Term Sheet

Tenant: YouthVille (https://youthvillehostel.com/)

Tenure: 10 Years

Lock-in: 5 Years

Rent Escalation: 15% Every 3 Years

Deposit: 3 Month Rent

Rent Free Period: 3 Months

Rent:

Carpet	181 Sq.Ft.	
Year	Rent PM	Rent PA
1	10,500	94,500
2	10,500	1,26,000
3	10,500	1,26,000
4	12,075	1,44,900
5	12,075	1,44,900
6	12,075	1,44,900
7	13,886	1,66,635
8	13,886	1,66,635
9	13,886	1,66,635
10	15,969	1,91,630
Total Rent for 10 Years		**14,72,735**

Carpet	189 Sq.Ft.	
Year	Rent PM	Rent PA
1	11,000	99,000
2	11,000	1,32,000
3	11,000	1,32,000
4	12,650	1,51,800
5	12,650	1,51,800
6	12,650	1,51,800
7	14,548	1,74,570
8	14,548	1,74,570
9	14,548	1,74,570
10	16,730	2,00,756
Total Rent for 10 Years		**15,42,866**

Carpet	235 Sq.Ft.	
Year	Rent PM	Rent PA
1	12,500	1,12,500
2	12,500	1,50,000
3	12,500	1,50,000
4	14,375	1,72,500
5	14,375	1,72,500
6	14,375	1,72,500
7	16,531	1,98,375
8	16,531	1,98,375
9	16,531	1,98,375
10	19,011	2,28,131
Total Rent for 10 Years		**17,53,256**

Carpet	242 Sq.Ft.	
Year	Rent PM	Rent PA
1	13,000	1,17,000
2	13,000	1,56,000
3	13,000	1,56,000
4	14,950	1,79,400
5	14,950	1,79,400
6	14,950	1,79,400
7	17,193	2,06,310
8	17,193	2,06,310
9	17,193	2,06,310
10	19,771	2,37,257
Total Rent for 10 Years		**18,23,387**