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^ Techbook  
version : 2.05



## LOCATION INSIGHT

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## LOCATION INSIGHT



### ABOUT NAGPUR

Nagpur, the geographic centre of India and the third largest city in Maharashtra, is a key transportation hub that serves 14-million consumers within a six-hour drive. Its strategic location, with highways and freight corridors connecting it to major cities like Mumbai, Delhi, Kolkata, and Chennai, makes it ideal for warehousing and logistics operations. The upcoming Samruddhi Expressway will further enhance Nagpur's connectivity, reducing travel between Nagpur and Mumbai to eight hours. The region benefits from robust rail, road, and air connectivity and a regulatory environment that supports infrastructure development. The presence of industrial clusters – including, MIDC ButiBori, MIDC Hingna, and Mihan Special Economic Zone (SEC) – developed by the Government of Maharashtra to drive industrial and economic growth, has contributed to world class businesses setting up operations in the region and thus spurring demand for high-quality warehousing.



### XSIO^ AT NAGPUR



#### PARK 1 (SAMRUDDHI EXPRESSWAY)

20.9958672, 78.9829133

Xsio^ Logistics Parks has established a state of the art 1.75 Million Sq. Ft Grade A Park Wadgaon, Tah. Hingna, Dist. Nagpur which is strategically located close to SEZ and MIDC areas with excellent road, railway, and airport connectivity. The site enjoys excellent connectivity from Nagpur-Mumbai Samruddhi Expressway. Already commissioned 1.5 million sq. ft. of Grade A of ultra-modern warehousing space scaling it up to a total of 3 million sq. ft. The park and buildings are Certified as Platinum Rated by the Indian Green Building Council (IGBC) The Site location also serves a high percentage of economically active people of a working age and apart from connectivity, the site benefits further from good health care in the vicinity.



#### PARK 2 (LINGA, NIMJI)

21.1380299, 78.8513709

The upcoming Xsio^ Nagpur -Logistics Park 2 at Village Linga, Dhamna, Hinga Tehsil, a state of the art 1.0 Million Sq. Ft Grade A Park is located in the heart of Nimji, the predominant warehousing destination of Nagpur. This upcoming park will integrate a range of sustainable building features such as energy and water-efficient designs that will reduce tenants' environmental impact and their operating costs. The park and buildings shall be Pre-Certified as Platinum Rated by the Indian Green Building Council (IGBC)

The Site location also serves a high percentage of economically active people of a working age and apart from connectivity, the site benefits further from good health care in the vicinity.





# BUILDING HIGHLIGHTS



**PARK 1 (SAMRUDDHI EXPRESSWAY)**  
**20.9958672, 78.9829133**  
**INDUSTRIAL BUILDING: X8**  
**SCHEDULED DRY ACCESS: 15.09.2024**

- |  |  |  |   |
|--|--|--|---|
|  | <p><b>12 Meter Clear Height</b><br/>Building Clear Height (at eaves).</p>  |  | <p><b>Structure</b><br/>Pre-engineered building, optimised column spacing, and mezzanine level for office.</p>  |
|  | <p><b>Collateral Load</b><br/>30 Kg/sq.mt. for Load required for suspension of electrical services, sprinklers.</p>  |  | <p><b>6-8 MT/M2 Floor UDL</b><br/>Floor design to support high cube racking.</p>  |
|  | <p><b>Superflat FM2 Floor</b><br/>Flat/super flat floors, FM2-compliant with certification and 7 step Densification (TI*).</p>   |  | <p><b>Seamless Roof</b><br/>Standing seam' premium roof system that provides 10-year leak-proof warranty and is capable of taking solar panel load.</p>   |
|  | <p><b>End bay spacing</b><br/>8.00 m or as per final design.</p>   |  | <p><b>Internal bay spacing</b><br/>16.00 m X 22.00 – 25.00 m (variable dimensions as per bldg. width).</p>  |
|  | <p><b>Option for fully furnished office ( TI* )</b><br/>Over 2 floors Ground and Mezzanine.</p>  |  | <p><b>Mezzanine Floor</b><br/>2% of plinth Area. Dead load of floor – 4.0 KN/Sqm, Live load - 3.5 KN / Sqm.</p>   |
|  | <p><b>Roofing</b><br/>0.55 mm thk bare galvalume "Standing Seam" premium roofing system that provides 10-year leak-proof warranty and is capable of taking solar panel load.</p>                           |  | <p><b>Pitch of the roof</b><br/>1:20 or as per final design.</p>  |
|  | <p><b>Ventilation</b><br/>"Passive ventilation to provide 6 air changes. Adequately designed louvred panels on external walls and roof monitor on roof to support the required number of air changes."</p> |  | <p><b>Fibreglass wool Insulation</b><br/>Fire Resistant, 24 kg/m2 and 50 mm thick flexible glass wool blanket insulation on Roof and all sides with long, suitably laminated with polypropylene based facing material (WMP-50).</p> |





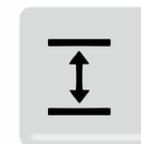
## BUILDING HIGHLIGHTS



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**Cladding**  
 0.50 mm thk colour coated galvalume sheets.



**Plinth Height**  
 1.2 m height from dock apron finish level.



**Canopy**  
 4.5 m wide cantilever canopy on the apron side of the building offers protection from adverse weather condition and enough height clearance for tall trucks/trailers to dock.



**Walls**  
 3.5 m high brick and mortar wall panels and external surface paint.



**Glass Facade at office area**  
 Glass facade at office area of our Industrial Buildings allows an optimum level of natural light to enter, which makes the interiors appear bright and reduces the cost of lighting. Apart from giving a modern, beautiful appearance, a glass facade on the building helps regulate the interiors temperature and provides protection from irregular winds or seismic shocks.



**Natural Skylight**  
 3%-5% of our warehouse roof have Energy-efficient skylights thereby avoiding the need to switch on lights during the day and results in energy savings.



**Drinking Water Fountains ( TI\* )**  
 Water Fountains with filtered water and bottle refill options revolutionise how your workforce stays hydrated. Boost health and well-being and reduce single-use plastic waste all at once. Having a drinking fountain and refill station in our Industrial Buildings have a big impact on the environment as well.



**Waterless Urinals**  
 Waterless urinals installed in all toilets save more than just water: they save time, and money. These waterless fixtures eliminate the need for flush valve repairs, waste line clean outs, deodorizers, and blockage removals.



**Motion Sensor Lights in Washroom**  
 Motion Sensor lights in bathroom saves on electricity bills and provides convenience and security.



**Disabled Friendly Toilets**  
 All our Industrial Buildings are equipped with Accessible toilets that have been specially designed to better accommodate people with physical disabilities.





## BUILDING HIGHLIGHTS



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**30 Meter Wide Apron**  
 Concrete, 30.00 m (from face of dock wall to edge of pavement).



