(Entrepreneurship Development Center)

Registered office :100, NCL Innovation Park
Dr. Homi Bhabha Road
Pune- 411008, India
Mobile No: +91 9172232215
Web: www.venturecenter.co.in
Email: info@venturecenter.co.in
GSTIN:27AADCE4846J1ZE

FACT SHEET/ TERMS AND CONDITIONS: Hot Lab Services

(Revised –16 November 2026)

FEATURES

- Access to well-maintained instruments and services of Hot Labs in the 400 NCL Innovation Park.

Note: A detailed list of equipment in the Hot Labs is available here.

ELIGIBILITY

- The Hot Labs 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 Hot Labs service 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 and bookings shall be strictly against payment of full amount applicable.
  - 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.

- USAGE 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 Hot Labs.
  - User shall ensure that the Hot Labs including the Instruments and all 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, equipment and accessories in the Hot Labs shall be made up as per the prevailing costs without *demur* by the user.
  - Venture Center shall maintain records of Hot Labs and Instrument Usage for each User. These will be made available to the User prior to billing. User agrees that in case of any dispute, Venture Center's assessment of the duration of Hot Labs and Instrument Usage will be considered final and the same shall be used for billing purposes.
  - This terms sheet is applicable for Hot Labs services only during the official working hours of Venture Center.
  - Venture Center reserves the right to deny use of its services at its sole discretion, without providing any reason whatsoever. In case of scheduling conflicts, Venture Center will be the sole and final authority on the rental schedule of the Hot Labs.
  - All Users of Hot Lab services must follow the standard operating procedures (SOP) and EHS guidelines laid down by Venture Center. Violation of these guidelines will result in immediate termination of services by Venture Center.
  - All Users must go through the EHS training and pass the safety test conducted by Venture Center before they can avail of the Hot Lab service. Venture Center staff will also approve the SOP and experiment plans of the User before they avail of the Hot Lab service.

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- Venture Center does not guarantee the continuous and proper functioning of the equipment in the Hot Labs. In case of equipment failure, Venture Center will attempt to repair or replace the equipment within an appropriate time period. Any liability incurred by Venture Center will be limited to a part of the advance payment made by the User that remains un-utilized due to equipment failure. This will be calculated on a pro-rated basis.
- User must vacate all areas in Hot Labs and clean up all the working spaces at the end of every working day to the satisfaction of Venture Center staff. Venture Center will conduct daily checks on the Hot Labs equipment to ensure that there was no damage inflicted by the User.
- Venture Center will consider (but not guarantee) the provision of a locker for the User to store their materials overnight. However, Venture Center is not liable for any damage or theft of materials stored in the locker.
- All consumables, supplies, glassware etc. will be brought by Users of the Hot Labs at their own expense; Venture Center will not be responsible for the provision of the same.

PRICING

<table>
<tr><td colspan="2">SERVICE TYPE</td><td colspan="3">PRICING</td></tr>
<tr><td rowspan="5">HLS01</td><td>Hot Lab service</td><td rowspan="2">Rs. 500 service fee (per person, per half-day)</td><td rowspan="2">Rs. 1,000 service fee (per person, per day)</td><td rowspan="2">Rs. 20,000 service fee (per person, per month)</td></tr>
<tr><td>Includes access to: (Instrument list) in
• Biology & Health Sciences lab
• Chemistry Lab
• Processing Lab</td></tr>
<tr><td colspan="4">All Users of Hot Lab service must follow the standard operating procedures (SOP) and EHS guidelines laid down by Venture Center. Prior booking of instruments and making log book entry after using the instruments is mandatory. Violation of these guidelines will result in immediate termination of services by Venture Center.</td></tr>
<tr><td colspan="4">Deposit of Rs 20,000</td></tr>
<tr><td colspan="4">Special needs regarding EHS, waste disposal and utilities charged extra.</td></tr>
<tr><td colspan="4">Free storage of 2 sliding trays in minus 80°C + 1 sliding tray in minus 20°C + Half shelf in 4°Cif Hot Lab service is opted for a month.</td></tr>
<tr><td rowspan="3">HLS02</td><td colspan="2">Workspace with Storage</td><td colspan="2">Rs.500 / person/day</td></tr>
<tr><td colspan="4">Includes a workspace with storage</td></tr>
<tr><td colspan="4">This service can be opted by users of Hot Lab service (HLS01) only.</td></tr>
<tr><td>HLS03A</td><td colspan="2">Facility operated Hot Lab service</td><td colspan="2">Rs.500 / instrument / hour</td></tr>
<tr><td rowspan="4">HLS03B</td><td colspan="2" rowspan="2">Facility operated Lyophilization (Freeze-drying) service</td><td colspan="2">Rs. 2000/ 6 hours</td></tr>
<tr><td colspan="2">Rs. 3500/ 15 hours</td></tr>
<tr><td colspan="4">No Deposit.</td></tr>
<tr><td colspan="4">Liquid Nitrogen will be charged extra at actual.</td></tr>
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Low temperature storage offering			
HLS04	**Minus 80°C storage**	1 rack with 5 sliding trays DxWxH in inch 27 x 5.5 x 12	Rs. 2500/month
		1 sliding tray DxWxH in inch 27 x 5.5 x 2.4	Rs. 500/month
HLS05	**Minus 20°C storage**	1 sliding tray DxWxH in inch 21 x 10 x 5.5	Rs. 1000/month
HLS06	**4°C storage**	1 shelf DxWxH in inch 16 x 20 x 8	Rs. 1000/month
		Half shelf DxWxH in inch 16 x 10 x 8	Rs. 500/month
HLS07	**Liquid Nitrogen Storage**	Full box of 100 vials	Rs.5000/month
		10 vials in a shared box	Rs 750/month
No Deposit			
In case of instrument breakdown, Venture Center staff will inform the user immediately to shift samples to alternate instruments. In case the user is not available, Venture Center staff will shift the samples themselves, but will not be responsible for loss of samples, if any.			
HLS08	**Ultrapure Type I Water** (Resistivity 18.2mΩ.cm)	**Rs 100 / Liter**	
	No Deposit		
	Minimum amount 5 liter		
	Free 5 liter of Ultrapure Type I water per month if **Hot Lab service is opted for a month.**		
HLS09	**Type II Water**(Resistivity 15.0mΩ.cm)	**Rs 25 / Liter**	
	No Deposit		
	Minimum amount 20 liter		
	Free 50 liter of Type II water per month if **Hot Lab service is opted for a month.**		

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, water etc. 3) Special needs regarding EHS, waste disposal and utilities charged extra.

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

Note: 1) Discounts applicable to service type HLS01, HLS02 and HLS03 only.

2) Only one discount may be availed at a time.

It is hereby declared that the undersigned has read and understood the terms and conditions of Venture Center's Hot Lab services and accepts the same.

For and on Behalf of
(Name of the Company)

(Name of the authorized signatory)
Designation

The Entrepreneurship Development Center (service mark: Venture Center) is incorporated under Section 25 of the Companies Act, 1956 (India) (Section 8 of the Companies Act, 2013). Venture Center is a member of the Indian STEP and Business Incubator Association (ISBA) and the National Business Incubation Association (NBIA).
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