







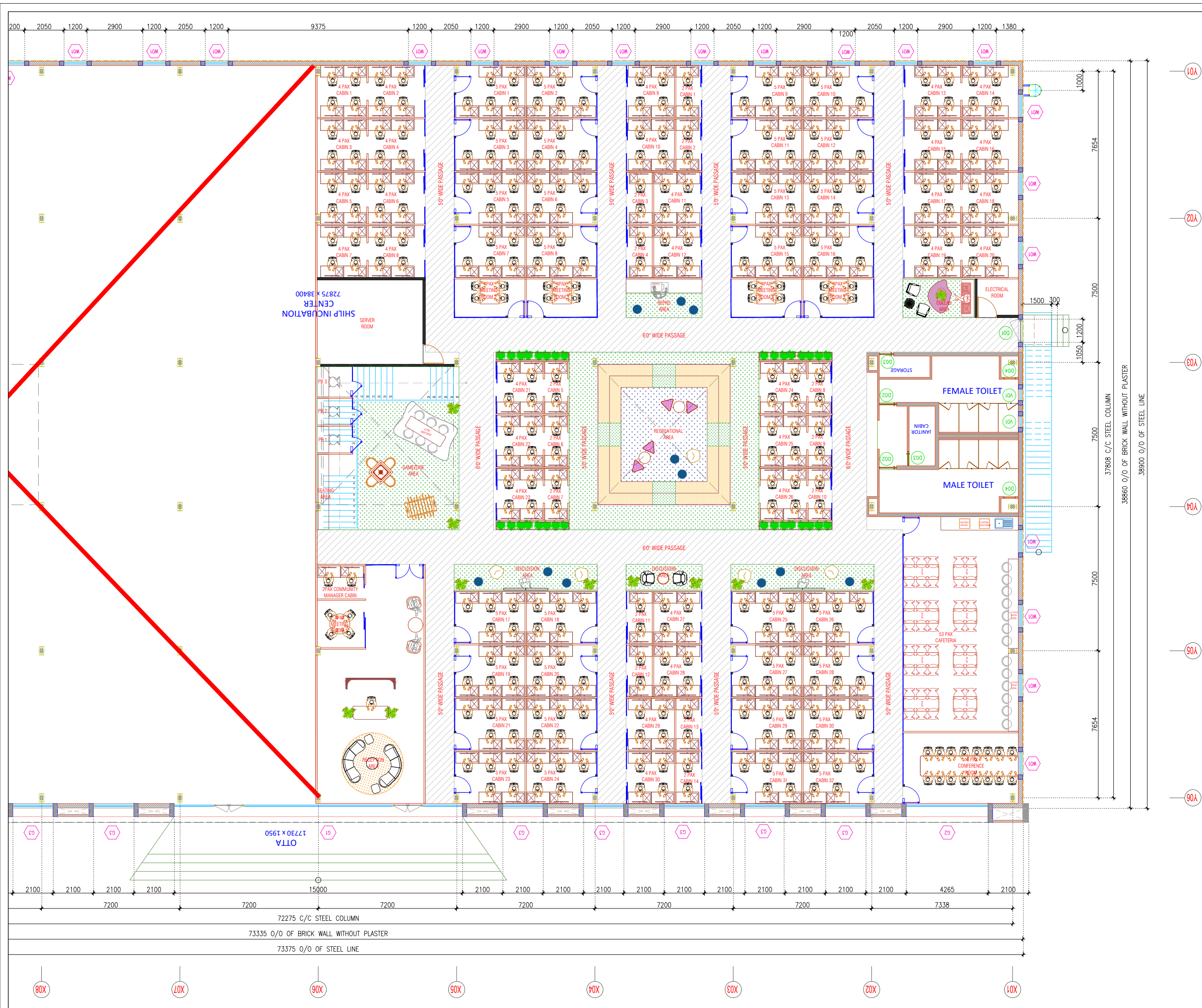


SHILP INCUBATION CENTRE

COMMERCIAL OFFER

PARTICULARS	
Financials	
Rent per seat	<p>3 seats @ Rs. 18,000/- per seat ON Plug & Play Basis (seats in a sharing cabin)</p> <p>2 seats @ Rs. 18,000/- per seat ON Plug & Play Basis (seats in a sharing cabin)</p> <p>2 seats @ Rs. 20,000/- per seat ON Plug & Play Basis (with private cabin)</p> <p>4 seats @ Rs. 16,000/- per seat ON Plug & Play Basis (with private cabin)</p> <p>4 seats @ Rs. 15,000/- per seat ON Plug & Play Basis (with semi - private cabin)</p> <p>5 seats @ Rs. 15,000/- per seat ON Plug & Play Basis (with private cabin)</p>
Interest Free Security Deposit	6 month rent to be paid prior to issuance of PLOA as Security Deposit (refundable at the end of Lease Deed)
Rent Free Period	30 days from the date of PLOA. Rent for every quarter to be paid in advance.
Rent escalation every year	5%
Facilities & Inclusions	
Inclusions in rent on Plug & Play Basis	<ul style="list-style-type: none"> ▪ Rent ▪ Maintenance ▪ Property Tax / City Level Maintenance ▪ SEZ Charges ▪ 24 hours uninterrupted power ▪ Water charges ▪ Air Conditioning Charges ▪ Internet ▪ Housekeeping ▪ Security ▪ 24 X 7 Office accessibility ▪ Admin Support ▪ Tea / Coffee vending machine

