



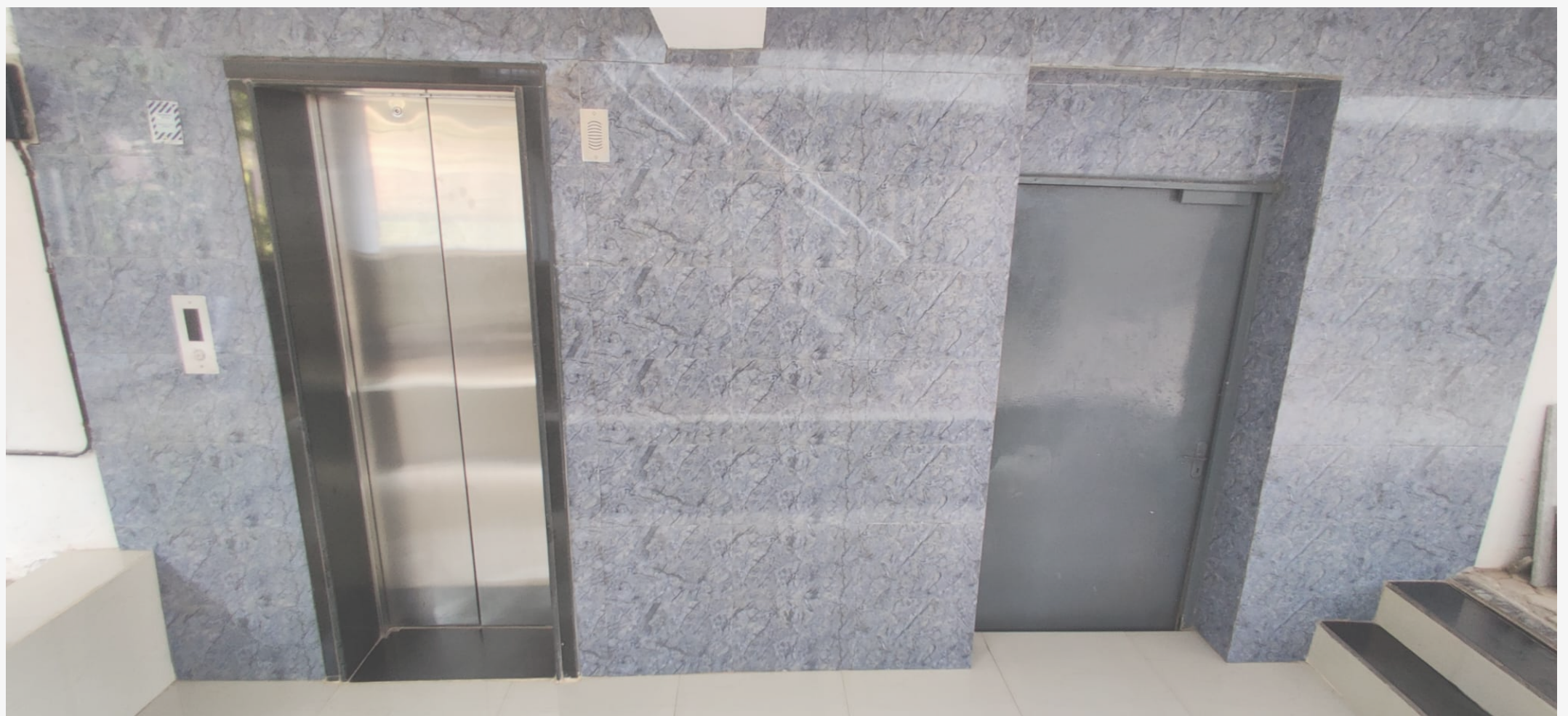
MANELKAR PLAZA
COLLECTORS GATE, BALMATTA



