

### PREMISES REQUIRED ON LEASE BASIS

Union Bank of India requires commercial premises on lease ready to occupy with adequate parking space for the following branch:

Location	District	State	Desired carpet area (Sq.ft.)	Minimum lease period	Rent enhancement after each 5 years
RTO Office Centre, BV Nagar, Nellore	Sri PSR Nellore	Andhra Pradesh	1700 ± 10% (1530 Sq.ft. to 1870 Sq.ft.)	10 years (5+5)	Maximum 15%

#### **Basic Requirements:**

1. Premises should be ready to occupy with carpet area as mentioned above.

#### **Calculation of carpet area:**

The following areas are included in the carpet area, if they are integral part of the premises and are in exclusive possession/use of Bank: (1) verandahs which are fully covered and used as internal passages and corridors exclusively to the unit, (2) Kitchen and Pantries, (3) Staircase and munties, (4) Canteen (5) Toilets

The following areas are generally **not** included in the carpet area: (1) Entrance halls and porches, vertical sun brakes, box louvers (2) Shafts and machine rooms for lifts (3) Barsaties, lofts etc. (4) Garages and Air-condition ducts and a.c. plant rooms, shafts for sanitary piping and garbage ducts more than 2 m in area.

2. Two toilets (Gents/Ladies) should be provided within the premises.
3. A separate electric meter with three phase power connection with power load of 20kVA to 25kVA.
4. Continuous water supply to be ensured at all times by providing overhead tank and necessary taps.
5. Vitrified tiles floor should be provided for the premises as per Bank's specification.
6. Space for installation of dish antenna/ solar panel/ any other Bank equipment on the top of the building at no additional cost/rent.
7. The landlord / landlady will carry out all the structural modifications and improvements required in the premises at his/her own cost. Such modifications / improvements may include closure of ducts, basement, strengthening of windows by grills with glass and mesh doors, any other opening of the premises which may need to be closed from security point of view.
8. The premises owner to provide strong room with following specifications at his/her own cost as per RBI guidelines.
  - a. Strong Room should have clear height of 9 ft.
  - b. Wall thickness – 300 mm
  - c. Floor and Roof thickness – 300 mm
  - d. Concrete mix for construction of wall, floor and roof should conform to M20 minimum
  - e. Reinforcement steel bar – 12 mm
  - f. Reinforcement grid mesh in mm – 150 x 150 x 150 CTC
9. Adequate parking space to be provided for staff & customer vehicles.