

Basic Conditions for Renting out Habitat Centre

- Complete Habitat Centre Floor wise plan

Sr. No.	Floor	Area (sqm.)	Allotment of Car Parking	Allotment of Bike Parking
	Ground Floor			
1	Exhibition Space	204.66	2	2
2	Shop 1	40.05	1	1
3	Shop 2	140.29	1	2
4	Shop 3	78.82	1	1
5	Shop 4	78.82	1	1
6	Shop 5	78.82	1	1
7	Shop 6	53.33	1	1
8	Shop 7	78.82	1	1
9	Shop 8	97.67	1	1
10	Shop 9	89.06	1	1
11	Shop 10	45.9	1	1
12	Shop 11	60.48	1	1
13	Shop 12	55.69	1	1
14	Shop 13	58.84	1	1
15	Shop 14	67.42	1	1
16	Shop 15	37.34	1	1
	First Floor			
17	Exhibition Space	210.05	2	2
18	Shop 1	89.66	1	1
19	Shop 2	140.29	1	2
20	Shop 3	78.82	1	1
21	Shop 4	78.82	1	1
22	Shop 5	76.77	1	1
23	Shop 6	54.35	1	1
24	Shop 7	78.82	1	1
25	Shop 8	96.3	1	1
26	Shop 9	89.06	1	1
27	Shop 10	45.9	1	1
28	Shop 11	60.48	1	1
29	Shop 12	55.69	1	1
30	Shop 13	58.84	1	1
31	Shop 14	67.42	1	1
32	Shop 15	37.34	1	1
	Second Floor			
33	Conference Hall	212.71	2	1
34	Pre-Function Lobby	125.12	14	16
35	Banquet Hall (Double Height)	446.1		
36	Pre-Function Lobby	119.79		
37	Store	68.67		
38	Kitchen	156.91		
39	Food Court with 2 food counters	59.21	1	2
40	Food Court with 4 food counters	382.98	3	4
41	Open Terrace Sitting	70.78		

	Third Floor			
42	Maintenance Office	95.38	1	1
43	Office 1	53.33	1	2
44	Office 2	78.82	1	2
45	Office 3	96.3	1	2
46	Office 4	87.11	1	2
47	Office 5	45.9	1	2
48	Office 6	60.48	1	2
	TOTAL		61	72

- Estimated premium cost for 20 years – Rs. 1,15,000/- per sqm.
- Estimated Rent cost per year- Rs. 2,700/- per sqm.
- Way of Allotment- by eAuction of each unit.
- Increase in Rent- 3% per year on cumulative value.
- Terms & Conditions
 - Tenant will not be allowed to use common area for business purpose other than the carpet area of the allotted unit(s).
 - Tenant will not be allowed to do any temporary/permanent construction/destruction outside or above the carpet area of the allotted shop(s). If found any will lead to immediate termination of the agreement and forfeiture of all money paid to SSCL.
 - Tenant will not be allowed to do any business in the allotted unit(s) related to hazardous and explosive chemicals, gases, etc.
 - Tenant will not be allowed to do any business in the allotted unit(s) related to any product/service the sale of which is unlawful/illegal or restricted for sale under any Indian Act or legislation.
 - Tenant will not be allowed to do any business in the allotted unit(s) related to any bicycle, bike, two-wheeler, three-wheeler, four-wheeler or any kind of vehicle repairs or gas/air filling, service centres.
 - The Tenant can transfer the agreement with the consent of SSCL and SSCL will charge 15% of the transfer amount.
 - The Tenant will not be allowed to operate any canteen/restaurant/ business on any unit on ground floor.
 - No structural alteration is allowed in the premises.
 - Electric connection to be taken separately by the tenant and he will bear all the expenses related to connection and will bear monthly electricity bill.
 - The signage board will not exceed the width of the shutter of the respective unit.
 - If the Tenant pays the premium amount in one go, then he/she will be given 5% discount in premium amount.
 - If the Tenant wants to pay premium in instalments, then he/she has to pay 25% premium at the time of agreement and remaining 75% premium to be paid in five years @ 12% interests per year on balance amount after pledging Bank Guarantee equivalent to 75% of the premium amount.
 - The amount of premium will be finalized as per actual area of the unit as per pro-rata basis.
- Other terms and Conditions
 - a. Categories of shops permitted on Ground Floor:-
 - 1. One District One Product Shops

2. Exporters
 3. Handmade Articles
 4. Branded Showrooms of readymade garments, apparels, illuminate, jewellery, gems, artificial jewellery, home décor, electrical/ electronic appliances, mobile/ cellular, grocery, kitchen appliance, travel equipment store, sports unit, medical clinic/ pharmacy, Bakery.
 5. Gift Centre
 6. Any other category store with prior approval of SSCL.
- b. Water and Sanitation facility will be made available to individual unit as per requirement and demand on extra payment other than premium and monthly rent.