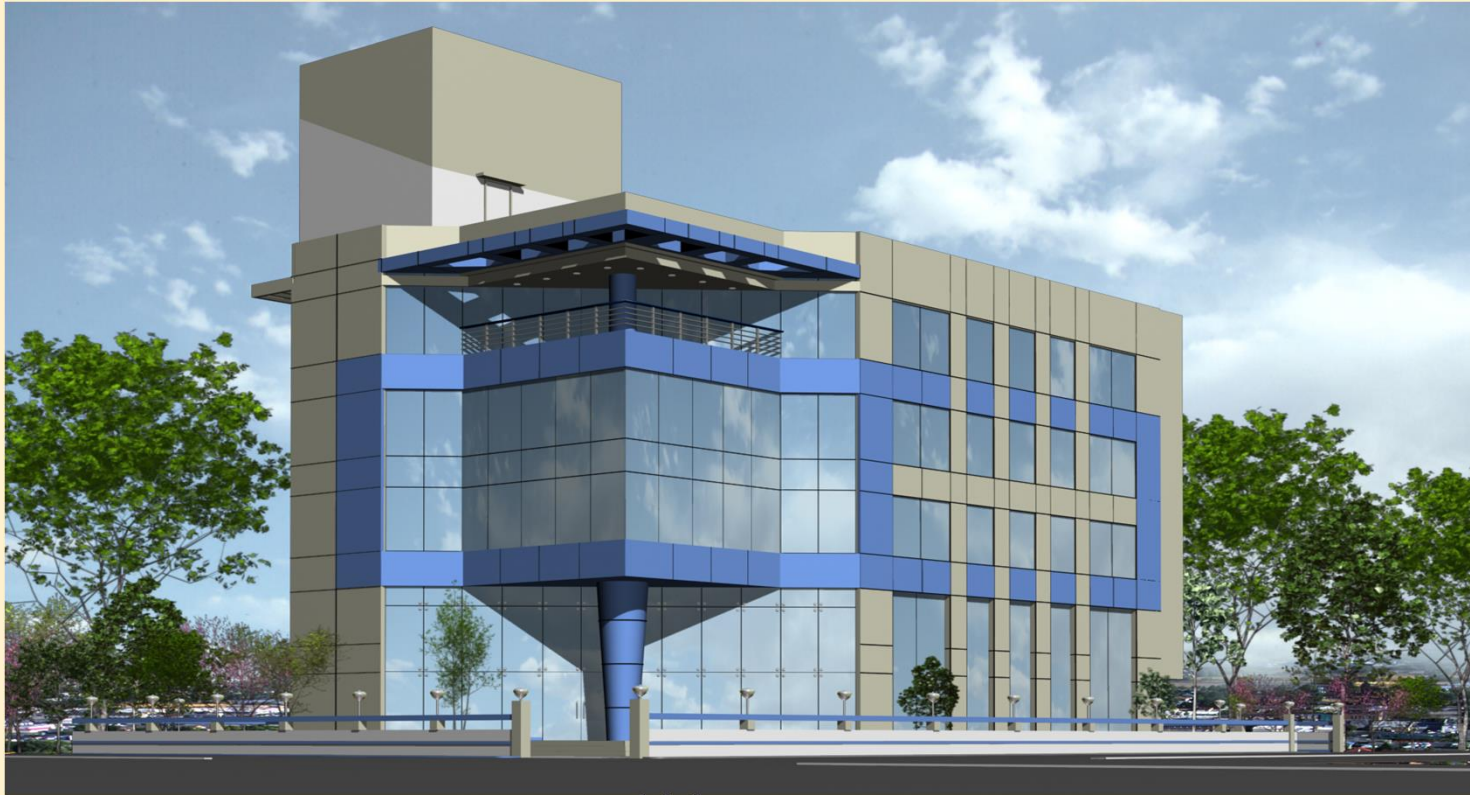


AISSHWARYA AMBASSADOR

No. 243, 80 feet Road, Defence colony, Bangalore





KEY FACTS

- SITAL AREA = 7600 SFT (NE corner site)
- TOTAL BUILT UP AREA= 20,500 SFT
- TYPE OF DEVELOPMENT= COMMERCIAL/ RETAIL
- NO OF FLOORS= B+G+M+3 FLOORS
 - BASEMENT FLOOR = 4000 SFT - Car parking
 - GROUND FLOOR = 4500 SFT - Occupied
 - MEZANINE FLOOR = 2500 SFT - Occupied
 - FIRST FLOOR = 4500 SFT - Vacant
 - SECOND FLOOR = 4500 SFT - Occupied
 - THIRD FLOOR = 4500 SFT - Occupied
 - TERRACE FLOOR = 2500 SFT & 2000 SFT Garden area

AMENITIES

- TEN Car Parks In Basement.
- 40 KVA , 3 phase power supply for each floor
