

**INFORMATION MEMORANDUM  
FOR LEASE  
FEBRUARY 2015**



**Ocus Technopolis**

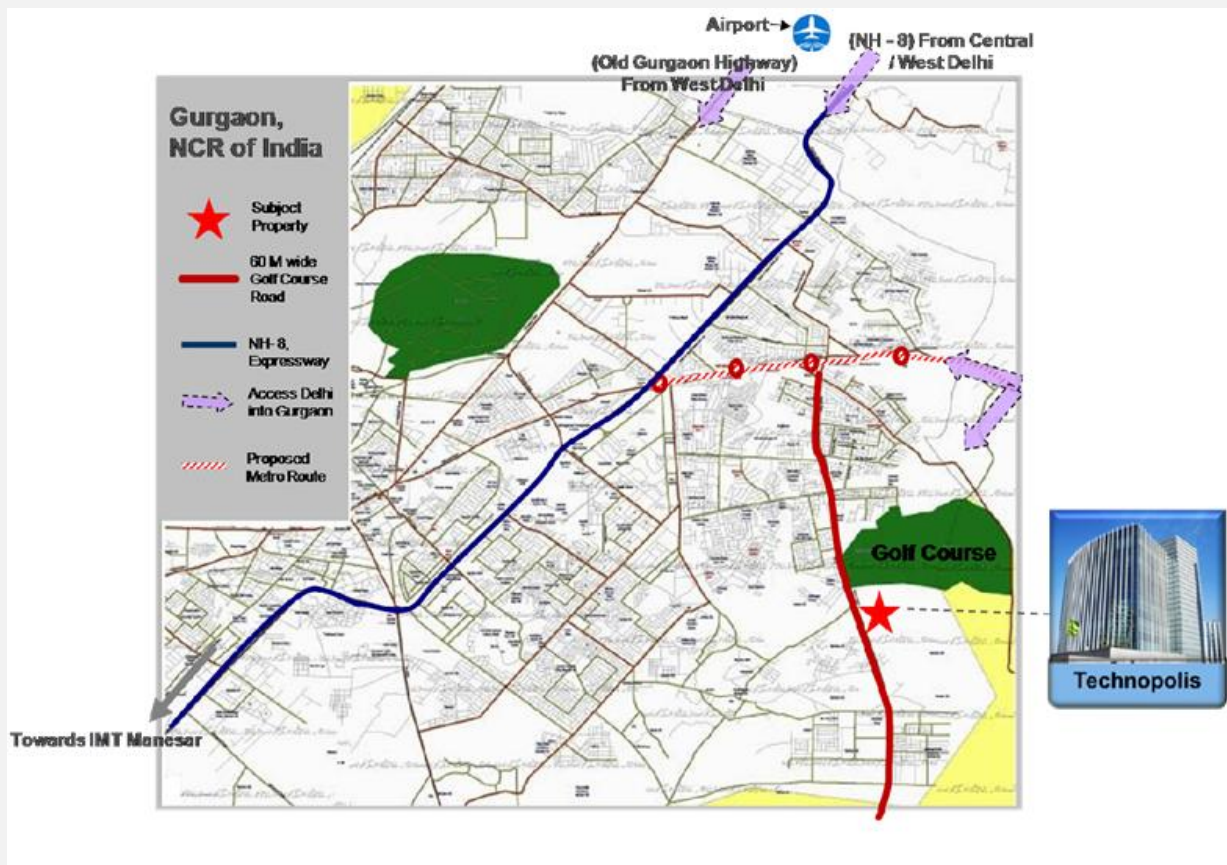
**Golf Course Road**

# 1. Location

Ocus Technopolis which is located on the Golf Course Road is a 15 min drive away from the IG International Airport and will have direct access to the proposed Metro, hence providing an efficient and convenient access to the national capital.



With direct access to Sohna Road, NH8 and South periphery road on one side and South Delhi , MG Road and Faridabad road on the other, its no surprise that the Golf Course Road is the location of choice to set up one's dream office.