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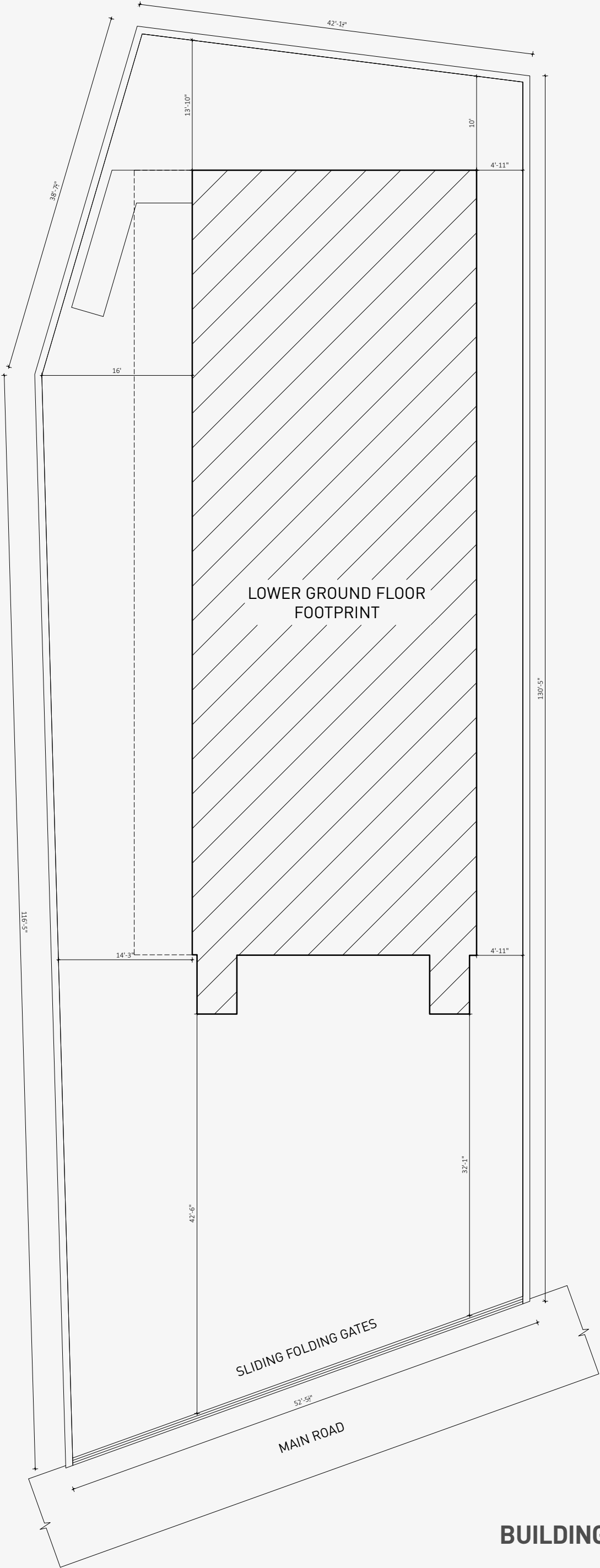


Project / Building Name	Manelkar Plaza
Name of the developer	Manelkar Developers & Infrastructure Pvt Ltd
Location	Collector's Gate, Balmatta, Mangalore- 575001
Proposed Space/ Building details	
Super built-up area (in sq.ft)	~18,205
Carpet area (in sq.ft)	~14,050
No of basement/s & floors	LG+UG+4
Approx. Floor plate size (in sq.ft)	~2,880
Details of the Space Offered	
Total Area Available (in sq.ft)	~18,205 (additional 3,030 terrace area extra)
Floors offered (Super built-up area)	Lower Ground Floor ~3,000 SFT Upper Ground floor ~3,491 SFT (16 Feet height) 1st floor ~3,612 SFT 2nd floor ~3,445 SFT 3rd floor ~3,595 SFT 4th floor~1,062 SFT Lower terrace~1968 SFT Upper terrace~1062 SFT (covered terrace area) - Additional mezzanine floor can be constructed in upper ground floor at Client's cost
Handover Condition	Warm Shell
Car parking slots offered (leased)	1 Slot per 2,111 SFT 9 Car parking slots & 50 two-wheelers slot
Timeline (For occupation / Commencement of fit outs)	Immediate
Quoted Commercial Details	
Lease tenure(in years)	5+5
Lock in Period (in years)	3
Notice period for termination	6 Months notice to be Issued post Lock in
Quoted rent / sq.ft. / month	INR 150 (Lower and Upper Ground Floor) INR 75 (Upper Floors)
Building common area maintenance charges / sq.ft. / month	On actuals
Rent / car park slot / month	Included in rent
Rent review / escalation %	5% every year
Interest Free Refundable Security Deposit	Amount equivalent to 12 Months rent

MANELKAR PLAZA

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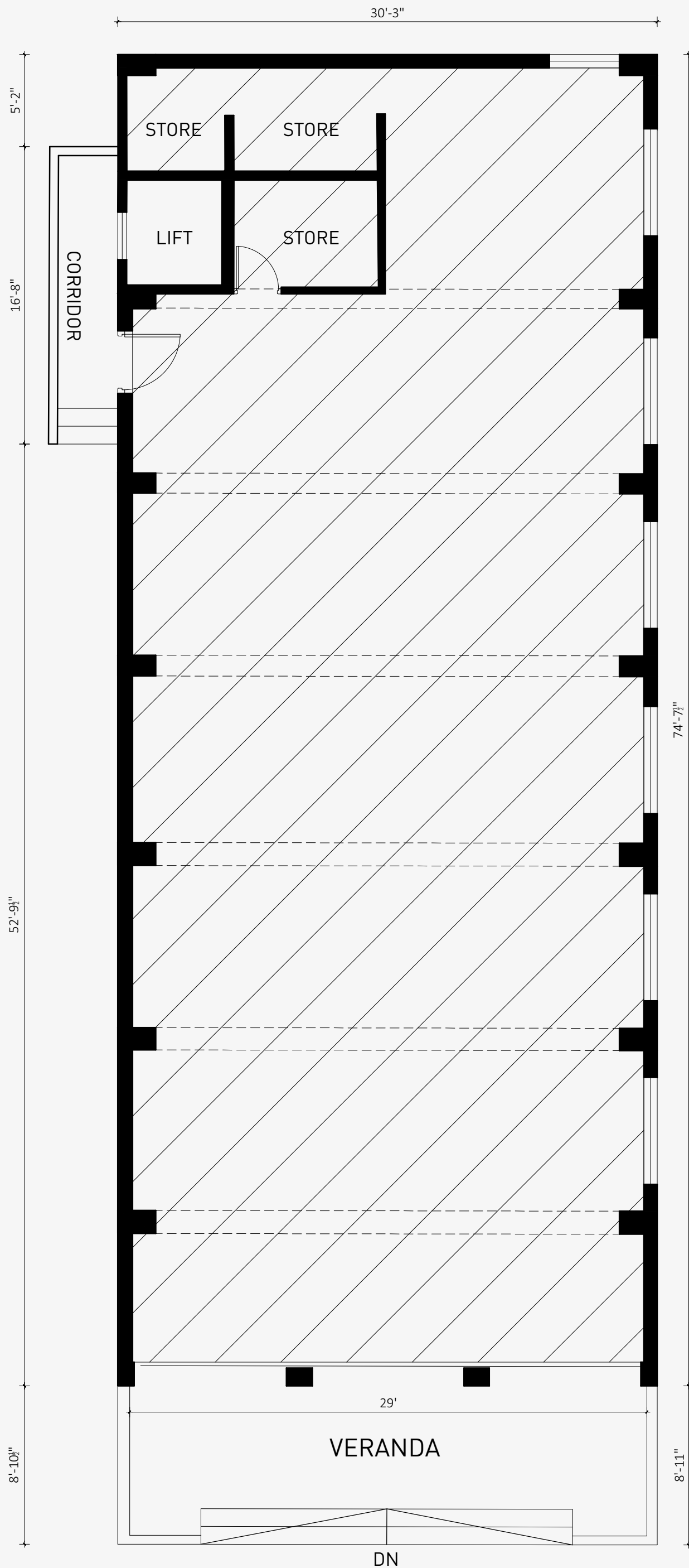
SITE PLAN

