

Bungalow 375, 13th Main Road,
3rd Block, Koramangala,
Bengaluru, Karnataka 560034

Hello,

We hope you're well!

Regalium, an upcoming mixed-use development, is poised to be a premier commercial destination, offering an exceptional blend of F&B, experiences, retail, dining, and entertainment options. As a space for like-minded individuals and organisations to prosper, we would be elated to have you join this journey as we foray into this enthralling experience — and so, further to our conversations, we, Team Regalium, are pleased to invite you to lease an F&B establishment in The Epicurean at Regalium, which is deemed to redefine how we interact within our professional environments in India.

Now, the future is nearly within sight — the construction of Regalium is currently underway and is scheduled for completion tentatively by July 2026 and ready for fit-outs before that. Currently, we are curating a diverse mix of high-quality and valuable members — those who align with our thoughtful vision of providing an unparalleled and dynamic space to innovate, create and drive impact. Given this, we are extending our warmest invitation to select organisations like yours to gauge interest in securing a restaurant and establishing a cherished presence.

We are thrilled to invite you to submit an Expression of Interest (EOI) for leasing space at The Epicurean at Regalium. This non-binding EOI will not only help us understand your preliminary interest and requirements, but also grant you prioritised space allocation and early engagement. Regalium, in tune with the country's luxury landscape, is sure to provide a strong platform for your success, particularly in Bengaluru's complex and layered eco-system. We're keen on welcoming you on board our earnest endeavour!

Should you wish to be part of The Epicurean at Regalium legacy, we request you to complete the attached form within 30 days of receipt of this letter to express your interest. The form outlines the details of Regalium, and also allows you to indicate your floor space and location preferences.

We request you to note that this EOI is intended solely for planning purposes and does not constitute a binding agreement. Upon receiving your EOI, we would be happy to provide further details and discuss them with you, to finalise the terms and conditions of the lease agreement.

We're so thankful for your consideration of The Epicurean at Regalium as a potential location for your brand. We truly look forward to the possibility of a meaningful collaboration with you to create a vibrant environment, one that our visitors and customers will undoubtedly treasure.

Our best regards,
For SSS Realty & Co
Shashidhar C R

Opening & License Fee

Tentative Fit-out work start Date: April 2026

Tentative Commencement: July 2026

Tentative variable rental: Rs.250/sqft/month (on leasable area) or 12-15% Revenue Share on gross revenue excluding GST
(higher of fixed rental & variable rental)

Security Deposit: 6 (six) months' rent

Tentative Fit-out period: 3 (three) months

Rent-free period: 3 (three) months

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