

Times Square /Andheri -Kurla road				
	Details	Year 1		
Quoted Rate (Rs / sq ft) for property		18,540		
Area		7,200		
Basic Cost (Rs) for property		133,488,000		
Stamp Duty (approx 5%)	5.0%	6,674,400		
other charegs		7,500,000		
Registration		30,000		
Total Initial Outgo (Rs)		147,692,400		
Security Deposit	6	6,480,000		
Security Deposit Adjusted Outgo (Rs)		141,212,400		
	Details	Term 1 (3 years)	Term 2 (2 years)	
Lease particulars				
Lease rental (Rs. per sq ft per month)		150.00	172.50	
Rent		1,080,000	1,242,000	
Car Parking Charges (Rs. per sq ft per month)			-	
Furniture & Fitout charges (Rs. per sq ft per month)		-	-	
Estimated Maintenance (Rs. per sq ft per month)	Lessor	15.00	15.00	
Estimated Property Tax (Rs. per sq ft per month)	Lessor			
Net Rental (Rs per sq ft per month)		135.00	157.50	
Net Rental (Rs per month)		972,000	1,134,000	
Escalation at the end of term		15%	15%	
	Yield Calculation (%)	Avg Yield	Term 1	Term 2
	Yield	8.81%	8.26%	9.64%

Particulars	Remarks
Wing	B
Floor	9th
office no.	4
Licensee profile	IT Company
License commencement date	1st August 2015
Premises condition	Fully furnished
Agreement type	L&L Agreeemnt
Tenure	5 years
Lock in	3 years by both parties
Status	LOI executed ,L&L execution in progress