SITE AREA: 15.25 CENTS

BUILDING FOOTPRINT: 2580 SQFT



ALL MEASUREMENTS IN FEET



LOWER GROUND

CARPET AREA: 2042 SFT

BUILT UP AREA: 2493 SFT

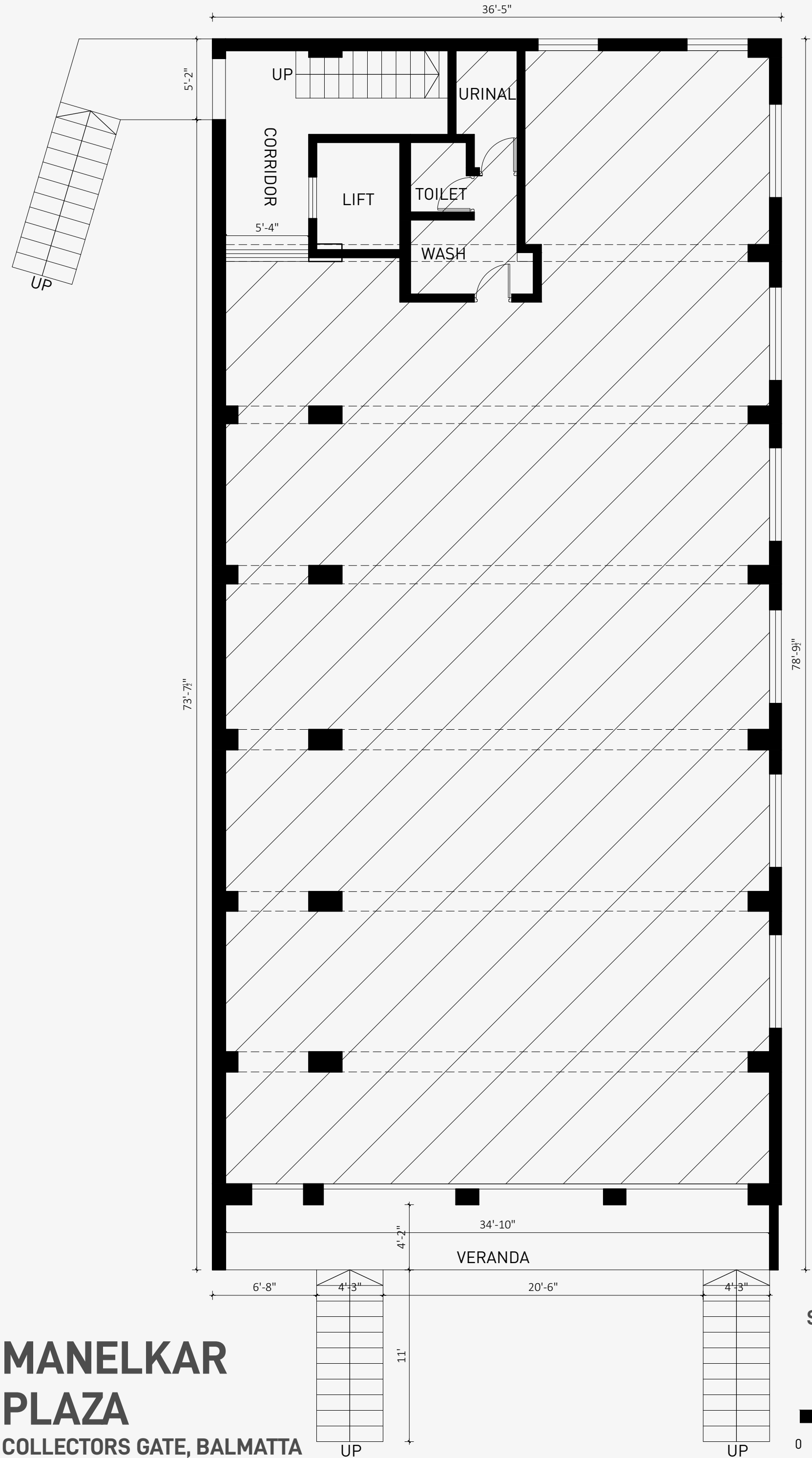
FLOOR PLATE: 2532 SFT

SUPER BUILT UP: 3000 SFT

