

LEASE OPTION

WITH EFFECT FROM **01/11/2022**
For Lockable Areas starting from **3000 Sq.ft.**

RENTAL

Warm shell (on super area basis)	Zero Rent for 1st Year Rs. 30/- per sq.ft. for 2nd & 3rd Year
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	Stellar would be taking care of the maintenance of the complex. The charges are: ₹ 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.
Electricity charges within office space	Actual, based on meter reading
Lease Agreement	Stamp duty and registration charges of the lease documentation shall be borne and paid by the Lessee