- 100% Power Back up
- 8 Passenger State of the art OTIS Elevator.
- Dedicated Staircase
- 24 hrs water availability
- Dedicated 24 X 7 Security
- Power Tapping at Individual floor levels
- Exceptional Elevation
- North East corner road facing



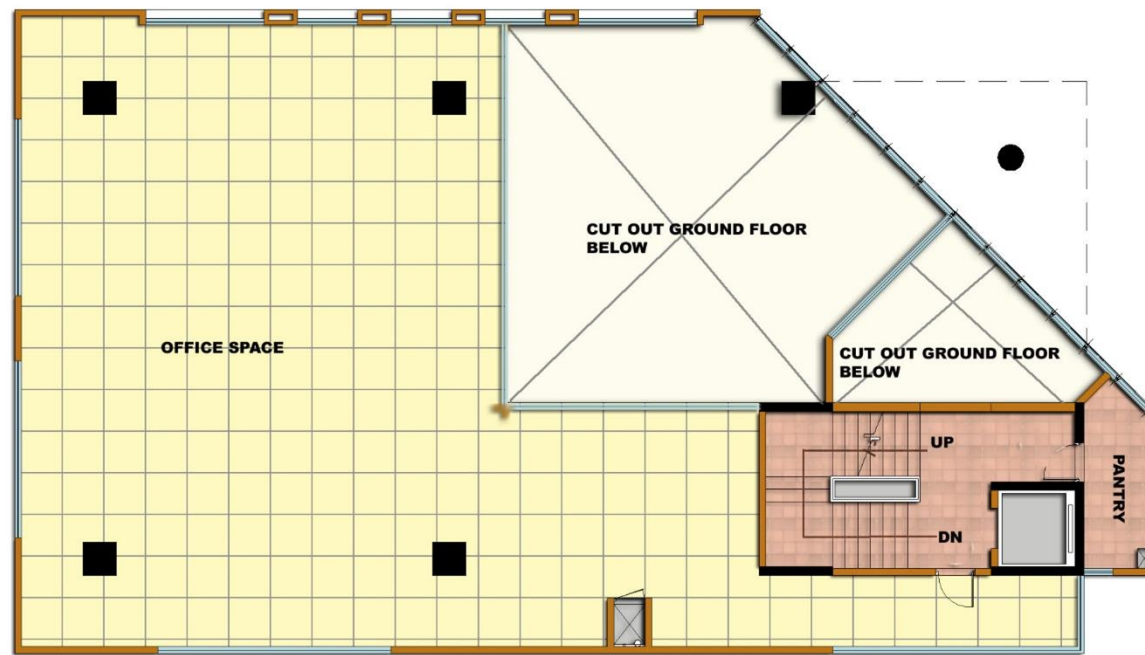
KEY FEATURES OF AMBASSADOR

- Huge setback for frontage (20ft from road)
- Shell with facade finish
- Spider Glazing for Ground & Mezzanine floor front Facade.
- Structural Glazing for Above floors.
- Aluminium windows – Standardised.
- Glass shutters in each floor at entrance.
- Space allocation for customised Toilets.
- Customised Interiors from flooring to False ceiling.