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ALL MEASUREMENTS IN FEET



UPPER GROUND

CARPET AREA: 2363 SFT

BUILT UP AREA: 2816 SFT

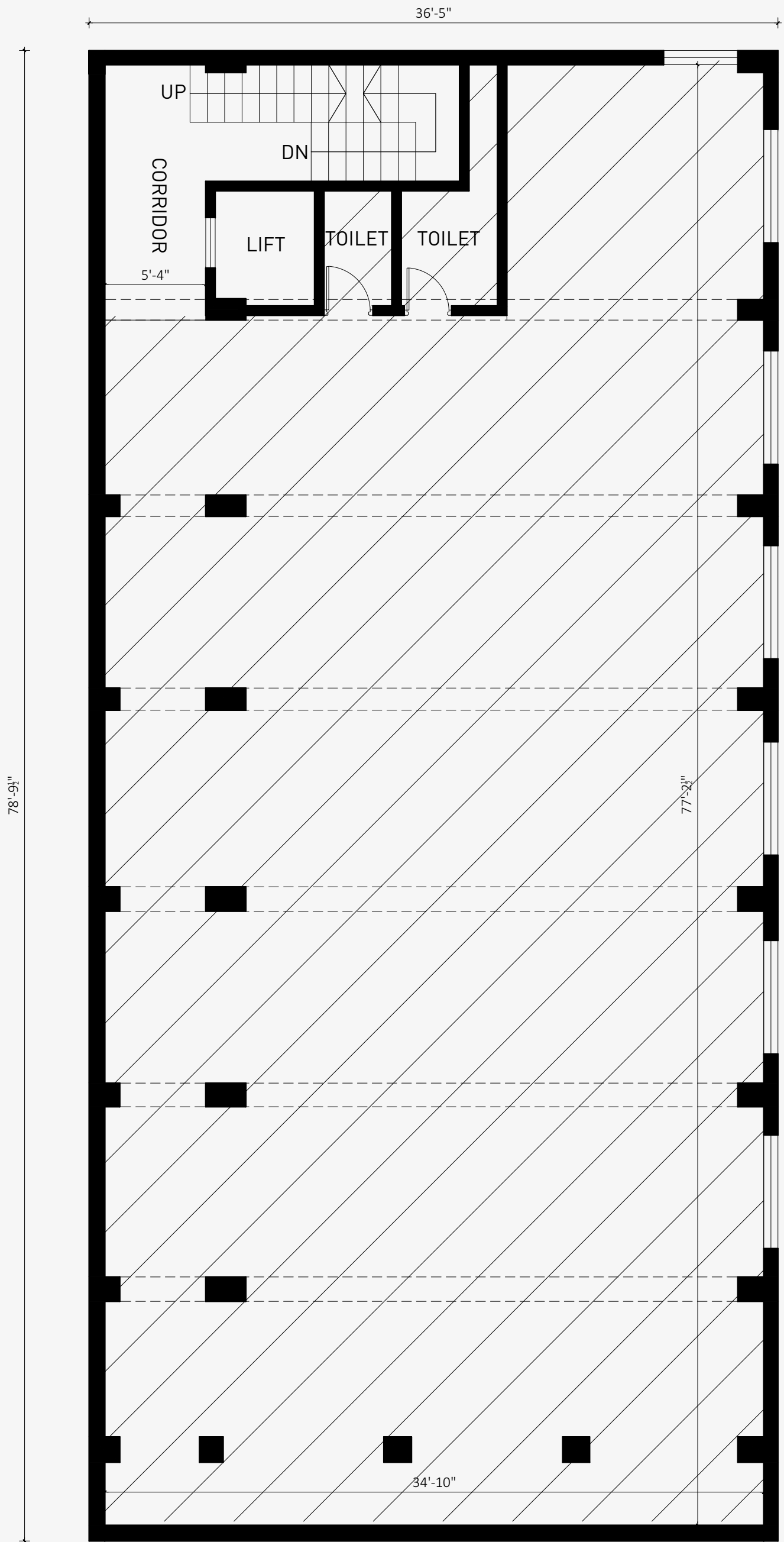
FLOOR PLATE: 2868 SFT

SUPER BUILT UP: 3491 SFT

**MANELKAR
PLAZA**
COLLECTORS GATE, BALMATTA



ALL MEASUREMENTS IN FEET



FIRST FLOOR