**Dock Doors**  
 Loading docks allow delivery vehicles to back up straight to a warehouse door, allowing goods to be loaded or unloaded directly from the vehicle with a minimum of fuss. All our warehouses have ample dock doors (1:5000 Sq. Ft) for much faster Loading and unloading of goods.



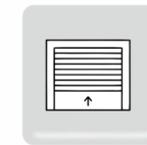
**Drive In Doors**  
 All our Industrial Buildings have Motorized Drive-in Doors which allow for quick and straightforward vehicle access. Suitable for a wide range of vehicles, from Boom lifts to forklifts.



**Fully Sprinklered Building**  
 Global NFPA/FM/NBC standard fire-fighting and K 115/K160 Ceiling sprinklers and external and internal hydrants. The option of EFSR Sprinklers is also available ( TI\*).



**OSID smoke detection and FAPA System**  
 OSID Smoke Detector provides early warning of fire by measuring the amount of smoke entering invisible beams of light projected over a protected area. OSID technology provides superior resistance to false alarms caused by dust and solid objects that may interfere with the beams. Optical imaging and signal processing enable the Imager unit to locate the Emitter unit(s) without the need for precise alignment, and compensate for natural building shifts.



**Motorized Dock Doors**  
 All our Dock Doors and Drive-in Doors have motorized rolling shutters with manual over-ride. Motorized rolling shutters offer a number of benefits over manual shutters, including increased security, convenience, and energy efficiency.



**Dock Levellers ( TI\* )**  
 Dock levellers are fantastic solutions that are designed to address the problem of the difference in height between vehicles and loading platforms. These pieces of equipment are incredibly good at lifting heavy cargo that would usually be lifted by a forklift. 50% of our docks have dock pits and Dock Levellers as per requirement can be retro fitted at a short notice.



**Wheel Chair Lift**  
 All our Industrial Buildings have wheel chair access and lifts to accommodate wheelchairs and other mobility devices to travel vertically in order to reach Office & Warehouse floor.



**Fire Exit at every 30 Meters**  
 Global NFPA/FM/NBC standard fire-fighting standards.





## BUILDING HIGHLIGHTS



### PARK 1 (SAMRUDDHI EXPRESSWAY)

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#### Pedestrian safe walkways

Well-designed pedestrian walkways, shared use paths, and sidewalks improve the safety and mobility of workers and visitors. Pedestrians have direct and connected network of walking routes to desired destinations in the park without gaps or abrupt change.



#### Lightening Arrestor Grid (IE-62305)

The LA grid protects the Building structure against lightning waves with abnormally high voltage. These arrestors intercept the voltage and prepare a safe path for the current to reach the ground. This direct current trail prevents damage from fires or explosions.



#### 125 Kw/ 100000 Sq. Ft.

Availability at park to supply power 1.25 VA/sq. ft.



#### 15% free Solar power units

Our Parks have installed Rooftop Solar Power Plants which are connected to Power Distribution Grid. We offer 15% of Solar generated units free of charge to our clients.



#### Internal and External LED lighting

Energy saving LED Fixtures to provide 150- 250 Lux internal Lighting.



TI's\*: Tenant Improvements are optional items and can be included in the building specifications on the specific requirement of clients. The capital sum required for covering the costs of Tenant Improvements can be paid upfront by clients.



Tenant Improvement Allowance (TIA): The option of amortizing the capital investment towards the opted TI items through rental payments is available.





# BUILDING SPECIFICATION



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**20.9958672, 78.9829133**  
**INDUSTRIAL BUILDING: X8**  
**SCHEDULED DRY ACCESS: 15.09.2024**

S. NO.	Xsio^ Park-01 Specifications	Industrial Building -X-6
<b>1.</b>	<b>A Building: Building Structure: Pre-Engineered Building</b>	
a.	Intermediate Bay Spacing: 16.00 mtrs Multiples as per the Design	Please refer Design Basis Report of PEB (Kirby Building Systems)
b.	Span of the Building: 22.00 mtrs to 24.00 mtrs based on the Design	Please refer Design Basis Report of PEB (Kirby Building Systems)
c.	Height of the Building: Clear 12.00 mtrs below rafter at the eaves level	Please refer Design Basis Report of PEB (Kirby Building Systems)
d.	Modularity of the spans and end bays is to be maintained	Please refer Design Basis Report of PEB (Kirby Building Systems)
e.	Pitch of roof: 1 in 20 based on the height of the building as per the Fire Norms	Please refer Design Basis Report of PEB (Kirby Building Systems)
f.	Loading Parameters: Roof Live loading is 75Kg/m <sup>2</sup> + 10 Kg/m <sup>2</sup> as collateral While frame collateral loading is 30Kg/m <sup>2</sup>	Please refer Design Basis Report of PEB (Kirby Building Systems)
g.	Design Standards: MBMA/AISC Standards for the Pre-Engineered Building and the civil design based on the Indian Standards based on the reactions of Pre-Engineered Building	Please refer Design Basis Report of PEB (Kirby Building Systems)
h.	Collateral Load: 30 Kg/Sqm to take care of suspension of services for electrical and sprinkler services from the primary and secondary members	Please refer Design Basis Report of PEB (Kirby Building Systems)
i.	Load of 200 Kg/Rmt for the columns at 400mm below the bottom of the rafter for services and from Jack beam for intermediate column location	Please refer Design Basis Report of PEB (Kirby Building Systems)
j.	Roofing with Bare Galvalume standing seam roofing system of thickness 0.55mm TCT	Please refer Design Basis Report of PEB (Kirby Building Systems)
k.	Cladding with colour coated Galvalume sheeting of thickness 0.50mm TCT	Please refer Design Basis Report of PEB (Kirby Building Systems)
l.	Insulation : Fire Retardeant Glasswool Insultaion (Saint Gobain Make) having thickness of 50 mm with WMP (While) facing with nylon mesh on roof side to prevent sagging.	Please refer Design Basis Report of PEB (Kirby Building Systems)
m.	Roof Sky Lights and Wall Lights providing Natural sunlight upto 5 % with 2mm thk polycarbonate sheet with fall protection	Please refer Design Basis Report of PEB (Kirby Building Systems)
n.	100 DFT Synthetic enamel paint with Shot Blasting SA2.5 for all primary members	Please refer Design Basis Report of PEB (Kirby Building Systems)
o.	Secondary member will be pre-galvanized 275 GSM	Please refer Design Basis Report of PEB (Kirby Building Systems)



