

# Sarthak Estates

Real Estate Consultant

## Nirmal Towers Barakhamba Road, New Delhi 110001



The details for **Nirmal Towers Barakhamba Road**

A Small sized high rise commercial office Building,

All the amenities make this building a Good choice for the small sized corporate companies.

The building has small office space available for small companies and Enterprises

Power backup.

One elevator Lift. .



The Details of the Office space available for lease are as Follows

- Unit 202 and 203 (combined / separate )
- Office area – 700sq. ft. (450 + 250 ) super area (approx)
- Loading (wastage 15 % Approx.)
- Floor- No 2 (main road facing Office)
- Rent is 100 Rs per sq ft. (negotiable)
- Charges include the following
- Complete Power back and AC – 20 Rs per sq ft (optional)
- General Maintenance - 6 Rs .PSF.
- Car Parking – As per availability from the building Management on Monthly rentals PLUS one Big NDMC Car parking lot is on the back side of the building , So there is a general Paid parking on daily basis available in plenty.

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® Sarthak Estates – Real Estate Consultant – Delhi and NCR.

Please call us On +919958959555, <mailto:sarthakestates@gmail.com>

[www.sarthakestates.com](http://www.sarthakestates.com)

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## MEMORANDUM OF UNDERSTANDING

Lease Period -Nine Years (108 Months)  
Lock in Period -Three years (36 Months)  
Rent Increase - 20 % on Last paid Rent after every Three years (36-Months)  
Security Deposit -6 Months (Refundable without any interest)  
Advance Rent -One month  
Electricity Load/Water Supply- As per requirement  
Power Backup - Power Backup is Available but Optional @ General charges  
Service Tax - Borne by Lessee  
Lease Registration -Borne by Lessee/Lesser (50-50)  
Vacating Notice -Three months (90 Days) advance notice from Lessee Side  
after Three years lock-in period is end.  
Possession By Lesser -Immediate  
At the time Of L.O.I. -One Month Advance Rent  
At the time of Agreement Signing-Six Months Security Deposit

For More Please contact the undersign

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Sumit Jain  
(Director)  
Sarthak Estates  
Real Estate Consultant and Advisor  
Delhi and NCR  
CALL ON +91 9958959555  
[sarthakestates@gmail.com](mailto:sarthakestates@gmail.com)  
[www.sarthakestates.com](http://www.sarthakestates.com)