CARPET AREA: 2485 SFT

BUILT UP AREA: 2646 SFT

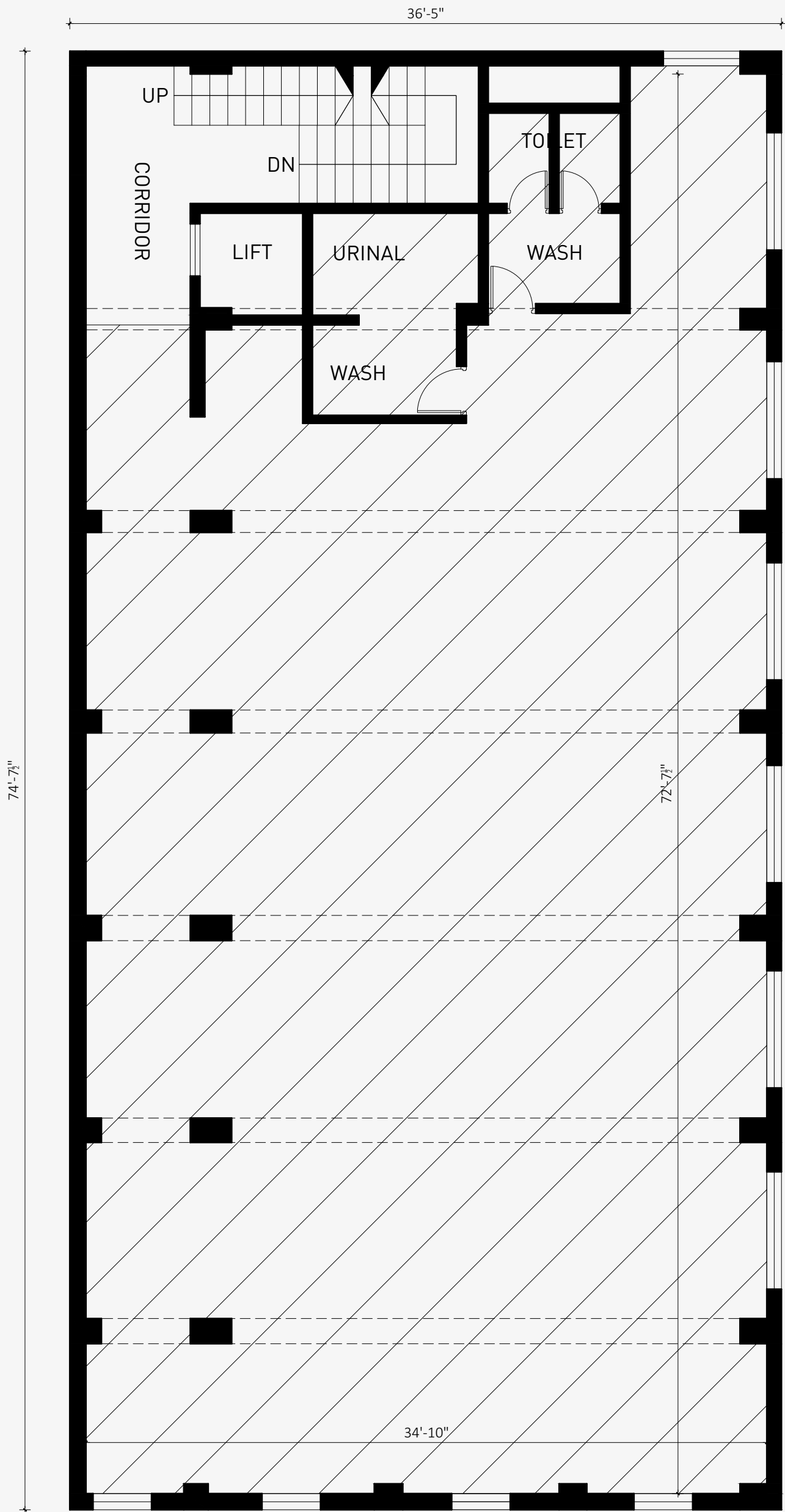
FLOOR PLATE: 2868 SFT

SUPER BUILT UP: 3612 SFT

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COLLECTORS GATE, BALMATTA



ALL MEASUREMENTS IN FEET



SECOND FLOOR