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S. NO.	Xsio^ Park-01 Specifications	Industrial Building -X-6
p.	6.0 mtrs wide cantilever canopy on docking side with the clear height of 5.20 mtrs from the apron level and soffit cover which is aesthetically pleasing and reduces noise during rains	Please refer Design Basis Report of PEB (Kirby Building Systems)
q.	3.5 mtrs height brick wall all around building in IS bricks of Flyash being environmentally sustainable and locally manufactured..	Yes
r.	1.00 mtrs width of the plinth protection on three sides other than the docking side and the distance between the plinth protection and the road edge is covered with 80 mm pavers	Yes
s.	Entrance Glass door 2.00 mtrs wide and 2.50 mtrs height with the glass /ACP canopy with 1.5m projection will be provided at the entry	Yes
t.	Glass Fascade at the Reception (Office) entrance and Mezzanine office area (16 mtrs width /11 Mtrs Height BY 16 mtrs width /11 Mtrs)	Yes
u.	Wheel Chair Lift for differently-abled personal	Yes
v.	Washroom / Toilet for differently-abled personal	Yes
<b>2*</b>	<b>Mezzanine Structure:</b>	
a.	2.5% of the Built-Up area as Mezzanine or as per drawing (Kirby). Mezzanine live load of 400 Kg/Sq.mt and Dead load 150mm concrete above deck sheet top need to be considered.	2.% of the Built-Up area as Mezzanine constructed and 2% of the build up area as Mezzanine provision or as per drawing. Mezzanine live load of 400 Kg/Sq.mt and Dead load 150mm concrete above deck sheet top need to be considered. For other detailed technical specifications please refer Design Basis Report of PEB (Kirby Building Systems)
b.	Deck Slab with concreting on top of it with reinforcement	Yes
c.	One internal staircase 1.50 wide as part of the Pre-Engineered Building along with SS handrail.	Yes
d.	1.20 mtrs height of handrail above the mezzanine as protection will be provided	Yes
e.	e. Design Standards: MBMA/AISC Standards for the Pre-Engineered Building and the civil design based on the Indian Standards based on the reactions of Pre-Engineered Building	Yes
f.	f.Glass Fascade at the entrance and Mezzanine office area (16 mtrs width /11 Mtrs Height BY 16 mtrs width /11 Mtrs)	Yes

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S. NO.	Xsio^ Park-01 Specifications	Industrial Building -X-6
<b>3.</b>	<b>Docking:</b>	
a.	Single Side Docking as per the design (2 nos per bay)	Yes
b.	Dock Apron 30.00 mtrs (RCC)	Yes
c.	Dock Height: 1.20 mtrs / 4 Feet	Yes
d.	Motorized Rolling Shutters with bake oven PU paint finish for all bays towards the docking side of size 2.50 mtrs*3.00 mtrs	Yes
e.	The extent of the dock apron is extent of the dock shutters bays	Yes
f.	One Drive in Door of size 4.00 mtrs*5.00 mtrs with ramp is provided. 300mm height of the wall is to be provided above the formation level along with the structural support of 300mm height	4.00 x 4.5 mtrs
g.	Dock Pits are to be provided for 100% of the dock doors and 50% of the dock pits are to be closed. The size of the dock pit will be 2.50 mtrs* 3.00 mtrs * 0.60 mtrs depth	Yes
h.	Finish of the dock apron with the RCC vacuum dewatered finish as per the design	PQC Road With M40 Grade concrete
<b>4.</b>	<b>Fire Escape Staircases:</b>	
a.	Fire Doors having 1500 m width and 120 mins fire rating capacity with synthetic enamel paint for Fire Escape doors with panic bars as per the statutory norms. All fire doors are equipped with magnetic alarm system	Yes
b.	Structural steel staircases with handrail along with the toe guard. The finish of the stairs is synthetic enamel paint	Yes
<b>5.</b>	<b>Flooring:</b>	
a.	Uniformly distributed load of 6-8 tonne per sqm and punch load of 9 tonne	Yes
b.	FM2 Floor Tolerance Flooring as per TR 34 specification	Yes
c.	Grade of concrete for flooring is M35 with zero flyash, cied cooled and high yield strength deformed mesh from Tatat steel is used as reinforcement/ steel mesh	Yes
d.	Laying of LDPE sheet, armoured joints (Bright Bar), surface hardener at the rate of 3-4 Kg/Sqm and densification is to be provided	Yes
e.	Seven step Densification using grinding and application of Lithium provind mirror finish flooring	Yes





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S. NO.	Xsio^ Park-01 Specifications	Industrial Building -X-6
<b>6.</b>	<b>Toilets:</b>	
a.	Tapping provision for the water and Sewerage System Drainage at one point	Yes
b.	Toilets at the rate of population of 1 person for every 1000 Sft as per NBC 2016. toilet Blocks at boctth ends of the Budiling	Yes
c.	Finished toilets with the man power ratio of 80:20 (Male to Female) are being provided	Yes
<b>7.</b>	<b>Ventilation System:</b>	
a.	Passive Ventilation System -	Yes
b.	3-6 Air Changes Per Hour as per NBC norms for Warehousing Applications	Yes
c.	Continuous louvers on two sides of the building and ridge monitor at the roof level	Yes
<b>8.</b>	<b>Electrical Works:</b>	
a.	a. Power at the rate of 125 KVA for 1.00 Lac Sft will be provided	Yes
b.	b. Foundations and Stack for the DG Pad for the tenant. Size to be considered assuming 100% back up will be provided	Yes
c.	c. Internal lighting at the rate of 150 Lux Level with LED Lights	Yes
d.	d. 10% of the lighting as emergency lighting	Yes
e.	e. Battery operated fluorescent lamps for every fire escape door and at the fire hose reel stations locations	Yes
f.	f. 100 Lux Levels under the canopy	Yes
g.	g. 50 Lux Levels for the apron	Yes
h.	h. Dock and Motorized rolling shutters	Yes
i.	i. Material Handling Charging points - based on tenant requirement	Yes



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<b>9</b>	<b>Fire Fighting System:</b>	
a.	Internal and external Fire Hydrant system and Hose reel stations as per NBC 2016/ NFPA	Yes
b.	Sprinkler system with K160 Sprinklers as per NBC 2016 and NFPA	Yes
	Fire Detection and Alarm system as per NBC/ IS code	Yes
d.	Smoke Detection system using OSID Technology	Yes
e.	Automatic Water curtain system is being provided at 90 Mtrs using solenoid valves connected to fire alarm system and additional water pump and water storage tank as per NBC 2016	Yes
<b>10</b>	<b>Parking:</b>	
a.	Dedicated parking of 50 trucks and trailers + Busses	Yes
b.	Enough parking space for four wheelers and 2 wheelers	Yes
<b>1</b>	<b>B Park Infrastructure: Civil and Associated Works:</b>	
a.	<b>Internal Roads:</b> All Internal Park roads are Concrete Roads with IRC 200 standards having zero maintenance	Yes
b.	<b>Storm Water Drains:</b> ● Combination of Closed and Open drains as per the design and hydrology study of past 50 years rain data. Zero water logging guarantee	
c.	<b>Compound Wall:</b> ● 2.50 mtrs height of the compound wall and 450mm dia concertina wire for the entire park  ● Fully automated gate complex (2 no's) with automatic sliding gates, boom barriers, Guard house and AI based CCTV along the entire periphery of the park. Gate complexes equipped with Automatic Number Plate Recognition System (ANPLR)	Yes  Yes
d.	<b>Parking Areas:</b> ● Truck and Trailer Parking as per the Master Planning ● Parking for Two-Wheeler Parking as per the Master Planning ● Parking for Four-Wheeler Parking as per the Master Planning ● Parking for Busses and ambulance as per the Master Planning	Please refer to Park Master Layout Please refer to Park Master Layout Please refer to Park Master Layout Please refer to Park Master Layout