FLOOR PLAN



FLOOR PLAN



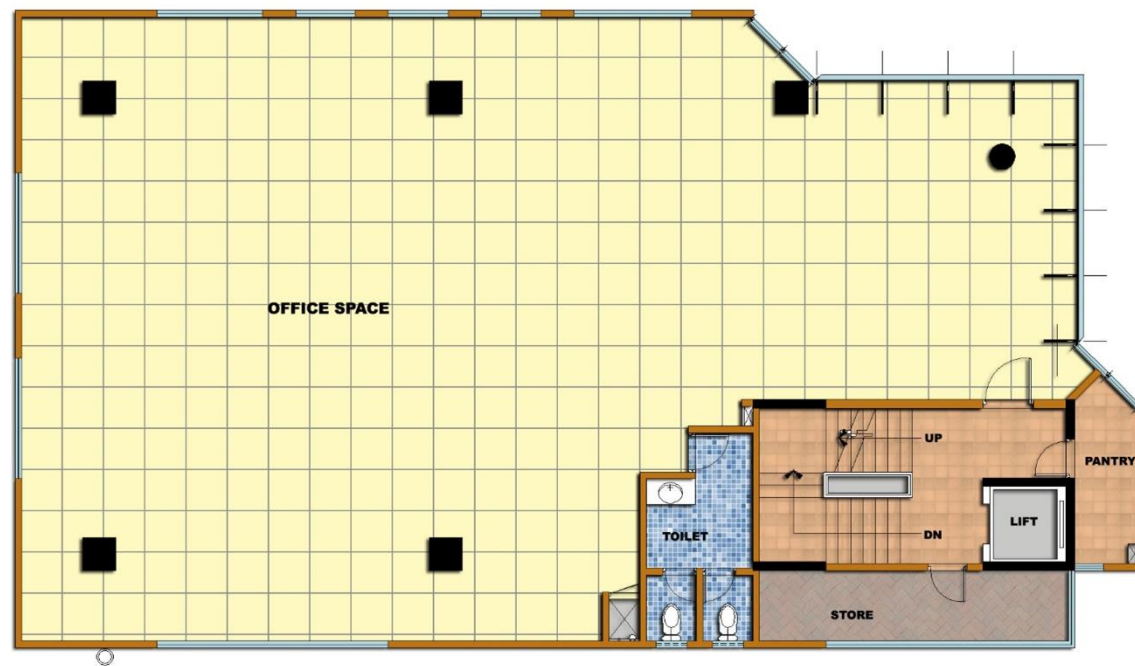
MEZZANINE FLOOR



PROPOSED COMMERCIAL - AISSHWARYA AMBASSADOR

synergy

FLOOR PLAN



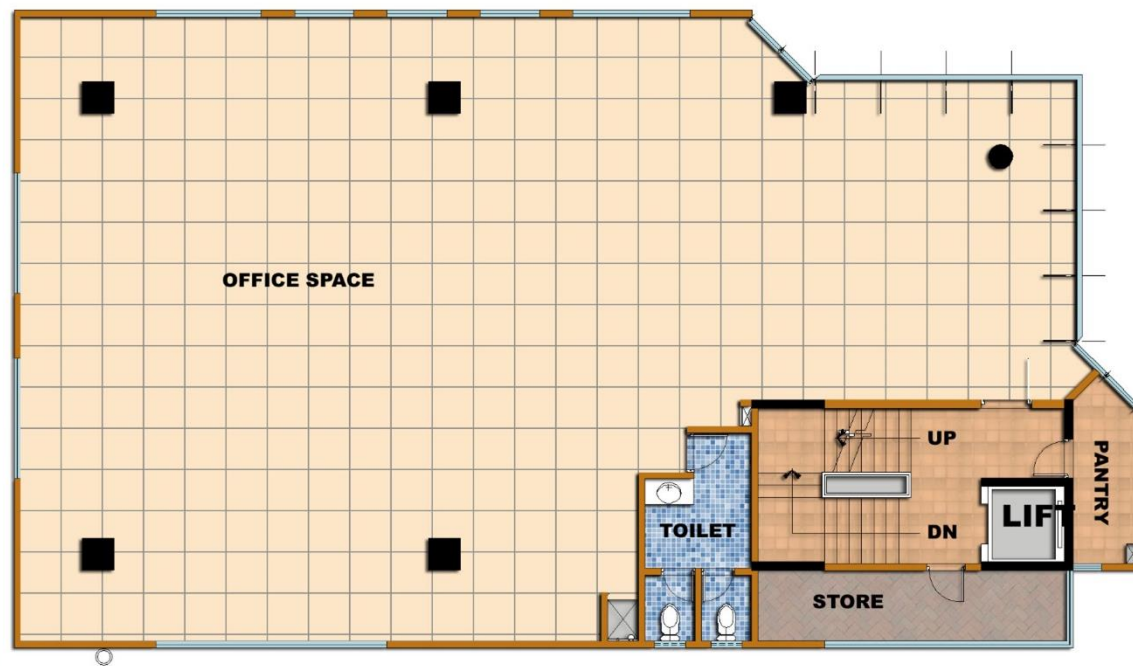
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PROPOSED COMMERCIAL - AISSHWARYA AMBASSADOR