Building facilities	<ul style="list-style-type: none">▪ Reception▪ Full height cabins▪ Lounge Sitting▪ Mail Room▪ Access control entry▪ Double height Atrium▪ Board room▪ Cafeteria▪ Leisure / Game Area▪ Booth Seating▪ Step Seating for collaboration▪ Art Wall▪ Meeting Rooms
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PURPOSE RELEASE

FOR APPROVAL

NOTES

- All the dimensions are in feet/inch unless specified.
- All rights of layout are reserved only to THE ADDRESS.
- Contractor shall ensure that the construction is happening based on the most updated revised drawings.
- Drawing should not be scaled.
- All the written diagrams must be followed.
- In any circumstances of confusion, the team should be informed before execution.

LEGEND

AREA	ACH.
RECEPTION & WAITING AREA	01
COMMUNITY MANAGER (2PAX)	01
MEETING ROOM (4PAX)	05
CONFERENCE ROOM (16 PAX)	01
5 SEATER CABIN	32
4 SEATER CABIN	30
2 SEATER CABIN	14
BREAKOUT AREA	05
PHONEBOOTH	03
SERVER ROOM	01
ELECTRICAL ROOM	01
REPRO AREA	01
RECREATIONAL AREA	01
GAMEZONE AREA	01
CAFETERIA (53 PAX)	01
WASHROOM (MALE, FEMALE)	02

PROJECT AREA :

PROJECT PREFIX:

DRAWING TITLE:

FURNITURE LAYOUT_GROUND FLOOR

DWG NO

REV NO

PATH

CLIENT:

SHILP

DRAWN BY : KRISHNA

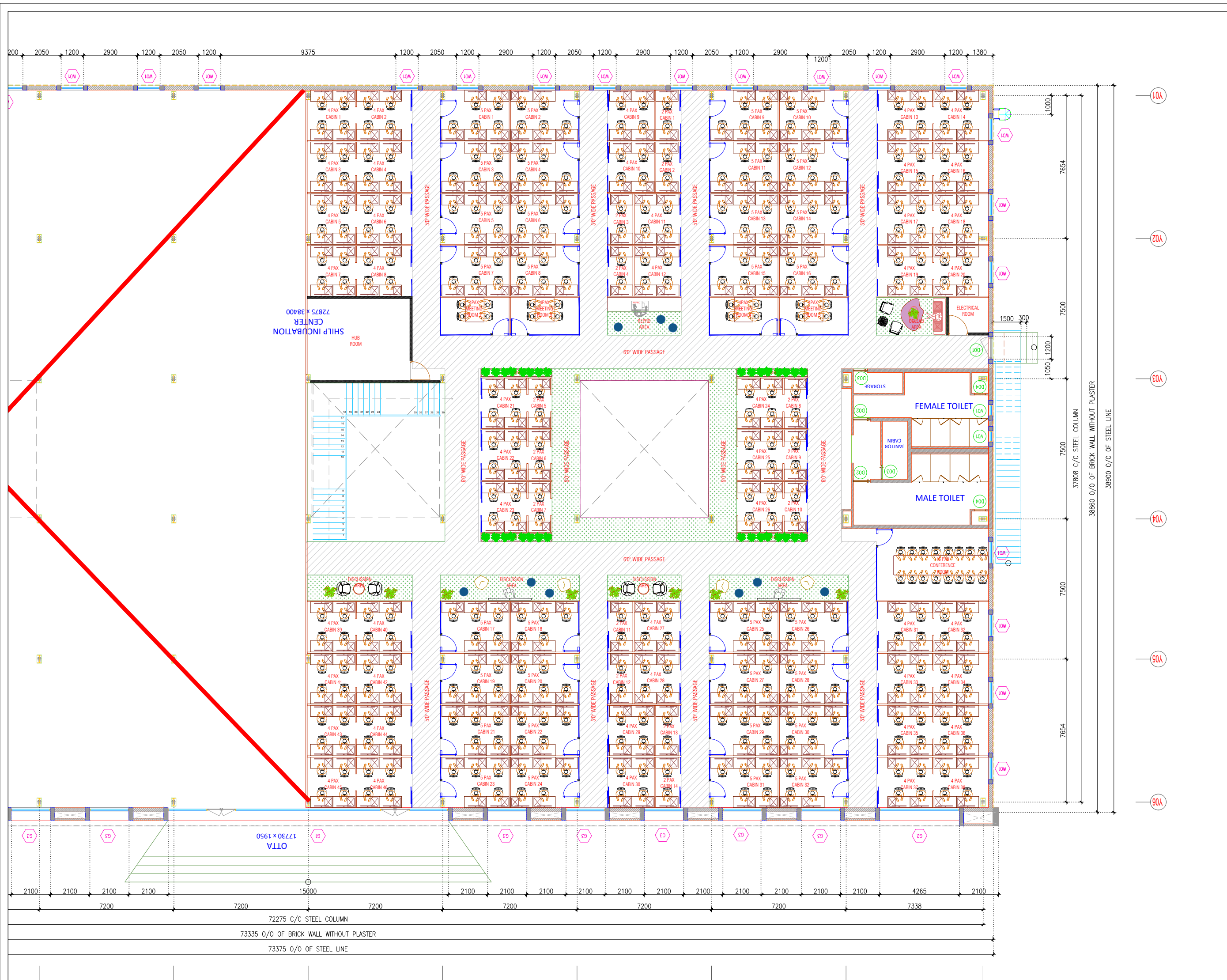
SCALE: NTS

NORTH

DATE: 09.02.24

SPACES
by THE ADDRESS

5TH FLOOR,
D BLOCK,
WESTGATE BY TRUE VALUE,
NR YMCA CLUB,
SG HIGHWAY
AHMEDABAD



PURPOSE RELEASE

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LEGEND

AREA	ACH.
RECEPTION & WAITING AREA	-
COMMUNITY MANAGER (2 PAX)	-
MEETING ROOM (4 PAX)	04
CONFERENCE ROOM (16 PAX)	01
5 SEATER CABIN	32
4 SEATER CABIN	46
2 SEATER CABIN	14
BREAKOUT AREA	05
PHONEBOOTH	-
SERVER ROOM	01
ELECTRICAL ROOM	01
REPRO AREA	01
RECREATIONAL AREA	-
GAMEZONE AREA	-
CAFETERIA (53 PAX)	-
WASHROOM (MALE, FEMALE)	02

PROJECT AREA :

PROJECT PREFIX:

DRAWING TITLE:

FURNITURE LAYOUT_ MEZZANINE FLOOR

DWG NO

REV NO

PATH

CLIENT:

SHILP

DRAWN BY : KRISHNA

SCALE: NTS

NORTH

DATE: 09.02.24

SPACES

by THE ADDRESS

5TH FLOOR,

D BLOCK,

WESTGATE BY TRUE VALUE,

NR YMCA CLUB,

SG HIGHWAY

AHMEDABAD