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e.	<b>Security Room:</b> <ul style="list-style-type: none"> <li>Security rooms (Guard House) at the Gate Complexes with the visitors seating area along with the toilet provision</li> </ul>	Park Level
f.	<b>Drivers/External Toilets:</b> <ul style="list-style-type: none"> <li>Driver Restroom/Utility at the end of the docking area of the building</li> </ul>	Yes
g.	<b>Water Supply and Sanitary System:</b> <ul style="list-style-type: none"> <li>Centralised Network along with tanks of suitable capacity</li> <li>STP of suitable capacity as per MBBR technology equipped with Online Monitoring system</li> <li>Industrial treated Water supply from MIDC Butibori to the Park</li> </ul>	Yes Yes Yes
h.	<b>Electrical Infrastructure:</b> <ul style="list-style-type: none"> <li>Receiving Substation having total power based on the calculation of electrical load</li> <li>24/7 Express feeder connected from MSEDCL sub-station to the Park</li> <li>External street lighting with LED and IOT based smart street light system</li> <li>100% DG Backup for the external lighting and for common services</li> <li>Electric Vehicle Charging stations</li> </ul>	Yes Yes Yes Yes Yes
i.	<b>Fire Protection System:</b> <ul style="list-style-type: none"> <li>Fire Hydrant and sprinkler network along with the necessary infrastructure as per the NBC for the complete park and as per the local norms</li> <li>Water tanks of suitable capacity for as per the statutory norms and as per NBC and as per the statutory norms</li> <li>Fire extinguishers for the common areas are provided</li> <li>Tapping Provision for Hydrant and Sprinkler at one location nearer to the building</li> </ul>	Yes Yes Yes Yes



## ENHANCED PARK INFRA, AMENITIES AND SERVICES



### PARK 1 (SAMRUDDHI EXPRESSWAY)

20.9958672, 78.9829133

**INDUSTRIAL BUILDING: X8**

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#### Strategic Location

Xsio Logistics Park is strategically located close to SEZ and MIDC areas with excellent road, railway, and airport connectivity. The site enjoys excellent connectivity from Nagpur-Mumbai Samruddhi Expressway.



#### Public Transport

Availability of public transport options near by the Park Location.



#### Gate Complex with Two Entry Gates

24X7 manned security gates with CCTV and boom barriers at 2 separate park entrances.



#### Ample Parking Spots

For Trucks at the Park Level, and 2 and 4-wheelers near warehouse office entrance.



#### Bike & Car Shelters

Flat/super flat floors, FM2-compliant with certification and 7 step Denisification (TI\* ).



#### Electric Vehicle Charging station

Our parks have dedicated Electric Vehicle Charging stations for fast charging of electric cars and bikes. Our EV Charging station uses renewable energy for charging, thereby reducing the carbon footprint and promoting sustainable transportation development.



#### Weigh Bridge

60 Tonne Weigh Bridge installed at park helps in weighing of trucks and trailers.



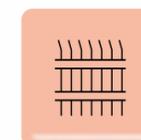
#### Guard House and On Site 24/7 Security

Our Park has Multiple Guard Houses with round the clock & 24/7 presence of multiple security personnel thereby ensuring safety and security to our clients.



#### AI Based Dedicated CCTV

24/7 CCTV system to monitor and record park periphery and alarmed scenarios using AI technology to detect Smoke, Fire, Animal entry, Unauthorized Access & Commotion.



#### Fenced Park

Entire park is Fenced and secured via 3.2 Mtrs high boundary wall and concentric wire mesh.



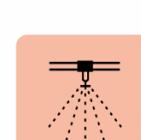
#### ALPR System

Automated Licence Plate Recognition System in our Park gives an additional layer of security at the entrance and helps to deliver smooth transmission of information within your database.



#### Pedestrian Safe Walkways

Well-designed pedestrian walkways, shared use paths, and sidewalks in the Park, improve the safety and mobility of workers and visitors. Pedestrians have direct and connected network of walking routes to desired destinations in the park without gaps or abrupt changes.



#### Yard Hydrants and Sprinkler Systems

Our Park is equipped with Fire-fighting ring main loop with fire hydrants, water storage tanks, and pump rooms inline with FM/NFPA/NBC standards.



#### Park Signages

Directions and safety signages installed all around the park area.



#### Maintained and Wide Concrete Roads

"Passive ventilation to provide 6 air changes. Adequately designed louvred panels on external walls and roof monitor on roof to support the required number of air changes."



#### 24/7 On site Fire Safety Team

Presence of on site fire safety team at our Park, ensures rapid response in emergencies and helps in prevention and mitigation of fire hazards.



## ENHANCED PARK INFRA, AMENITIES AND SERVICES



### PARK 1 (SAMRUDDHI EXPRESSWAY)

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**SCHEDULED DRY ACCESS: 15.09.2024**



#### Fire Pump Station

In terms of fire-fighting capacity, the fully sprinklered and insulated fire pumping stations at Xsio^ provides supply of water from FM approved water tanks for external hydrants, internal hydrants, water curtains and sprinkler systems to all industrial buildings within the entire park. Its other function is also to supply the washing water system with process water. The Fire Pumping station is equipped with Multiple electrical and Diesel pumps and connected with dual source of power supply



#### Organic Waste composter with Garden waste Shredder

Organic waste generated by client and garden waste converted to manure using OWC at our Park.



#### Rain water collection Pond

Collection pond at our Park helps in rain water collection and storage for long dry spells. The stored rainwater is then used for gardening during dry spells.



#### STP with Online Monitoring System

Sewage treatment plant at our Park with MBBR-based advanced technology to treat sewage and equipped with online monitoring system.



#### Maintained Storm Water Drainage

Well designed and maintained Storm water Drainage system at our Park using 50 year Hydrology data to prevent any water flooding/accumulation in the park.



#### Rooftop Solar Power Plant with Net metering

Our Parks have installed Rooftop Solar Power Plants which are connected to Power Distribution Grid. We offer 15% of Solar generated units free of charge to our clients.



#### Internal and External LED Lighting

With an estimated energy efficiency of 80-90 percent when compared to traditional lighting and conventional light bulbs, all the lighting of our park are via energy saving and long life LED's.



#### Rain water harvesting Pits

Adequate number of pits in the Park, scientifically designed and constructed to recharge through injection wells on the areas of top impermeable aquifers.



#### Waterless Urinals

Waterless Urinals, installed in all toilets in all Buildings of our Park save more than just water: they save time, and money. These waterless fixtures eliminate the need for flush valve repairs, waste line clean outs, deodorizers, and blockage removals.



#### Maintained Landscape

Well maintained landscaping and gardens in our Park with tree plantations and drip/sprinklers irrigation system.