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FLOOR PLAN



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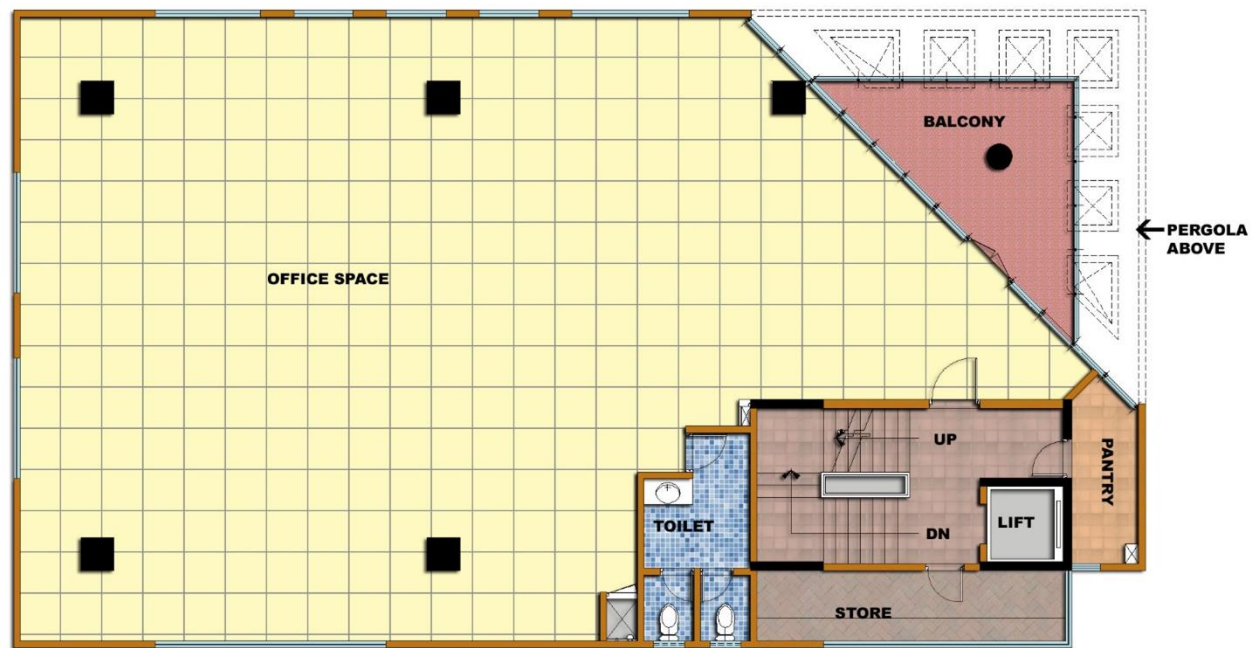
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PROPOSED COMMERCIAL - AISSHWARYA AMBASSADOR

