

Email: <u>info@venturecenter.co.in</u> GSTIN:27AADCE4846J1ZE

FACT SHEET/ TERMS AND CONDITIONS: Office Space (Revised: 1st April 2024)

FEATURES

- Room –warm shell
- Both Air conditioned and Non Air conditioned available.
- Provided with adequate fans and lighting; Electrical power provisions
- Back-up power from DG set (for lights, power points and desktop UPS only; not AC)
- Free Wired/Wireless internet connectivity through a 10 MBPS leased line of Venture Center.
- Shared areas of NCL Innovation Park
- Access (some for a fee) 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.

ELIGIBILITY

- The Office Space shall be available for carrying out office work related to science, technology, entrepreneurship, business/venture development, education and some related activities. The Office Space is primarily intended for technology-based start-up companies and services supporting such companies.
- The management of the Venture Center shall exercise judgment in making available the desks to applicant to ensure that activities held at the desk area shall be in tune with intellectual environment and brand equity of the NCL Innovation Park.

TERMS

PAYMENT TERMS

- o Reservation to be made for not less than 6 months duration.
- 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.
- o Booking once made shall not be transferrable or payment made thereof shall be non-refundable.

TERMS

- User <u>shall not</u> (intentionally or otherwise) do anything to suggest that the Venture Center or NCL as being party to the activities planned at the Office Space area.
- User <u>shall 1nsure</u> that the Office Space 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 user.

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PRICING

S.		Air	Location	Size	Minimum	Notice of	Advance	Omnibus Price
No.		condition	Location	3126	stay	vacation	payment	inclusive of
110.		er			required	Vacation	payment	utilities/month
1.	MB4 - 4	N	100 NIP	170 sq ft.	6 months	1 month	Advance	Rs 19,500
	Desks			Max.			payment for 6	5,555
				Capacity:			months to be	
				4			paid 1 month in	
							advance	
2.	Suite F1	Υ	200 NIP	223 sq ft	6 months	2 months	Advance	Rs 32,450
				Furnished			payment for 6	
				office			months to be	
				Maximum			paid 1 month in	
				capacity:			advance	
				6 people				
3.	Suite F2	Y	200 NIP	245 sq ft,	6 months	2 months	Advance	Rs 48,400
				Furnished office		4	payment for 6 months to be	
				Maximum			paid 1 month in	
				capacity:			advance	
				9 people			auvance	
4.	Suite F3	Υ	200 NIP	175 sq ft	6 months	2 months	Advance	Rs 30,900
	Suiters		200 1111	furnished	o monens	2 1110116115	payment for 6	1.5 50,500
				office.			months to be	
				Maximum			paid 1 month in	
				Capacity ~			advance	
				5 people				
5.	Cube -1	N	300 NIP	204 sq ft	6 months	2 months	Advance	Rs 30,900
				Maximum	(1)		payment for 6	
				capacity:			months to be	
				7			paid 1 month in	
-	000		200 NUD	2422 (1	6 11	2 11	advance	D 47 000
6.	Office 1	N	300 NIP	~132 sq ft, Maximum	6 months	2 months	Advance	Rs 17,900
				Capacity:			payment for 6 months to be	
				4			paid 1 month in	
				4			advance	
7.	B2	Υ	600 NIP	~320 sq ft	6 Months	3 months	Advance	Rs 41,600
				Capacity:		3	payment for 6	<i>3</i> 1 – , 5 5 6
				7			months to be	
							paid 1 month in	
							advance	
8.	B2 A	Υ	600 NIP	~200 sq ft	6 Months	3 months	Advance	Rs 29,250
				Capacity:			payment for 6	
				4			months to be	
							paid 1 month in	
							advance	
9.	B2 B	Υ	600 NIP	~320 sq ft	6 Months	3 months	Advance	Rs 27,100
				Capacity:			payment for 6	



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	17.	Office 9	Υ	600 NIP	~215 sq ft,	6 Months	2 months	Advance	Rs 53,600
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paid 1 month in								•	
advance									
18. Suite provided 750 NIP ~300 sq ft 6 months 2 months Advance Rs 37,900	18.		•	750 NIP	-	6 months	2 months		Rs 37,900
G3/Suite in desk office size payment for 6									
G4 area, but including months to be		G4			_				
not in 60 sq ft paid 3 months in			not in		-		1		
cabin cabin. advance			cabin		cabin.		1	advance	
Maximum					Maximum				
Capacity-					Capacity-				
7noonlo					7people				



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Ī	19.	Suite G5	Υ	750 NIP	~90 sq ft	6 months	1 month	Advance	Rs 21,650
					Maximum capacity:			payment for 6 months to be	
					4 people			paid 3 months in advance	

Additional Benefits

 Complimentary browsing and reading membership at VC library for 5 named employees during the period of stay.

Note: Service tax and other taxes applicable at the prevailing rate shall in addition to the above.

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

IMPORTANT:

- Please note that with effect from 1 April 2014, all new subscribers (and those seeking extension to existing contracts) to resident services (Lab, Office, Hot desk) will be required to compulsorily subscribe to the Address Service.
- This will allow all residents to use the 100, NCL Innovation Park address as their communication address and use the services of the Reception to receive mail/courier/ guests.
- Residents will receive the following discounts for the use of the Address Service:
 - 100% discount on the Brand Fee
 - Residents do not have to pay for the AIP component of the fee.

Access to meeting rooms for residents:

- 1. All resident incubatees have free access to at least one meeting room out of all the meeting rooms mentioned below on first-come-first- serve booking basis:
 - c. Access to Brainstorming Room at 300 NIP (6 seater, non-AC)
 - d. Access to Garden Meeting Room at 600 NIP (10 seater, non-AC)
- 2. Residents will be eligible for limited free usage of the Board Room at 200 NIP based on their occupancy as follows:



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Niversity of automotional	Normalian of Income
Number of subscribed	Number of hours
seats/ allowed	per month of Board
occupancy	Room
1	2
2-5	4
6-10	6
11-20	8
>20	10

- 3. Furthermore, residents can book other meeting rooms on a need basis against discounted charges:
 - a. Board Room at 200 NIP
 - b. Conference Room at 900 NIP
 - c. Sky Deck Discussion Meeting Room, 600 NIP, Sky Deck