

PROPOSAL

PROPOSED BY

**OBLIGR INDIA
PVT LTD**

20/3 Sajan Nagar, Nemawar Rd, Indore
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www.obligr.com
info@obligr.com

AMENITIES

HERE WE DO HAVE

- ▶ 1 Director Cabin
- ▶ 1 Conference & Meeting Room
- ▶ 1 Reception Area
- ▶ 3 Manager / HR Cabins
- ▶ 20 Seat Workstation
- ▶ Waiting Room
- ▶ Server & Hardware Room
- ▶ Training Area
- ▶ Sound System with Amplifier and Speakers
- ▶ 6 LED TV, HDMI connectivity everywhere
- ▶ Smart Lightings with Cool White and Warm White feels

EXCLUSIVE AMENITIES

- ☒ Lease Line Internet
- ☒ 24 Hours Water
- ☒ Power Supply
- ☒ Washroom
- ☒ Bio Metric
- ☒ CCTV Camera
- ☒ Intercom Facility
- ☒ AC
- ☒ Chairs
- ☒ Power Backup
- ☒ Parking
- ☒ Fire Safety
- ☒ Mask & Etc.

Paid – Tea/Coffee/Kadhaa/Lemon Tea/Herbal Tea,
Static IP for Internet, Electricity

DIRECTOR CABIN



MANAGER/HR CABIN



RECEPTION AREA



WORK STATION-1



WORK STATION-2



MEETING ROOM



GALLERY 1

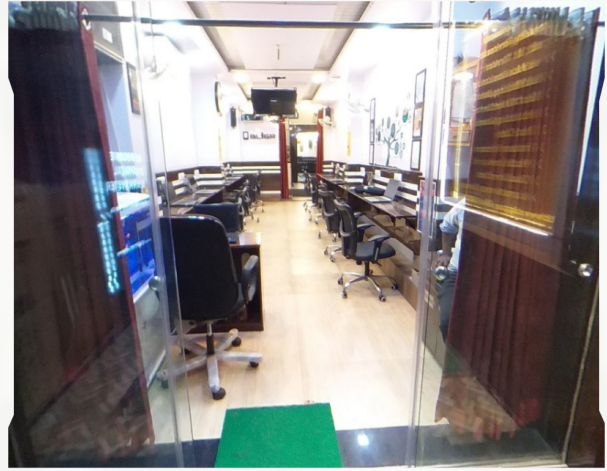
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CANVA STORIES

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GALLERY 2

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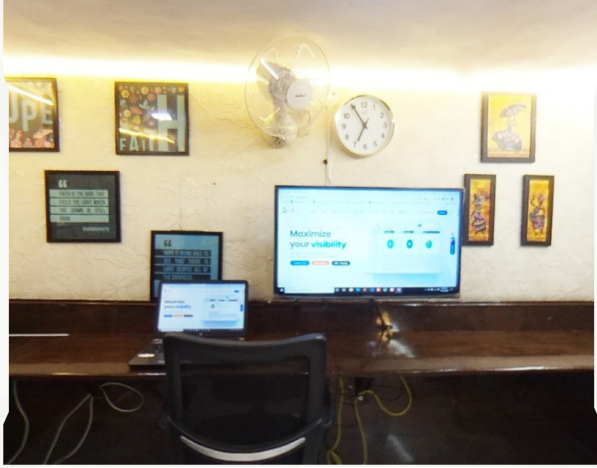


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GALLERY 3

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GALLERY 4

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FIRST FLOOR A-PART

HERE WE DO HAVE

- ▶ 1 Studio Bed Room
- ▶ 1 Modular Kitchen
- ▶ 1 Bathroom
- ▶ 1 Balcony
- ▶ 1 Microwave
- ▶ 1 Dressing Table
- ▶ Pop False Ceiling
- ▶ Smart Lightings with Cool White and Warm White feels
- ▶ 1 Bed Sheet
- ▶ 2 Cushion
- ▶ 1 Mink Blanket
- ▶ Curtains

EXCLUSIVE AMENITIES

- ☒ 1 AC
- ☒ 1 Furnished BED
- ☒ High Speed WIFI
- ☒ 1 Chimney
- ☒ 1 Burner
- ☒ 1 Wadrobe
- ☒ 1 Sofa cum Bed
- ☒ Exclusive lightings
- ☒ 1 TV Unit
- ☒ 1 Telephone Line
- ☒ 4 Puffies & Cubes
- ☒ Fire Safety
- ☒ 1 - LAN Socket
- ☒ 1 Telephone
- ☒ 1 Electric Gyser
- ☒ Seperate Sub Meter Available
- ☒ 24 Hour Drinking Water

