rent as interest free advance rent and same shall be adjusted towards/appropriated towards monthly rents payable by the Lessee or repayable by the Lessor to the lessee on expiry of the lease period, or on termination of the lease or on termination of the lease even before the expiry of the lease in which case the lessee may demand the Lessor to adjust the deposit amount towards rent for the notice period and to refund the balance amount, if any.
2. That the Lessee shall pay all charges for electricity and water* actually consumed by the Lessee during the occupation and calculated as per the readings recorded by the respective meters installed in the premises (i.e*proportionate charges) as per the rate prescribed by TNEB and TWAD as per rules in force.
3. That the Lessee shall handover vacant possession of the said premises to the Lessor on the expiry of the lease period fixed herein or on the expiry of the period, should the Lessee avail itself of the same in the same state and condition as on the date of occupation but subject to natural wear and tear due to ordinary use and lapse of time.
4. That the Lessee shall not make any material structural alterations to the building without the information and permission of the Lessor. However, the


DEAN,
GOVERNMENT MEDICAL COLLEGE
NAMAKKAL - 637 003.

For INDIAN I


Chief Manager
Lead Bank Office
Namakkal

Lessee is at liberty and no permission of the Lessor is required for fixing wooden partitions, cabins, counters, false ceiling and to fix other office furniture, fixtures, electrical fittings, air conditioners, exhaust fans, grill doors/glass doors and other fittings etc, as per the needs and requirement of the Lessee and / or to make such other additions and alterations on the premises which will not affect the permanent structure.

5. That the Lessee has absolute right to install any electrical gadgets like 'V-SAT' or 'ATM' or UPS or any other gadget or a communication terminal with necessary accessories/ equipments or dish antenna or otherwise its cost either in the premises or on the terrace/roof top or any portion of leased premises for its needs at any time without disturbing the basic structure of premises and at the time of vacating the premises the same shall be removed at its costs. The Lessor shall provide suitable space with proper enclosures for installation of such gadgetries on immediate possession of the said premises by the Lessee.
6. That the Lessee is at liberty to keep, maintain, exhibit or affix its name board, bills, hoardings, notice boards, sign boards, glow sign boards, lights and advertisements on the interior/exterior of the said premises/building and the Lessor shall not claim any additional rent from the Lessee and shall not object for the same. The lessee pay/bear taxes on such Boards if required to be paid under any laws and replace such Boards at its costs also.
7. The Lessee is at liberty to vacate the premises, at any time during the continuance of lease, by giving three months' notice in writing and the Lessor shall not have any objection or any claim in this regard and not entitled for any compensation/damages.
8. That the Lessee has right to remove at the time of vacating the said premises, all electrical fittings, fixtures, counters, safes, strong room doors, safe deposit lockers, partitions, furniture and all other equipment's and electrical gadgets with accessories put up inside/outside and/or at the terrace/roof top of the said premises/building by it.

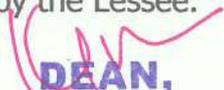

DEAN,
GOVERNMENT MEDICAL COLLEGE
NAMAKKAL - 637 003.

For INDIAN BANK

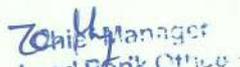

Chief Manager
Lead Bank Office
Namakkal.

The Lessor doth hereby agree and undertake:

01. The Lessor has good title, rights and power to grant this lease of the property to the Lessee. In case of any dispute over the rights/powers of the Lessor resulting in loss/damages to the Bank and/or proceedings/suits/claims/demands against the Bank the Lessor shall indemnify and keep the Bank indemnified at all times against all such loss/damages/claims etc.
02. That the Lessor shall arrange at his/her/their own expenses for water connection and provide taps at the required places as deemed necessary by the Lessee. (No additional provisions will be provided from exiting provision.)
03. That the Lessor shall arrange at his/her/their own expenses for electric connection and provide electric points for light, fans, air conditioners, and meters and for other electrical equipment's as per the requirement of the Lessee with necessary switches and holders and Lessee shall maintain them in good condition at his cost and repair/replace them wherever warranted.
04. That the Lessor shall pay all taxes, rates, Cess whether at the rate existing on the date or enhanced at any time during the lease period and any other levy including penalties, if any, charged/demanded thereon in respect of the said premises such as Corporation/Municipal/Panchayat Tax, Urban Land Tax, Service Tax/sanitation tax/drainage tax, any other taxes including new taxes/enhanced taxes/services whatsoever nature, etc. due to the State Government, Central Government or other Local or other Civic Authorities. The Lessee shall be at liberty to pay the above tax, rate or Cess or other levy including penalties, if any, charged/demanded thereon in case of default or delay on the part of the Lessor and consequential demand or distress being raised on the Lessee, after giving notice of the said demand to the Lessor and in such case the Lessee is authorized to adjust the amounts so paid together with interest and other incidental expenses, from out of rents in respect of the said payment becoming due immediately after the said payment or demand reimbursement of all such amounts, costs, expenses etc. with interest at commercial rate 15.50 % per annum from the date of such payments until realization by the Lessee.


DEAN,
GOVERNMENT MEDICAL COLLEGE
NAMAKKAL - 637 003.

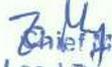
For INDIAN BANK


 Chief Manager
 Lead Bank Office
 Namakkal.

05. The Lessor shall be deemed to have granted all rights of way, water, air and privy or other easements appertaining to the said premises.
06. That the Lessor shall provide parking space/area free of rent and the Lessee shall have the exclusive right on parking space for parking of the vehicles of staff members and customers of Lessee in front of the said premises and the same shall not be disturbed, obstructed or encroached upon in any manner by any persons whatsoever.
07. The Lessor shall not object or raise dispute about such installation or use of communication, during the subsistence of lease. The Lessor further agrees that no additional amounts shall be paid as rent for such installation or use.
08. The Lessor hereby agrees that they have no objection to the Lessee in installing the exclusive generator set or sets for the use of the offices, whether such generator set/s is/are owned by the Lessee or taken on hire from a third party for the exclusive use the Lessee. Further, the Lessor agrees to provide a suitable space, with proper enclosures for such installation without claiming any further expenses or costs from the Lessee.
09. That in the event the Lessor decide(s) to sell the demised premises during the currency of the Lease or the extension thereof, the Lessor shall in first instance offer to sell to the Lessee at the market price and the Lessee shall accept or reject such offer within 3 calendar months from the date of receipt of the offer.
10. That the Lessor or any person rightfully claiming from or under him over the said premises, shall not interfere, obstruct or hinder in any way with the quiet and peaceful possession and enjoyment of the said premises together with all easements thereto, by the Lessee.

Provided always, and these presences and upon the conditions that if there is breach in the observance of any of the terms and covenants herein contained either by the lessor or the lessee in respect of the obligation incurred by them hereunder, it shall be lawful for the party other than the party committing the breach to terminate the lease notwithstanding that the period of the lease had not expired.


DEAN,
GOVERNMENT MEDICAL COLLEGE
NAMAKKAL - 637 003.

For INDIAN BANK

Chief Manager
Lead Bank Office
Namakkal.

SCHEDULE ABOVE REFERRED TO

The Land / building and ground comprised in SF No. 353/1, 354/2A and SF.No.361 and bearing No. 1 to 33, Siluvampatti Village / Town / City in the Registration Sub-District Namakkal within the Registration District of Namakkal.

Bounded on the North by	Medical college Hospital
Bounded on the South by	Medical college Auditorium
Bounded on the East By	Admin block, Medical college
And bounded on the West By	Class rooms, Medical college

The foundries of the ATM are,

Bounded on the North by	Medical college Hospital
Bounded on the South by	Security room of Namakkal Medical College and Hospital
Bounded on the East By	Compound wall of Medical college Hospital
And bounded on the West By	North-South Road

IN WITNESS WHEREOF the parties hereunto have set their respective hands and signature the day and year first above written.

LESSOR

**DEAN,
GOVERNMENT MEDICAL COLLEGE
NAMAKKAL - 637 003.**

WITNESS

For INDIAN BANK

LESSEE
Namakkal.

1.

N. Surendra Shiva Branch, Manager
Namakkal Medical College.

2.

Administrative Officer,
Govet. Medical College,
Namakkal -637 003.