synergy

FLOOR PLAN

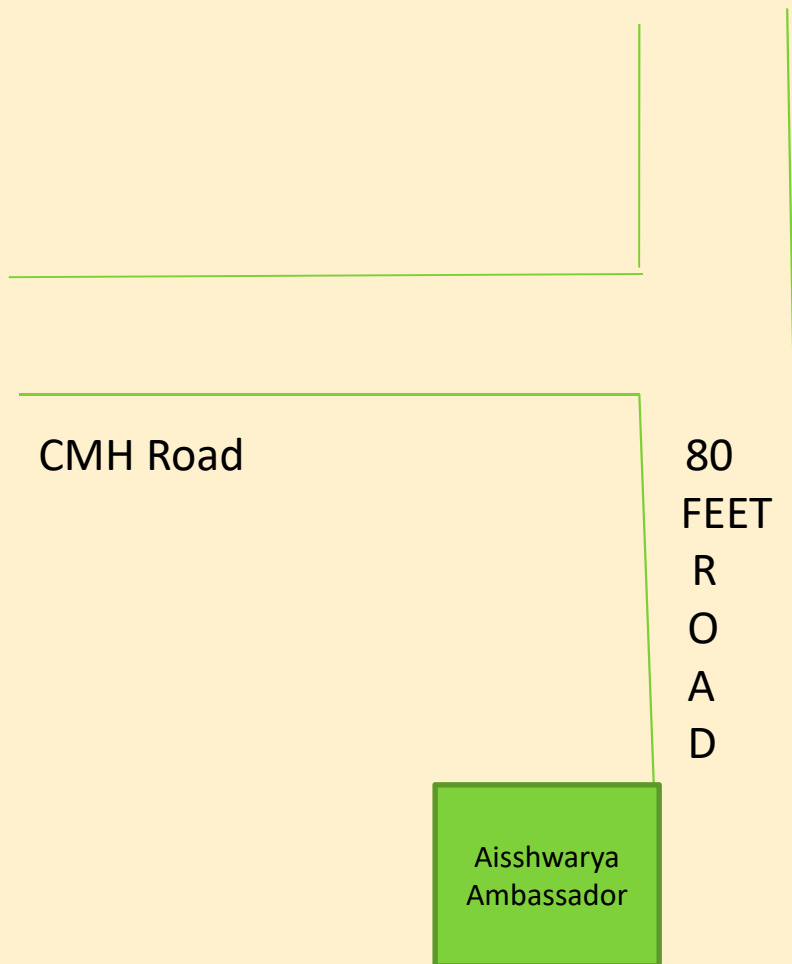


THIRD FLOOR

PROPOSED COMMERCIAL - AISSHWARYA AMBASSADOR



LOCATION MAP



RIGHT IN THE HEART OF 80 FEET ROAD

Proposal for 1st floor

1. Floor	:	1st Floor
2. Super Built up area	:	4,500 Sq.ft
3. Rent per month	:	Rs. 120 per sq.ft
4. GST- Tax	:	Extra as applicable
5. Interiors /Furniture	:	Included
6. CAM Charges	:	Rs. 7 per Sq.ft per month
7. Escalation of rent	:	6% per annum
8. Lock in period	:	5 years
9. Tenure of lease	:	9 years
10. Fit out period	:	45 days
11. Security deposit	:	10 months rent
12. Notice period	:	3 months after lock in period at option of lessee.
13. Car park	:	3 nos.
14. Car Parking cost	:	Included in rent
15. DG back up	:	100%
16. Lift	:	Otis – 8 passenger
17. Stamp duty registration	:	To be borne by Lessee

- Reception



- Discussion Room



- Manager's Cabin



- Work station – 50 nos.



- Space for additional work station



- Conference Room



- Video conference room



- Cafeteria



- Space for additional internal cafeteria



- Server room



- Store room



- Rest rooms - Staff



- Rest rooms- Guest





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