#### IGBC Green Building Platinum Certification

Our park is certified as Platinum Rated by IGBC under the IGBC green building certification programme. Green buildings have tremendous benefits, both tangible and intangible. The most tangible benefits are the reduction in water and energy consumption right from day one of occupancy. The energy savings could range from 20 - 30 % and water savings around 30 - 50%. The intangible benefits of green buildings include enhanced air quality, excellent daylighting, health & well-being of the occupants, safety benefits and conservation of scarce national resources.



#### Smart Streetlight System

External lighting for common areas and roads in our Park with smart lighting system which saves electricity and promotes sustainability.



#### 5% Skylight for natural lighting

5% of our warehouse roofs have Energy-efficient skylights thereby avoiding the need to switch on lights during the day and results in energy savings.





# ENHANCED PARK INFRA, AMENITIES AND SERVICES



**PARK 1 (SAMRUDDHI EXPRESSWAY)**  
**20.9958672, 78.9829133**  
**INDUSTRIAL BUILDING: X8**  
**SCHEDULED DRY ACCESS: 15.09.2024**



### Cleaning Station

Cleaning Station with road sweeping machines specially designed to efficiently clean, sweep and maintain roads, streets, and other paved surfaces of the park.



### AED Stations

AED Stations at our park, provides the workforce and public with quick, easy access to life saving defibrillators. In case of a cardiac arrest and only 10 minutes to save a life, the AED station provides immediate access to Automated external defibrillator (AED) and helps in saving life.



### Medical Centre

Emergency First Aid centre at the Park provides aid in case of emergency.



### Smoking Zones

Designated smoking zones with fire extinguishers in the park contribute to the improvement of health and safety standards in the workplace. By segregating smokers from non-smokers, we reduce the exposure of non-smokers to second-hand smoke, promoting a healthier environment for all work force. Additionally, having designated smoking zones minimize the risk of fire hazards by providing a controlled space for smokers.



### Sports Arena

As a committed supporter of healthy lifestyles and wellbeing, our park has recreational areas and sports arena, where employees can enjoy outdoor sports like football, basketball, box cricket and badminton. Sports Arena also provides an opportunity for our customers to organize company sporting events.



### Zen Gardens

"Zen Gardens" are developed in our Park on a total area of 55,000 sq. ft in the heart of our park, comprising of lush gardens, walking trails, cafeteria, lotus pond and conference/meeting areas.



### Rock House

A Club house in the Zen Gardens of our Park, with conference/ meeting areas, bedrooms, kitchen & library with Zen Gardens" developed on a total area of 55,000 sq. ft in the heart of our park, comprising of lush gardens, walking trails, cafeteria and lotus pond.



### 24/7 Facility Management Centre (FMC)

FMC at our Park, Operational round the clock, offers on Site support of technicians, housekeeping personnel and Park management team.



### Social Café

Chill-out café at our park for the employees to meet and chill over a cup of hot coffee.



### 24/7 Industrial treated water supply

Our park has dedicated industrial and treated water supply line from MIDC thereby ensuring continuous water supply.



### 24/7 Electric Power via Express feeder

Our park has 24/7 Electric Power supply through HT express feeder cable line thereby ensuring continuous non-stop power supply and unhindered operations. This also helps in savings due to minimum use of DG sets.



### Smart Water (IOT) & IP metering system

Water and Electricity usage are monitored using online and Smart lot Water Metres and IP Metres installed in our Park, thereby helps in immediate identification of leakages and over use of these important utilities.



### DG Backup

Infra DG's are installed in our park for streetlights, Fire & water Pumps etc in case of power cuts at the time of Line maintenance by Electricity Board.



### Creche'

Dedicated day care centre at our Park, for taking care of young children in order to support parents who are unable to leave their child at home during the day while working.



### Furnished Dormitories

Dormitories in the Park with rest areas, bunk beds, kitchen, toilets and showers.





## ENHANCED PARK INFRA, AMENITIES AND SERVICES



### PARK 1 (SAMRUDDHI EXPRESSWAY)

20.9958672, 78.9829133

**INDUSTRIAL BUILDING: X8**

**SCHEDULED DRY ACCESS: 15.09.2024**



#### Driver Utility (DU)

DU's in the Park with Drivers' rest areas, bunk beds, toilets and showers.



#### Organic Garden

"Organic Garden" at XSIO Logistics Parks, where our efficient team shall grow fertiliser & chemical free Organic Fruits and Vegetables, which shall be utilised for cooking healthy food in our kitchens at Social café, Canteens and Staff Quarters. These Organic Fruits and Vegetables shall be utilised for cooking in our "Social Café" and Canteen as a "Farm to Table" concept! The workforce and employees shall consume and enjoy healthy homegrown food at XSIO Logistics Parks



#### Compliances

Our parks are fully compliant with all the necessary Government Consents and Approvals as required by law.



#### Great Place To Work Certification™

Great Place To Work Certification™ is among the most prestigious achievements for any organization globally. For an organization to get certified, 70% or more of its employee respondents should rate it as a great workplace by Great Place To Work.

**Xsio^ Logistics Parks is Great Place To Work Certified™**



## COMPLIANCES CHECKLIST



### PARK 1 (SAMRUDDHI EXPRESSWAY)

20.9958672, 78.9829133

INDUSTRIAL BUILDING: X8

SCHEDULED DRY ACCESS: 15.09.2024

S. NO.	Compliance / Design Document	Document Availability Stage	Formate	
A Land and Property Details with Compliances			SOFT COPY	PRINTS
1.	Topographical Survey Report			
2.	Hydrological Survey Report			
3.	Survey Plan superimposed on Master Plan (in CADD)			
4.	Revenue Map super imposed on Survey drawing. CAD format of Revenue Map			
5.	TILR sketch/ Village map/ Khata details by Maharashtra Govt.			
6.	Land/ FAR/ FSI Area Statement			
B Construction Approvals/NoCs Pre-construction Approvals				
1.	Change of land use certificate by MRTP (Zone Conversion Certificate)			
2.	Approval of Master Plan by Special Planning Authority-MIDC			
3.	Building Plan Sanction by Special Planning Authority-MIDC			
4.	Consent to Establishment from MPCB (Pollution Control Board)			
5.	Provisional Fire NoC (MIDC Fire Department)			
6.	MoEF - Environment Clearance			
7.	Load Sanction from Maharashtra State Electricity Board (MSEDCL)			
8.	NOC from Forest Dept. - Tree cutting/transplant approval			
9.	Approval for Water Drawal from Borewell-CGWA			
10.	NHAI/PWD NOC, if applicable			
11.	Electrical Installation Approval for infra works (MSEDCL)			
12.	DG Installation Approval for infra works (MSEDCL)			
13.	Rerouting HT/LT line, if applicable (MSEDCL)			
14.	Labour Licence (BOCW)			
15.	Commencement Certificate if applicable (MIDC) (MIDC -BUILDING PLAN LETTER)			



