

LEASE OPTION

WITH EFFECT FROM **01/12/2024**

RENTAL

Warm shell (on super area basis)	Rs. 30/- per sq.ft.
Interest free Security Deposit	Equivalent to 6 months rental
Interest free Maintenance Deposit	Equivalent to 3 months maintenance amount
Advance Rent	Equivalent to 1 month rental
Lease Term	9 years (3 + 3 + 3 years)
Escalation	15% increase on every 3 years
Lock-in period	3 Years
Maintenance Charges	<p>Stellar would be taking care of the maintenance of the complex. The charges are:</p> <p>₹ 16.50 /- per sq ft. + GST for 12 hours per day (8AM - 8PM), 6 days per week; including the air conditioning charges in the lessee's premises.</p>
Electricity charges within office space	Actual, based on meter reading
Lease Agreement	<p>Stamp duty and registration charges of the lease documentation shall be borne and paid by the Lessee</p>