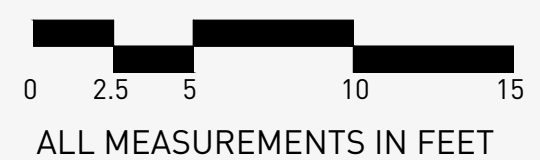
CARPET AREA: 2323 SFT

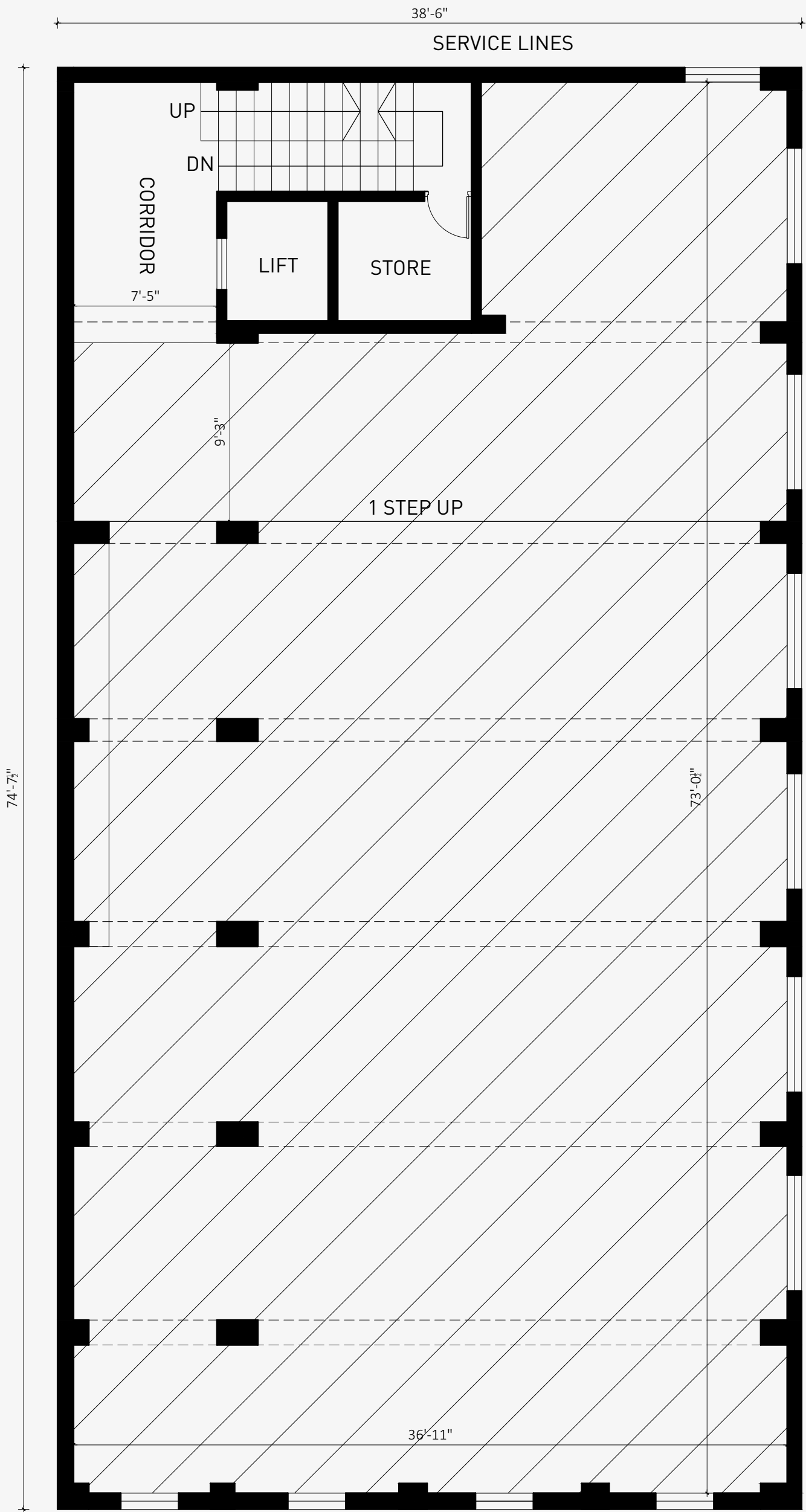
BUILT UP AREA: 2486 SFT

FLOOR PLATE: 2717 SFT

SUPER BUILT UP: 3445 SFT

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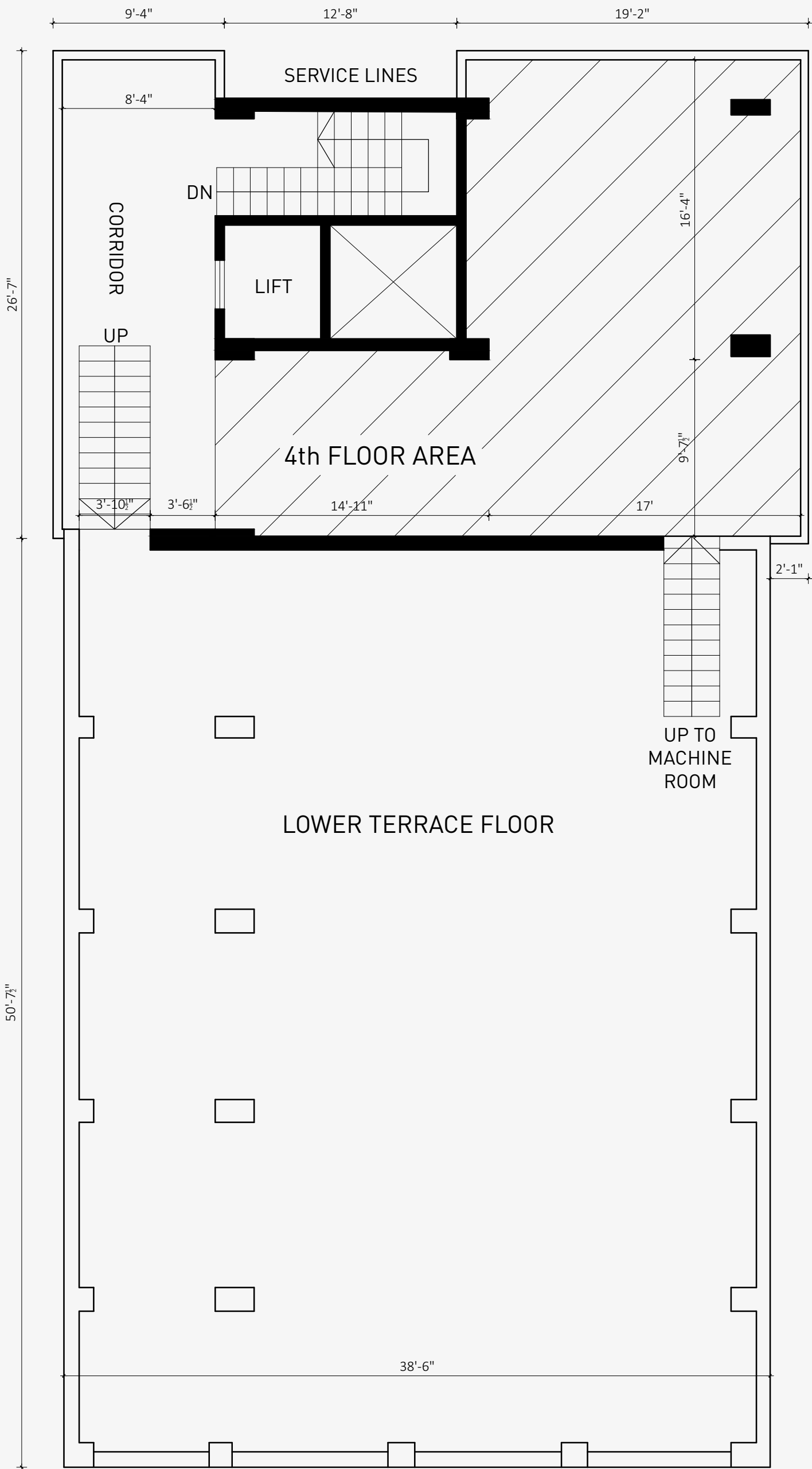
THIRD FLOOR

