

FACT SHEET/ TERMS AND CONDITIONS: Office Space (Revised on: 1st April 2026)**BIOINCUBATOR AT VENTURE CENTER****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.
- Preference will be given to start-ups operating in the following domains: Health care, medical biotechnology, biomed devices, diagnostics etc, agro/food/animal biotechnology, industrial biotech and biomass value addition etc
- Preference will be given to BIRAC's BIG grantees during the duration of their funding by BIRAC

TERMS

- **PAYMENT TERMS**
 - 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.
 - Booking once made shall not be transferrable or payment made thereof shall be non-refundable.
- **TERMS**
 - User shall not (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 shall insure 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.

PRICING

	Location	Size	Minimum stay required	Notice of vacation	Advance payment	Omnibus inclusive of utilities/month	Price of
B1	600 NIP	~450 sq ft Capacity:13	6 months	3 months	Advance payment for 6 months to be paid 1 month in advance	Rs 71,600	
B1B	600 NIP	~100 sq ft Capacity: 3	6 Months	1 month	Advance payment for 6 months to be paid 1 month in advance	Rs 28,750	
BD1	900NIP	~90 sq ft Capacity: 3	6 Months	1 Month	Advance payment for 6 months to be paid 1 month in advance	Rs 14,400	
BD2	900NIP	~90 sq ft Capacity: 3	6 Months	1 Month	Advance payment for 6 months to be paid 1 month in advance	Rs 14,400	

Additional Benefits

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

- Note:** 1) All offices and air conditioned spaces
 2) Service tax and other taxes applicable at the prevailing rate shall in addition to the above.
 3) Please note that all payments are advance payments

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.

Introductory offer:

- Eligibility: For all applicants signing up service contracts (for max duration of 1 year only) for BD4, BD5 in BioIncubator at 900 NIP on or before 1st February 2017 and planning to move in to the lab spaces on or before 1st March 2017.
- Benefits: 10% discount on listed price. Only one discount will apply at any time.

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:
 - a. Access to Brainstorming Room at 300 NIP (6 seater, non-AC)
 - b. 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:

Number of subscribed seats/ occupancy	Number of hours allowed	Number of hours per month of Board 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