



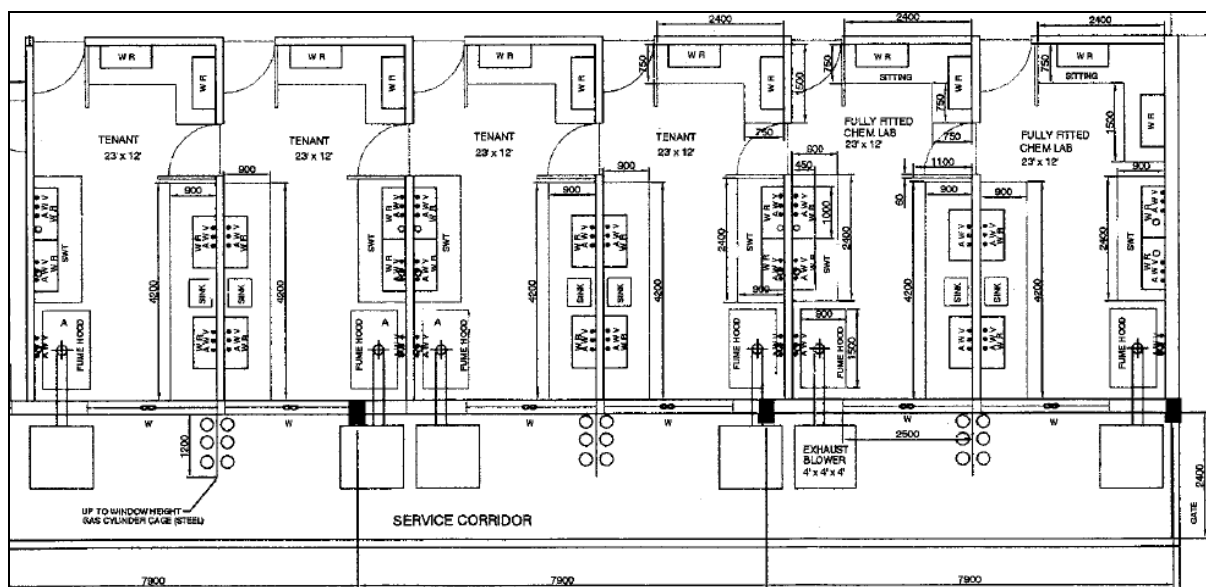
FACT SHEET/ TERMS AND CONDITIONS: Lab Work Bench Rental Service

(Revised: 7 January 2010)

FEATURES

- Well designed, lab work bench in the 400, NCL Innovation Park
- Suites L5-L6 are partly furnished (do not have a fume hood); Each Lab Suite has minimally a wet work table, a dry work table and 2 sitting spaces. (Drawing shown below)
- Suites are interconnected for easy movement across lab suites in case multiple suites are used by a given company.
- Labs have external service corridors for gas cylinders, compressors etc. Gas lines etc will have to be done by tenant as per need.
- Provided with adequate lighting and ventilation; Electrical power provisions
- Back-up power from DG set (for lights and power points only; not for power guzzling equipment; Note: Not UPS)
- Wired internet connectivity through a 2 MBPS leased line of Venture Center.
- Independent, periodic safety audit and monitoring by Lab Block Manager.
- Special EHS and power requirements charged separately at cost
- Availability (for a fee – discounted if applicable) of shared labs and installed equipment/ instruments in 400, NCL Innovation Park.
- Free use (first-come-first-serve basis) of Lab Block Meeting Bay.
- Availability (for a fee – discounted if applicable) of shared areas of NCL Innovation Park like meeting rooms, lecture halls etc
- Access (for a fee – discounted if applicable) to other facilities or resources of NCL Innovation Park
- NCL Innovation Park's serene and elegant environment. Free Parking.
- Basic Utilities including electricity and water are included in Price.

FLOOR PLAN





ELIGIBILITY

- The Lab Work Bench shall be available for carrying out lab work related to science, technology, entrepreneurship, business/venture development, education and some related activities.
- The management of the Venture Center shall exercise judgment in making available the Work Benches to applicant to ensure that activities held at the Lab area shall be in tune with intellectual environment and brand equity of the NCL Innovation Park.

TERMS

- **PAYMENT TERMS**
 - Reservation to be made for not less than 3 months duration.
 - One month's notice before vacation.
 - Reservation and bookings shall be strictly against payment of 3 months license fee at least 1 month in advance of every 3 month block.
 - Payment is acceptable by DD or cheque payable in Pune or at Par or could be deposited directly into the Venture Center's bank account.
 - Booking once made shall not be transferrable or payment made thereof shall be non-refundable.
- **TERMS**
 - Applicant shall not (intentionally or otherwise) do anything to suggest that the Venture Center or NCL as being party to the activities planned at the Lab Work Bench area.
 - Applicant shall ensure that the Lab Work Bench and the surrounding area shall be used properly and not damaged in any way and that the area is left clean at the time of handing over the room back to the authorized representative of Venture Center.
 - Any damage to the property in are shall be made up as per the prevailing costs without *demur* by the Applicant.
 - Applicant shall ensure that preferably only one person (maximum two persons) occupies the Work Bench area. The sole and final authority on the maximum number of people allowable for any Applicant will be the Security Officer of Venture Center / NCL Innovation Park.



PRICING

Suite L5, L6
Partly fitted chemistry/biology labs with: <ul style="list-style-type: none"> • No fume hood • 1 wet work table • 1 dry work table • 2 sitting space
~ 300 sq ft lab size, to be shared by up to three occupants. These lab suites are NOT dedicated or private spaces to be used by any single occupant/company.
Minimum 3 months stay
1 month notice of vacation
Advance payment for 3 months to be paid 1 month in advance of start of every 3 months
Rs 18000 per month (Omnibus price that includes basic utilities as well)
Special needs regarding EHS and utilities charged extra

Note: 1) Service tax and other taxes applicable at the prevailing rate shall in addition to the above. 2) Price includes all basic utilities –power, internet etc. 3) Special needs regarding EHS and utilities charged extra.

Discounts	
Start-ups with substantial NCL related participation (know-how, staff, students, alumni)	50%; advance payment for 1.5 months
Discounts on other services	Hot Desk – 15%, Meeting Room – 15%, Board Room – 15%, Hot Labs – 15%, Analytical Services – 15%, Training Room – 15%, E-Class Room – 15%, Brand Fee (Rent-an-address) – 40%

Note: Only one discount may be availed at a time.

For standard discounts, please visit <http://www.venturecenter.co.in/discounts.php>