CARPET AREA: 2422 SFT

BUILT UP AREA: 2591 SFT

FLOOR PLATE: 2874 SFT

SUPER BUILT UP: 3595 SFT



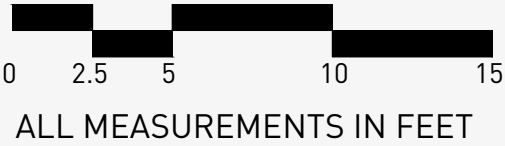
FOURTH FLOOR

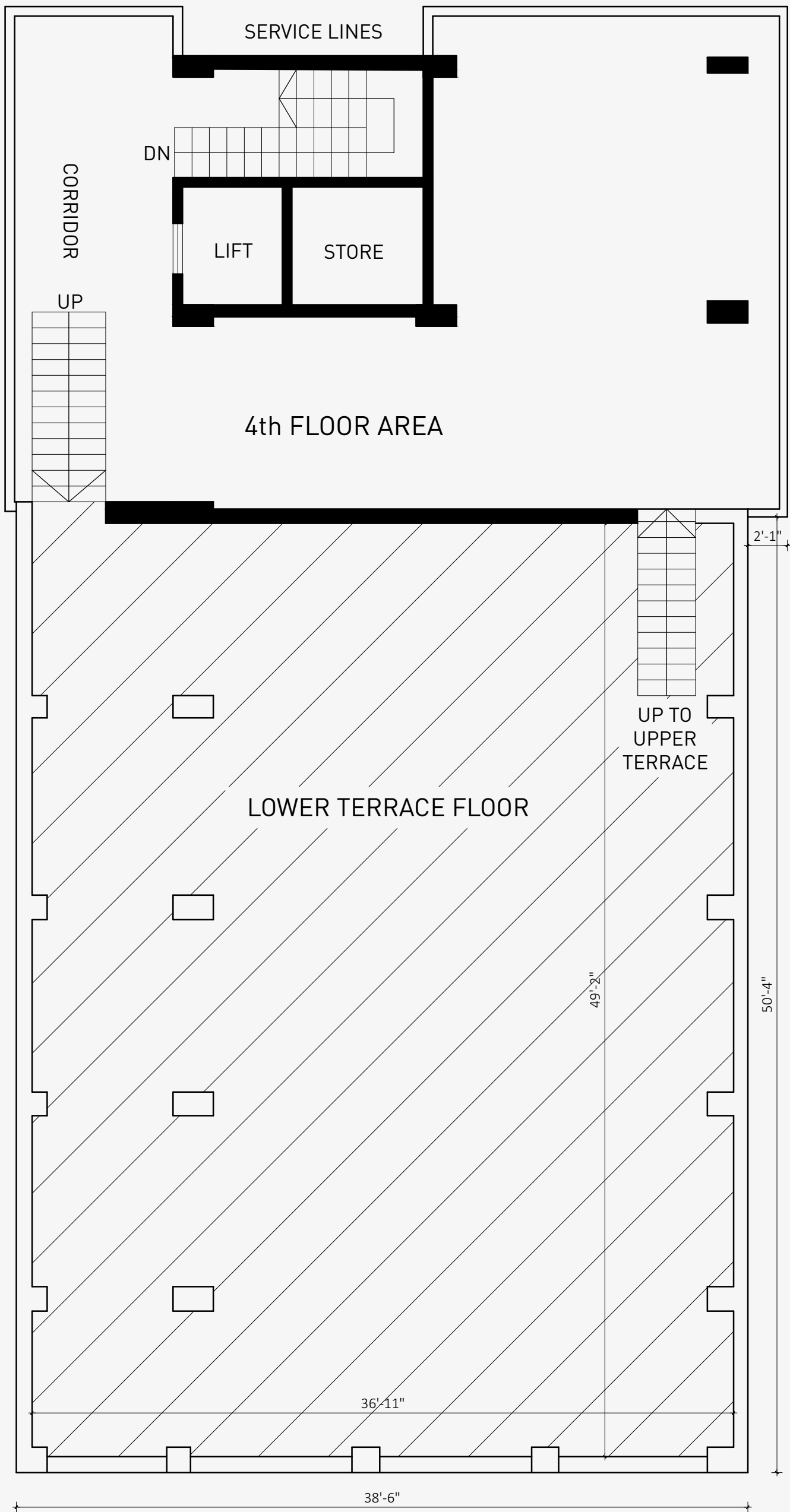
CARPET AREA: 612 SFT

BUILT UP AREA: 710 SFT

FLOOR PLATE: 1062 SFT

SUPER BUILT UP: 1062 SFT





