

TIDEL PARK COIMBATORE LTD.

TERMS FOR ALLOTMENT OF COMMERCIAL SPACE (SERVICE PROVIDERS)

1. TERMS OF ALLOTMENT:

Name of the client:

(Service Provider)

Terms of Lease for space:

(a)	Module No (Warm Shell)	:	Space at Ground Floor / Basement (as is where is condition)
(b)	Area (Super built-up)	:	330 sq.ft. (approx.)
(c)	Activities / Usage permitted	:	Providing Communication Service to TPCL Occupants
(d)	Rent (on super built-up area basis)	:	Rs.48.50/- per sq. ft. / month. (2022-23) [Annual escalation - 5% wef 1 st Apr each year]
(e)	Lease Period	:	5 Years
(f)	O & M Charges	:	Rs.9.57/- per sq. ft. / month. (2022-23) [Annual escalation - 5% wef 1 st Apr each year]
(g)	Air conditioning Charges	:	At actual
(h)	Electricity	:	At actual (as per TNEB tariff based on consumption).
(i)	Refundable Interest Free Security Deposit	:	Equal to Ten months of rent & 10 months of amenities & facilities availed
(j)	GST and other statutory levies	:	Applicable on rent, O & M, and other charges as may be imposed by central (or) State Government from time to time.
(k)	Lock in period for space allotment	:	2 ½ years
(l)	Rent free fit out and (for space/other facilities/amenities)	:	3 Months
(m)	Rent commencement	:	3 Months (or) date of commencement of operation whichever is earlier.
(n)	Warm Shell	:	The warm shell does not include the interior works viz., flooring, false ceiling, light fitting, A/c ducts and distribution, fire detections, sprinklers. TPCL shall provide Air Handling Units, Electrical Power distributions, Fire Protection System, Communication Duct/Board, etc., utilities at the common corridor. The clients have to make necessary arrangements for the interior fit outs at their cost.

2. Car Parking:

Car parking slots will be provided (Subject to availability) at the following rates:

Covered Car park:

- (i) For Basement – I .. Rs. 1200/- per Car per month
- (ii) For Basement – II .. Rs. 1000/- per Car per month

Open Car Park (subject to availabilities) Rs. 500/- per Car per month

Covered Two wheeler Parking Rs. 250- per month

3. CHARGES FOR OTHER AMENITIES/FACILITIES:

(a) TRENCH CHARGES (From Main Gate to Building):

Sl. No.	Pipe Size	Unit Charge (per month) Rs.	Refundable security Deposit
1	50mm dia	3,000/-	10 Months
2	110mm dia	12,000/-	10 Months

(b) SHAFT CHARGES (Vertical within Building)

Sl. No.	Pipe Size	Unit Charge (Rs.) (Pipe/ Shaft)	Refundable security Deposit
1	50mm dia	1,000/-	10 Months
2	75mm dia	2,000/-	10 Months
3	110mm dia	4,000/-	10 Months

(c) INBUILDING SOLUTION SYSTEMS – USER CHARGES FOR EACH SERVICE PROVIDER

	South Block Rs.	Central Block Rs.	North Block Rs.	Refundable security Deposit
User Charge	20,000/- per month	20,000/- per month	20,000/- per month	10 Months

**(d) COMMUNICATION BACKBONE CHARGES–TOTAL PAIRS: 6000
(Copper cable)**

Sl. No.	(No. of Pairs) Unit	Unit Charge (per month) Rs.	No. of Units	Refundable security Deposit
1	200 (min)	15,000	14	10 Months
2	300	20,000	6	10 Months
3	400	25,000	4	10 Months

**(e) COMMUNICATION BACKBONE CHARGES- TOTAL PAIRS: 384
Single Mode and Multi mode Fibre Management System–**

Sl. No.	Fiber cable	Unit Charge (per month) Rs.	No. of Units	Refundable security Deposit
1	Single mode 12core	800.00	each	10 Months
2	Multi mode 12core	1200.00	each	10 Months

(f) ANTENNA CHARGES

Sl. No.	No. of Antenna	Antenna Charge (per month) Rs.	Refundable security Deposit
1	50	2,000/-	10 Months

The applicants are requested to indicate their requirement of above facilities along with application and accordingly the same will be considered for allotment on the first-come-first-served basis subject to availability.

4. Interest on belated payment :

In the event of Lessee failing to make payments including rent, operation and maintenance fee, on or before the 10th day of each calendar month, payments due shall be payable with 17% interest per annum for any delay beyond the 10th day of the calendar month. In case the payment and the interest due is not made before the 15th day, Lessor shall be entitled to cease all Operation and Maintenance Services. Belated payment of AC and Electricity charges will also attract interest at the above rates.

5. Premature closure :

In the event the Lessee wishes to terminate the lease agreement prior to the expiration of the lock in term, then the Lessee will have to forego the entire interest free Security Deposit paid to the Lessor and the Lessor will not be liable to refund the said Security Deposit. The lessee will have to compensate the lessor for the balance period of the lock in period.

6. Renewal for further term:

As per the terms of allotment, the occupant has to indicate the willingness to renew / surrender the space 3 months prior to the expiry of the lease and renewal agreement to be signed prior to the expiry of the lease. If confirmation is not received for renewal or agreement is not signed within the stipulated time, the lease agreement will be terminated automatically on the expiry of lease period.

7. Payment of Security deposit & signing of agreement:

Security deposit equivalent to 10 Months charges for various facilities viz., (a) Trench, (b) Shaft, (c) In-Building Solution, (d) Communication Back Bone charges and (e) Antenna Charges has to be paid alongwith the application form. The agreement has to be concluded within 30 days.

8. Allotment Procedure

(i) The application received with security deposit will be scrutinized and qualified based on the nature of the activities for which the spaces/services are made available.

(ii) The agreement has to be signed within 30 days from the date of allotment. Failing which, the Booking Advance will be refunded and allotment of space stands cancelled automatically / re-allotted to the next eligible applicant. The security deposit will be appropriated by TPCL as a reasonable compensation for opportunity cost towards withholding the demises premises from allotting to third parties.