## COMPLIANCES CHECKLIST



### PARK 1 (SAMRUDDHI EXPRESSWAY)

20.9958672, 78.9829133

INDUSTRIAL BUILDING: X8

SCHEDULED DRY ACCESS: 15.09.2024

S. NO.	Compliance / Design Document	Document Availability Stage	Formate	
Post-construction Approvals			SOFT COPY	PRINTS
16.	Post Construction Fire NOC with approved Drawings(Special Planning Authority-MIDC)			
17.	Occupancy Certificate (Special Planning Authority-MIDC)			
18.	Latest Fire Dept. Inpsection Report (MIDC Fire Department)			
19.	Consent to Operate from MPCB (Pollution Control Board)			
20.	Latest Report submission to PCB for Air and Water (MPCB SUBMISSION)			
21.	Latest Maharashtra Electricity Board Inpsection Report (MSEDCL)			
22.	Completion Certificate (MIDC)			
<b>C</b>	<b>Architecture Master Plan</b>			
1.	Master Plan in AutoCAD format			
2.	External Development plan with specifications			
3.	External MEP Plan and details			
4.	Internal Traffic circulation Plan			
5.	Master plan with Parking Plan & Parking statement			
6.	Road access details to property (existing and future plan)			
7.	Master plan by Special Planning Authority (MIDC)			
8.	Details of other Facilities Provided such as canteens, drivers' rest room, creche, etc			
9.	Architectural Plans in AutoCAD(Plans, Sections and Elevation)			
10.	FAR, BUA and Saleable Area statement (with Pline CAD drawings)			
11.	Project Specifications/ Construction specification Box wise			
12.	Facade drawings and details			



## COMPLIANCES CHECKLIST



**PARK 1 (SAMRUDDHI EXPRESSWAY)**

**20.9958672, 78.9829133**

**INDUSTRIAL BUILDING: X8**

**SCHEDULED DRY ACCESS: 15.09.2024**

S. NO.	Compliance / Design Document	Document Availability Stage	Formate	
			SOFT COPY	PRINTS
<b>D</b>	<b>Structure</b>			
1.	Soil Investigation Survey	AVAILABLE (AT LOI)		
2.	2Structural DBR and Drawings (KIRBY)+ VODITEL (CIVIL+FLOORING+PEB)			
3.	3Structural Etab model			
4.	4Structural Stability certificate (Structural Engineer and PEB Vendor)			
<b>E</b>	<b>MEP Services</b>			
<b>1. SLD, Drawings, Details, Calculations and DBR:</b>				
a.	Electrical			
b.	HVAC			
c.	PHE			
d.	Fire Fighting			
e.	Fire Alarm and Public Address system			
f.	Security system/ IT Infrastructure			
<b>2. All As- built MEP drawings</b>				
a.	Electrical			
b.	HVAC			
c.	PHE			
d.	Fire Fighting			
e.	Fire Alarm and Public Address system			
f.	Security system/ IT Infrastructure			
<b>3. Technical Specifications of MEP Services</b>				
a.	Electrical			
b.	HVAC			
c.	PHE			
d.	Fire Fighting			
e.	Fire Alarm and Public Address system			
f.	Security system/ IT Infrastructure			





**COMPLIANCES CHECKLIST**



**PARK 1 (SAMRUDDHI EXPRESSWAY)**  
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S. NO.	Compliance / Design Document	Document Availability Stage	Formate	
			SOFT COPY	PRINTS
4.	External Lighting Layout			
5.	Earthing test certificate			
6.	Lightening Arrestor system details, calculations			
7.	Lux level details of all locations			
8.	Water Balance Chart			
9.	Drainage & Rainwater Harvesting details			
10.	Tank Capacities - UG/OHT, Fire Tanks, STP Tanks, Rainwater Harvesting Tank			
11.	STP details and DBR			
12.	Toilet Adequacy - Details & Calculations			
13.	Warehouse ventilation layout, smoke extraction plan (ACPH-KIRBY)			
14.	Testing & Commissioning of Installed Equipment's			
15.	Metering Strategy			
<b>F</b>	<b>Miscellaneous</b>			
1.	List of Consultants			
2.	Test certificates			
3.	Asset list			
4.	AMCs of equipment's			





**PROJECT TRACKER**



**PARK 1 (SAMRUDDHI EXPRESSWAY)**

**20.9958672, 78.9829133**

**INDUSTRIAL BUILDING: X8**

**SCHEDULED DRY ACCESS: 14.09.2024**

Activities	Start Date	End Date	Remarks
<b>Civil Contractor Order</b>			
Plinth Completion			
Soil filling in Box			
Sub -Base of flooring GSB			
<b>Brick work Above plinth</b>			
Gable end wall -grid -21			
Grid No - 21-15			
Grid No - 16-10			
Grid No - 11-06			
Grid No - 05-01			
Gable end wall - grid -1			
<b>External Plaster</b>			
Gable end wall -grid -21			
Grid No -21-15			
Grid No -16-10			
Grid No -11-06			
Grid No -05-01			
Gable end wall -grid -1			
<b>PEB Activities</b>			
Anchor Bolts at site			
Material Fabrication/ Inspection at Factory Primary and secondary structure delivery			
Roofing/ Sheeting work			
Cladding work			
Canopy			
Downtake pipe / Gutters			
<b>PEB erection</b>			





**PROJECT TRACKER**



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**INDUSTRIAL BUILDING: X8**

**SCHEDULED DRY ACCESS: 14.09.2024**

Activities	Start Date	End Date	Remarks
<b>Main frame and secondary frame erection</b>			
Grid No -21-15			
Grid No -15-10			
Grid No -10-06			
Grid No -06-01			
<b>Side cladding and roof sheeting</b>			
Grid No -21-15			
Grid No -15-10			
Grid No -10-06			
Grid No -06-01			
<b>TR 34 FM2 Flooring</b>			
Flooring panel Casting Flooring polishing work			
Internal and external Painting			
Fixing of Rolling shutters			
Fixing of Fire doors			
<b>Electrical Activities</b>			
Electricals order			
Electrical work			
Highbay Lighting cable tray and cabling			
Highbay Lighting Fixtures			
Main n Sub Panel delivery n installation			
Street / Road/Parking Lighting			
Transformer/ HT yard readiness			
Hume pipe readiness from all utility services			
Provision of Cable from Land Owner Panel to Client			
Panel			
LA Installation			
Dock Lights and switches			
Commissioning of Electrical system			





**PROJECT TRACKER**



**PARK 1 (SAMRUDDHI EXPRESSWAY)**

**20.9958672, 78.9829133**

**INDUSTRIAL BUILDING: X8**

**SCHEDULED DRY ACCESS: 14.09.2024**

Activities	Start Date	End Date	Remarks
<b>Fire Fighting Works</b>			
Fire Fighting Works and FAPA Works			
External Hydrant Post			
External Hydrant Pipeline			
Sprinkler Line Fabrication			
<b>Fixing of Sprinklers with testing</b>			
Fire Alarm System Works (OSID-FAPA)			
<b>Miscelenious</b>			
Installation of dock leveller			
Wheel Chair Lift/ MHE Ramp			
<b>External Amenities and Road Readiness</b>			
Apron PQC			
West side 15 mt wide road PQC			
Apron Truck Parking -20 Trucks			
DG and Transformer foundation			
Apron Garden			
West side Two wheeler paver parking			
East side road PQC			
East side Truck Parking -31 Trucks			

