

PROJECT FACTS FOR CRYSTAL MALL	
State	GUJARAT
City	RAJKOT
Name of the Mall	CRYSTAL MALL
Name of the Developer	GANDHI REALTY [INDIA] PVT LTD
Location	KALAWAD MAIN ROAD , RAJKOT
Brief description of Catchments	5/6 LAKHS PORSCHE LOCALITY, SURROUNDED BY 11 COLLEGES & 3 SCHOOLS. MULTIPLEX'S AND TWO ANCHORS WILL CATCH TREMENDOUS FOOTFALL.
Plot Area (acre)	2 ACRE
Total BUA (sq. ft.)	2,25,000/- SQ FT (APROX.)
Total number of floors	Six(2 Basement,G.F.+ Three Floors)
No of car parks	300 CARS & 150 TWO WHEELERS (APROX).
Present status of construction	UNDER CONTRUCTION
Proposed handover date for fit outs	18MONTHS AFTER 30 TH MARCH 2008
Total Retail Area (sq. ft.)	1,25,000'00''
TECHNICAL PROPOSAL	
Floor Level	Ground Floor Level Only
FOOR HEIGHT	13'00''
Column Grid	8 TO 10METERS
Structure Type	RCC FRAME STUCTURE
Walls	MASONARY / CEMENT PLASTERED
Electricity Load(KVA)	AS PER REQUIREMENT
Power Back Up	HIGH SIDE IN COMMON AREA & LIGHTING POINTS IN PREMISES.
Air Conditioning	100%
Provision of separate electricity metre	YES
Dedicated Car Parks	AS PER AREA OCCUPIED
Signage Space	AS PER SIGNAGE PLAN
Independent External Access to the Store	YES
Facilities for common area	ATRIUM ,CENTRALLY A/C ,WITH 4 ESCALATORS & TWO 26 PERSON LIFT WITH 1 GOODS LIFT
Flooring Type	VETRIFIED TILES WITH MODERN DESIGN
Escalators	SIX ESCALATORS
FINANCIAL PROPOSAL	
Preferred Arrangement for usage of premises (Lease)	
Lease Tenure (years)	9/15/25 YEARS
Lease Rent Rate (Rs. per sq. ft. per month),	GF=Rs _____per Sq.Ft (Built up Area) FF= Rs _____ per Sq.Ft (Built up Area) SF= Rs _____per Sq.Ft (Built up Area) TF= Rs _____per Sq.Ft (Built up Area)
Non Interest bearing refundable Security deposit (equivalent to no. of months of Lease rent)	6/10 MONTHS
Escalation	15% CUMULATIVE EVERY THREE YEARS
Lock In Period (years)	6/9 YEARS
CAM Charges (Rs. per sq. ft.)	Rs 15/- ON BUILT UP AREA OR as Actual
Electricity for Leased Premises	AS PER CONSUMPTION

- GLA refers to Gross Leas able Area which will be equivalent to Built up area.
- NLA refers to Net Leas able Area or Carpet area, which will be under the exclusive usage of the prospective tenant
- CAM refers to Common Area Maintenance