

Letter Of Intent (LOI)

(Commercial purpose)

Without prejudice

(Understanding of Commercial Terms - Private and Confidential)

Dated:

This letter of Intent is entered into this date _____ between,
(Company's name) _____ Ltd, (address) _____,
hereinafter referred to as party of the FIRST PART,

and (Company's name) _____ Ltd, (address) herein referred as
party of the SECOND PART.

Whereas the party of the first part is the Owner/Developer of commercial property situated at
_____, hereinafter referred to as the "said
property".

AND WHEREAS the Owner/Developer is/has owning/developed the said property of/into a
commercial complex to be known as "-----"
(hereinafter referred to as the said commercial complex/mall)

AND WHEREAS the intending Licensee /lessee is interested in taking on leave &
license/lease of approx. area _____sq. ft. (carpet area) at the _____ floor of
the mall/complex.

AND WHEREAS the parties have mutually decided and agreed upon the terms and
conditions as set out herein.

1. Name of Property	
2. Owner / Developer	
3. Premise	
4. Licensee	
5. Type of agreement / transaction	
6. Period of the agreement	
7. Lock –in Period	

8. Notice Period	
9. Area	
10. Monthly compensation	
11. Interest Free Refundable Security Deposit	
12. Escalation on Monthly Compensation	
13. Compensation Free period for fit out	
14. Scope of Work	
15. Compensation Commencement Date	
16. Possession for Fit-outs	
17. Property Taxes	
18. Service Taxes & all other future taxes	
19. Common Area Maintenance	
20. HVAC Charges, Electric Charges, Gas Charges & Other Utility Charges	
21. Stamp Duty & Registration Fees	
22. Any Other terms	

Both the parties, licensor and licensee/ lessor and lessee represented as stated above hereby agree to the above listed terms & conditions as on this date ----- and will enter into a legal binding document on a pre-agreed date.

In the unlikely event of the issues concerning in the terms and conditions of this LOI remaining unsolved amicable, the licensor agrees to refund the security deposit paid by the intending licensee.

As a confirmation of this intent (Licensee/Lessee) hereby pays an amount of Rs. _____ () only as a token advance to ----- (Licensor/Lessor) vide cheque no. _____ dated _____ drawn on _____ Bank

For ----- (Licensor)

For ----- (Licensee)

Accepted

Accepted

(Name of Licensor)

(Name of Licensee)

Witness:

1)

2)

Token Receipt (Earnest amount receipt)

Received with thanks the sum of Rupees _____

only (Rs. _____) paid by cheque dated _____ drawn on

_____ bank as the earnest amount (token) for the

below mentioned property to sell / lease / rent from Smt / Shri / M/s

_____ for _____ to _____ duration.

The brief of the property & agreement are as follow:

Name of the property	
Address/Location	
Area in sq. ft. (carpet/ built-up)	
Type & Expected date of Agreement	
Deposit Amount	
Rent Amount	
Earnest money / Token in Rupees	

I say received as per particulars above

Smt / Shri / M/s _____

Address:

Witnesses:

Names

Signatures

- 1.
 - 2.
-