**Scheduled Dry Access Date**



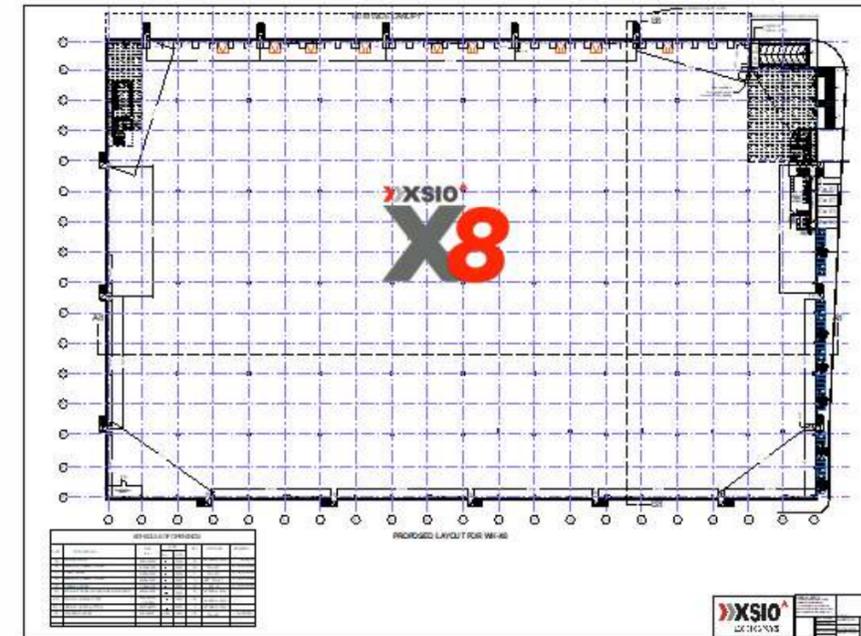


**PARK - I  
LAYOUT**

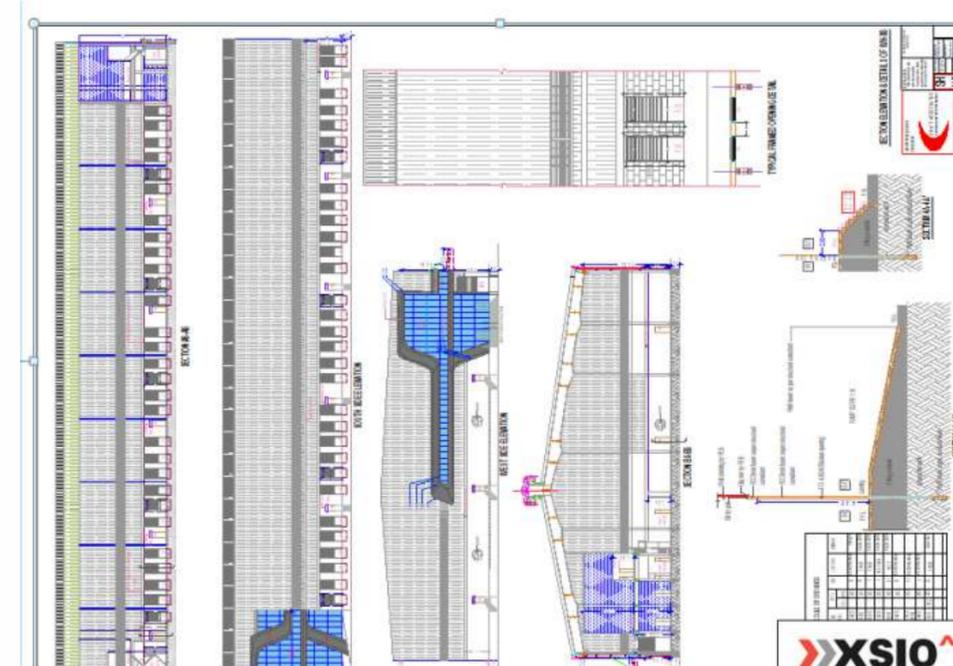




**BLOCK LAYOUT**



The partition considered is of Bare Galvelium Sheet, to be charged at actuals. If two hour Fire Rated Partition is required, the same shall be a Tenant Improvement Item and shall be charged at actuals.



**FASCADE  
VIEWS**



**INDUSTRIAL BUILDING**



**AREA STATEMENT**



Xsio^ Logistics Park Number:



Warehouse Block Number:



Warehouse Floor



Canopy (4.5 Meter Wide)



Mezzanine Floor

Utility



Driver Rest Room



Creche



Platform for DG Set and CSS

Dimensions			
Length (M)	Width (M)	Area (Sq. Mt)	Area (Sq. Ft)
A			
		Sq. Mt	Sq. Ft
B			
		Sq. Mt	Sq. Ft





# AREA STATEMENT



A+B		Sq. Mt	Sq. Ft
<b>Chargeable Area</b> (90% Efficiency)			
 <b>Office Area</b>			<i>Tenant Improvement Item</i>
 <b>Toilet (s) Area</b> (Included in the Warehouse area)			

- No. of Motorized Dock shutters
- No. of Drive-In Doors (4.0 M X 4.5 M)
- No. Dock Pits
- No. of Retro fitted Dock Levellers

**NOTES:**

- The above-mentioned area is indicative only. This may vary subject to finalization of the building dimensions.
- Building dimensions to be established during joint measurement at the time of handover of the premises

**BUILT-UP AREA DEFINITION**

1. In determining the built-up area the following areas are included:
  - Building ground floor area measured from the outer face of the perimeter walls.
  - Mezzanine Floor area measured from the outer face of the perimeter walls.
  - External ancillary building areas for dedicated use by lessee and measured from the outer face of the perimeter walls.
  - Built Up Area shall be re-measured and reconciled based on actual building dimensions at the time of hand over.

2. In determining the built-up area the following areas are excluded:
  - Security Cabin (Temporary Porta Cabin) / Guard House at the entrance of the park.
  - Utility buildings like pump room, electrical substation and transformer yard.
  - Sewage treatment plant.
  - Property Management office."