## 2. Building Information

### Available Space

Second Floor	10900sq.ft Approx
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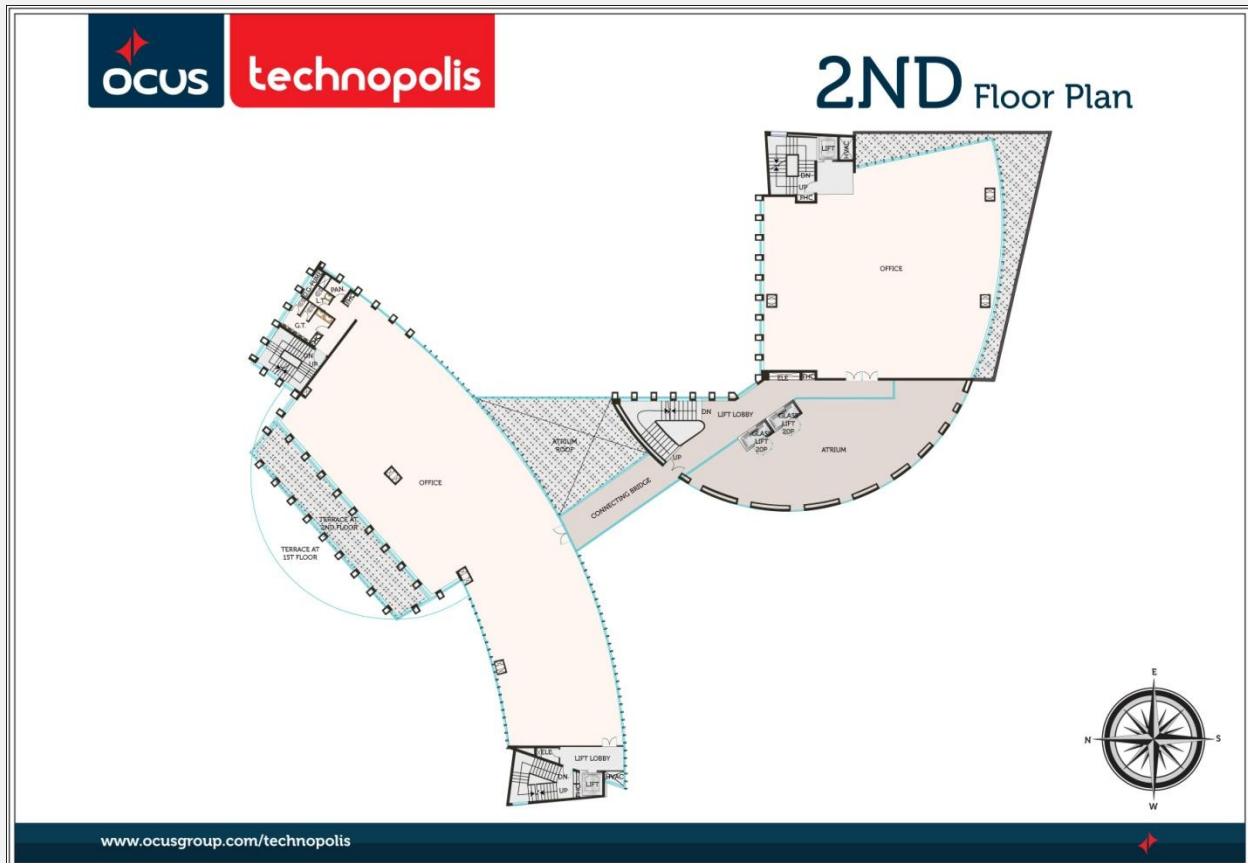
### Building Information

Legal Status	Commercial Land use with CC
Main Access	60 meter wide Golf Course Road
Efficiency	65% approx
Power Backup	100% DG sets catering to building
IT Connectivity	Last mile connectivity, bandwidth available as per requirement
Finishing in common areas	Italian Marble & Granite
Elevators	Kone elevators- 2 main and 1 service
Air-conditioning	Two 250Tn Capacity Chillers
Security	Fire Alarm system, Entry & exit manned by security personnel's. CCTV camera's installed at important locations

### Tenant Profile

HKS	Fast Booking	Leighton Contractors	Genzyme Corp.
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### 3. Floor Plans- 2<sup>ND</sup> Floor



## 4. Commercial Terms

<b>Expected Rent</b>	<b>On Demand</b>
<b>Furnishing Cost</b>	<b>On Demand</b>
<b>Maintenance</b>	<b>Rs. 24/- psf per month</b>
<b>Working Hours</b>	<b>8 AM - 8 PM, MON – SAT</b>
<b>Car Parks</b>	<b>Rs. 5000/- pm each</b>
<b>Lease Tenure</b>	<b>9 Years (3+3+3)</b>
<b>Security Deposit</b>	<b>6 Months Rent</b>
<b>Increment</b>	<b>15% at the end of 3 Years</b>
<b>Lock-in</b>	<b>3 Years</b>
<b>Maintenance Deposit</b>	<b>3 Months</b>

## Disclaimer & Confidentiality:

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