Ref: {sd\_reference\_id}

Date: {sd\_date\_of\_loi}

To: {ud\_lessor$name}

{ud\_lessor$address$inline}

Dear Sir/Madam

{~~parapara}  
We are pleased to confirm our intent to take on lease your premises, situated at {sd\_leased\_property\_address}, on the broad terms and conditions set out below.

This Letter of Intent (“LOI”) is valid until {sd\_loi\_validity}, unless extended by Parties by mutual consent. Please confirm that you will not entertain any offers from any other parties in regard to lease of the Premises during the validity of this LOI. This LOI however is subject to a definitive Lease Deed to be entered into between us on the broad terms and conditions as mentioned below. This LOI is further subject to our being fully satisfied with regard to your title to the Premises, pursuant to our legal due diligence of the property.

{:include related\_contract}

|  | | | |
| --- | --- | --- | --- |
| **TERMS** | | | |
| **Date** | | | {sd\_date\_of\_loi} |
| **Property location** | | | {sd\_leased\_property\_address} |
| **Total Built Up Space Property** | | | {sd\_built\_up\_space} square feet |
| **Use of the Premises** | | | Warehouse, Commercial, Office. And Lessee shall be entitled to use the Premises for its warehouse, office, and commercial activities and shall, subject to due observance and performance of the terms of the lease be entitled to uninterrupted access to the Premises, 24 hours a day on all 365 (Three Hundred and Sixty-Five) days in a year, during the entire term of the Lease. |
| **Parties** | **Lessor** | | {ud\_lessor$name}{#sd\_multiple\_owners\_applicable == true} Owner’s details:   | **Name** | **Email** | **PAN** | | --- | --- | --- | | {#sd\_lessor\_details}{sd\_name} | {sd\_email} | {#(sd\_pan | isPresent)}{sd\_pan}{/}{/sd\_lessor\_details} |   {#sd\_poa\_granted == true}represented herein by their Power of Attorney holder, {sd\_poa}, {sd\_poa\_email}{/}{/}{#sd\_multiple\_owners\_applicable == false}, {sd\_entity\_type}{/} |
| **Lessee** | | {ud\_lessee\_entity$name}  {ud\_lessee$address$inline} |
| **Type of Facility** | | | Bare Shell Premise (The base building and adjacent area as defined under premises plus all the modifications defined under Works to be undertaken). |
| **Premises** | **Units** | | {sd\_premises\_units} |
| **Total Leasable Area on offer** | | {sd\_total\_leasable\_area} square feet |
| **Floors** | | {sd\_floors} |
| **No. of Parking Spaces allocated to the Lessee (Free of charge)** | | | Inside the premises |
| **Construction Schedule** | | | The lessor will give the possession on or before {sd\_effective\_date}subject to the LOI to be signed on or before {sd\_loi\_validity} with the transfer of {#sd\_token\_money == "50% of one month’s Rent"}50% of one month’s Rent{/}{#sd\_token\_money == "Rs. 1 (One) Lakh"}₹1,00,000 (Indian Rupee One Lakh only){/} as Token Money amount in the Lessor account through RTGS within week.  **Details of Modifications agreed upon As per the annexure attached** |
| **Date of Handover of the Premise / Lease Commencement Date** | | | Simultaneously with delivery of possession of the Premises by the Lessor and acceptance of handover by Lessee on {sd\_effective\_date}  **Lease deed will be executed on Hand Over of Premises.**  **If Lease deed is registered the cost of registration will be shared equally by Lessor and Lessee respectively**  Subject to execution of the Deed of Lease on or before the Lease Commencement Date. |
| COMMERCIAL TERMS | | | |
| **Rent** | | **Warehouse Space** | Rent Payment Date: By 10th of every month. |
| **Vehicle Parking** | Open Area in front of the premises will be dedicated parking for the Lessee. The Lessor to assure that no other vehicles are parked in the dedicated area. |
| **Rent Free Period** | | | 60 (Sixty) days rent free period from the handover of the premises which is {sd\_effective\_date} for execution of Lessee works. Rent applicable from {sd\_rent\_applicable} subject to completion of all works as listed in Lessor Scope of Works & signed Hand over Certificate by both parties |
| **Interest Free Refundable Security Deposit (IFRSD)** | | |  |
| **Payment and refund of Security Deposit as well as the payment of token** | | |  |
| **Duration of Lease** | | |  |

|  |  |  |  |
| --- | --- | --- | --- |
| |  |  |  | | --- | --- | --- | | On behalf of {contractor\_entity$name} {#contractor\_1\_signatories} {input\_fields.signature}   |  |  | | --- | --- | | Name | {input\_fields.name} |   {/contractor\_1\_signatories} | |

Counterparty

|  |  |  |  |
| --- | --- | --- | --- |
| |  |  |  | | --- | --- | --- | | On behalf of {subscriber$name}  {#subscriber\_1\_signatories}  {input\_fields.signature}   |  |  | | --- | --- | | Name | {input\_fields.name} |   {/subscriber\_1\_signatories} | |