**CHARGEABLE AREA DEFINITION**  
90% Efficiency.





# COMMON AREA MAINTAINENCE



**Lessor: All items built as part of common infrastructure within the logistic park, will be maintained bLessant maintenance charges will be collected for such activities.**

**The scope of common area maintenance (CAM) activities are given below :**



**Common Area Lighting**

- External Street Lighting
- Yard Lighting
- Common Parking Area Lighting



**Greenery And Landscaping**

- Common Area greenery
- Supply of Water for common area Irrigation



**Parking For Guests And Visitors**

- Common Two and Four-Wheeler Parking area
- Common Truck Parking area



**Utilities**

- AG (above ground) storage tank for firefighting and for domestic supplies
- Firefighting ring main loop with fire hydrants and pumps
- Firefighting ring main loop for sprinkler
- Water treatment plant and distribution up to building tap-off point
- Rainwater harvesting
- Storm Water drainage up to building tap-off point
- Sewage Treatment Plant (STP) and soak pit for sewage collection and disposal system



**Roof**

- Complete maintenance of the Roof



**Road Network And Traffic Safety**

- Internal roads, curbs, and paving.
- Road markings
- Speed Breakers
- Convex Mirrors



**Security of Common Area**

- Internal roads, curbs, and paving.
- Road markings
- Speed Breakers
- Convex Mirrors



**AMC**

- Infra and Main Sub Station Transformers
- Diesel Generators for common utilities
- Park level HT and LT Panels
- Park level Fire Fighting systems
- Diesel Generators for common utilities
- Building level Sprinkler if installed by Lessor
- Park level Water treatment system
- Building level Sprinkler if installed by Lessor
- Park level Water treatment system
- CCTV System
- Park level Fire Fighting systems
- Park level Water treatment system
- CCTV System
- Park Entry/Exit Boom barrier and automatic sliding gate
- Diesel Generators for common utilities
- Park level Fire Fighting systems
- Building level Sprinkler if installed by Lessor
- Park level Water treatment system
- CCTV System
- Park Entry/Exit Boom barrier and automatic sliding gate

Lessee: Lessee will, at its sole expense, maintain the interior of the Premises (including all building systems)

Lessor: Lessor will, at its sole expense, maintain clean housekeeping and security of all external areas as per the 'Maintenance of the Leasable Premises' clause to be detailed in the ATL





## COMMERCIAL TERMS



<b>Lessor</b>	Vidarbha Cargo Pvt. Ltd
<b>Development Manager</b>	XSIO^ Logistics Parks Pvt. Ltd.
<b>Guarantor</b>	If any subsidiary signs the lease, <name> would require the parent company of Lessee to provide a lease guarantee.
<b>Operating Expenses</b>	CAM (Common Area Maintenance) charges shall be extra on the chargeable area.
<b>Stamp Duty and Registration Charges for the Lease Agreement</b>	To be borne equally by the Lessor and Lessee.
<b>Utilities</b>	The LESSEE shall pay for all water, gas, electricity, telephone, and other utility charges in respect of the said Unit beginning from the date of Dry access (Early access for fit-outs). Lessee shall make all payments to the appropriate utility service providers towards deposits of any kind, if any, to be kept with such service providers in respect of the services to be provided by them.
<b>Lease Term</b>	Four Years.
<b>Lock In Period</b>	Three Years.
<b>Commercial Terms:</b>	A. Monthly Rentals: Rs. _____ + GST per Sq. Ft. of Chargeable Area of _____ Sq. Ft. for Box _____. B. Common Area Maintenance (CAM) Charges: Rs. _____ + GST per Sq. Feet of Chargeable Area of _____ Sq. Ft. for Box _____. C. _____
<b>Rental Payments</b>	Payable monthly rentals (inclusive CAM Charges) of Rs. _____ (_____ ) + GST, (A+B) in advance by the 5th of each Month.
<b>Rental Increase (Escalation)</b>	5% every year over the last paid rent throughout the lease term and any lease extension periods thereof. The escalation shall apply for open area (if any) rent, chargeable area rent and CAM charges.
<b>Interest Free Refundable Security Deposit</b>	Equivalent to 6 months of average lease rental and maintenance charges payable over the lock in period.
<b>Definitive Agreement</b>	Both parties acknowledge that time is of the essence. Upon the mutual execution of a Letter of Interest, representative will draft a legally binding Agreement within the next month failing which the initial deposited paid shall be forfeited to Lease followed by the Lease deed to document this transaction.
<b>Commencement Dates</b>	Lease commencement date is from the date of Dry access. Rent commencement date is from the date of Final Handover.



## COMMERCIAL TERMS



### Notice Period

**Renewal of Lease Deed:**  
6 Months prior to end of lease term.

### Future Expansion Terms

**Termination of Lease deed:**  
6 months post lock-in period.

### Definitive Agreement

"Future expansion to be considered as per Lessee's requirements"

### Premises "Use"

Both parties acknowledge that time is of the essence. Upon the mutual execution of a Letter of Interest, representative will draft a legally binding Agreement to Lease followed by the Lease deed to document this transaction.

### Approval

XSIO Logistics Parks understands that the building will be used by LESSEE for Warehousing and Storage purposes. Any special approvals required for Chemical Warehousing / Storage, Manufacturing Process, and costs for same are currently not included in the commercial offer. In case LESSOR is required to obtain any such building approvals based on LESSEE'S nature of business and operations, costs for same shall be additionally reimbursed by LESSEE to LESSOR.

### Industry Category

All construction and park level approval shall be provided by the Lessor. However, all operational level approvals are the responsibility of the Lessee.

"Only Industries identified by Ministry of Environment and Forest, Government of India under "Green" Category. Any change in Industry category if required to be mutually discussed and additional expenses for same to be reimbursed accordingly by LESSEE to LESSOR."





## LEASE TERMS



**Any Improvements**

Any improvements/changes within the development shall be done only after a written consent by the LESSOR.

**Tenant Improvements.( TI's)**

TI's\*: Tenant Improvements are optional items and can be included in the building specifications on the specific requirement of clients. The capital sum required for covering the costs of Tenant Improvements can be paid up-front by clients. Please note :If any partition is required (Fire Rated or otherwise) shall be a TI item

**Tenant Improvement Allowance (TIA):**

Tenant Improvement Allowance (TIA): The option of amortizing the capital investment towards the opted TI items through rental payments is available.

**GST / Any other taxes**

To be borne by the LESSEE at actuals if any.

**Confidentiality**

None of the parties (including the LESSEE, LESSOR, its affiliates, employees, advisors) shall disclose the terms and conditions of this Commercial proposal to any person other than its authorized employees and advisors, on a need-to-know basis who will be involved in consummating the transaction.

**Disclaimer**

This document is without prejudice. This Commercial Proposal represents a broad outline of the terms and conditions for the proposed lease transaction to be entered between the parties. This however is not a concluded contract and is not exhaustive as to all of the terms and conditions but a broad understanding as to the commercial terms discussed between the parties and the other terms and conditions would be detailed in the lease transaction documents to be executed between the parties. This proposal is only indicative in nature and the Lessor reserves the right to change these terms and conditions at any time without prior notice.

**Proposal Expires**

The proposal is valid for a period of 30 days from the date of submission of this proposal.



**Corporate Office:**  
 Block No. 402,  
 M.G. House, Rabindranath Tagore Marg,  
 Nagpur, Maharashtra, India, 440001  
 info@xsio.in