LOWER TERRACE

CARPET AREA: 1815 SFT

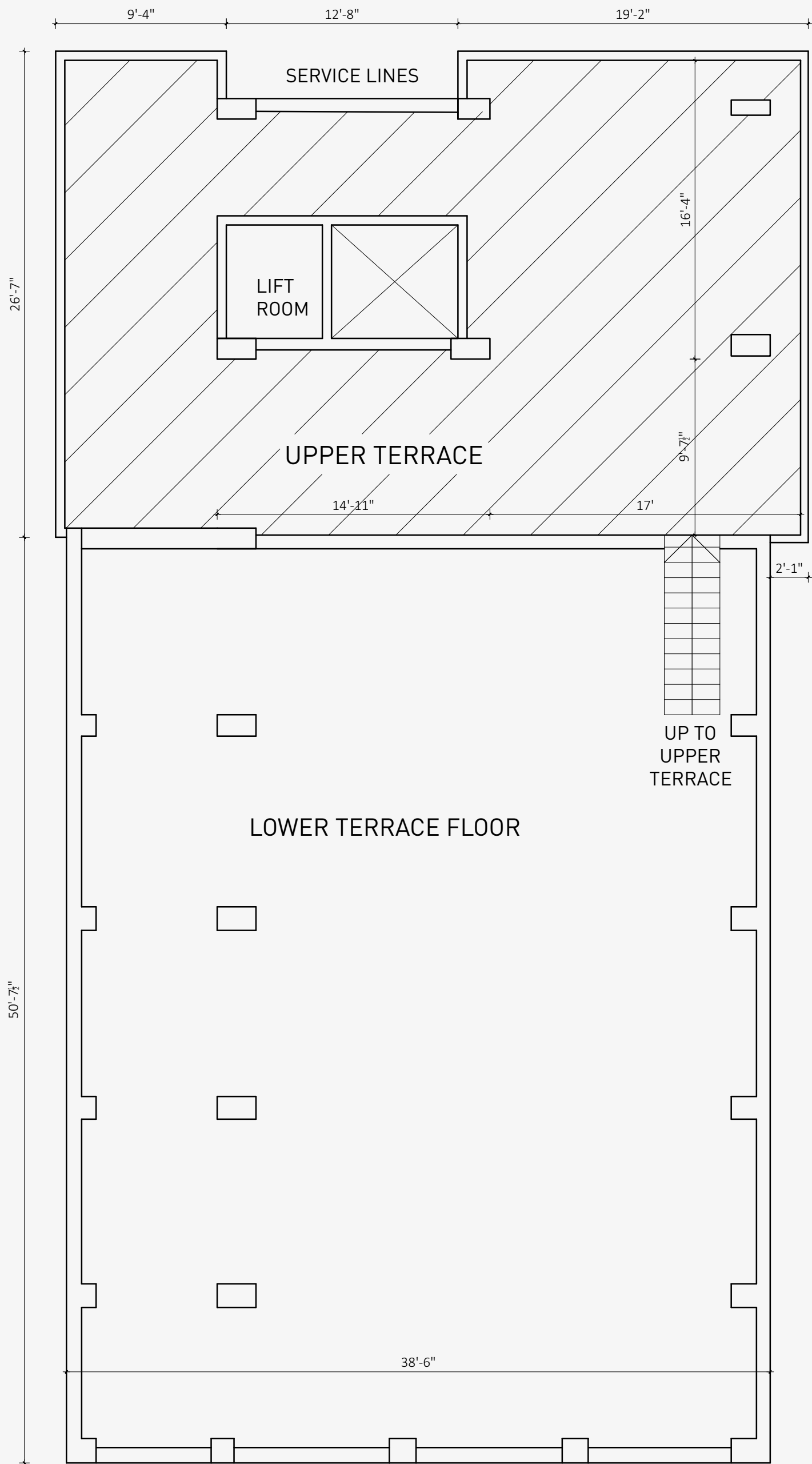
BUILT UP AREA: 1953 SFT

FLOOR PLATE: 1968 SFT

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ALL MEASUREMENTS IN FEET



UPPER TERRACE

CARPET AREA: 612 SFT

BUILT UP AREA: 710 SFT

FLOOR PLATE: 1062 SFT