FIRST FLOOR A-PART GALLERY

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FIRST FLOOR B-PART

HERE WE DO HAVE

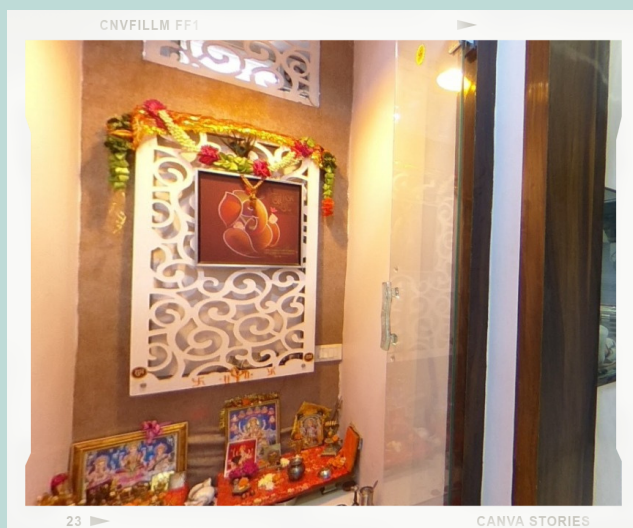
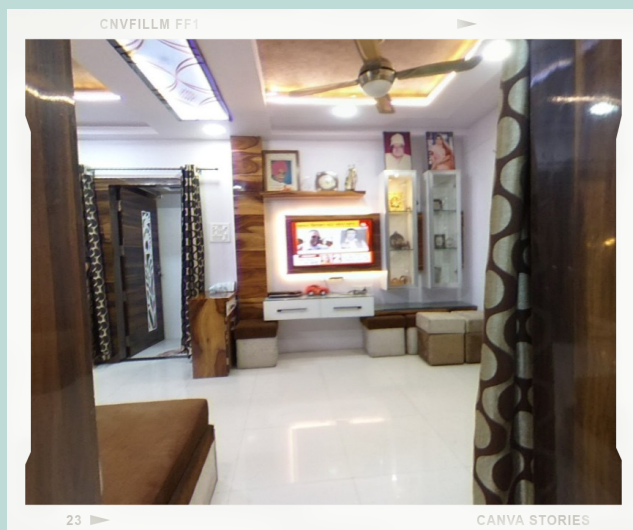
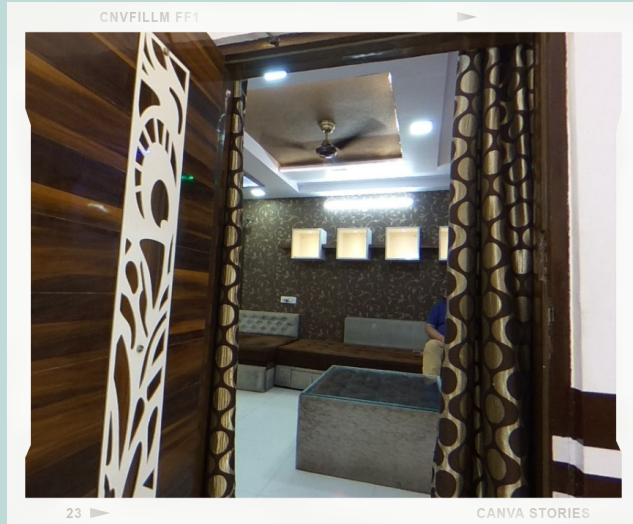
- ▶ 2 Studio Bed Room
- ▶ 1 Hall
- ▶ 1 Moduler Kitchen
- ▶ 3 Bathroom
- ▶ 1 Wash Area
- ▶ 1 Microwave
- ▶ 2 Dressing Table
- ▶ Pop False Ceiling
- ▶ 1 Pooja Ghar
- ▶ Smart Lightings
- ▶ 2 Bed Sheet
- ▶ 4 Cushion
- ▶ 2 Mink Blanket
- ▶ Curtains

EXCLUSIVE AMENITIES

- ☑ 2 AC
- ☑ 2 Furnished BED
- ☑ High Speed WIFI
- ☑ 1 Chimney
- ☑ 1 Burner
- ☑ 3 Wadrobe
- ☑ 1 Sofa cum Bed
- ☑ RO + UV Water Purify
- ☑ 3 TV Unit
- ☑ 4 Telephone Line
- ☑ 6 Puffies & Cubes
- ☑ PNG Gas Line
- ☑ 4 - LAN Socket
- ☑ 3 Telphone
- ☑ 3 Electric Gyser
- ☑ Seprate Sub Meter Available
- ☑ 24 Hour Drinking Water

FIRST FLOOR B-PART

GALLERY-1



FIRST FLOOR B-PART

GALLERY-2

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SECOND FLOOR A-PART

HERE WE DO HAVE

- ▶ 1 Studio Bed Room
- ▶ 1 Modular Kitchen
- ▶ 1 Bathroom
- ▶ 1 Dressing Table
- ▶ Pop False Ceiling
- ▶ Smart Lightings
- ▶ 1 Bed Sheet
- ▶ 2 Cushion
- ▶ 1 Mink Blanket
- ▶ Curtains
- ▶ JBL Music System
- ▶ 1 Folding Table

EXCLUSIVE AMENITIES

- ☒ 1 AC
- ☒ 1 Furnished BED
- ☒ High Speed WIFI
- ☒ 1 Chimney
- ☒ 1 Burner
- ☒ 1 Wardrobe
- ☒ 1 Sofa cum Bed
- ☒ Exclusive lightings
- ☒ 1 TV Unit
- ☒ 1 Telephone Line
- ☒ 4 Puffies & Cubes
- ☒ PNG Gas Line
- ☒ 1 - LAN Socket
- ☒ 1 Telephone
- ☒ 1 Electric Geyser
- ☒ Separate Sub Meter Available
- ☒ 24 Hour Drinking Water

SECOND FLOOR A- PART GALLERY

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SECOND FLOOR B-PART

HERE WE DO HAVE

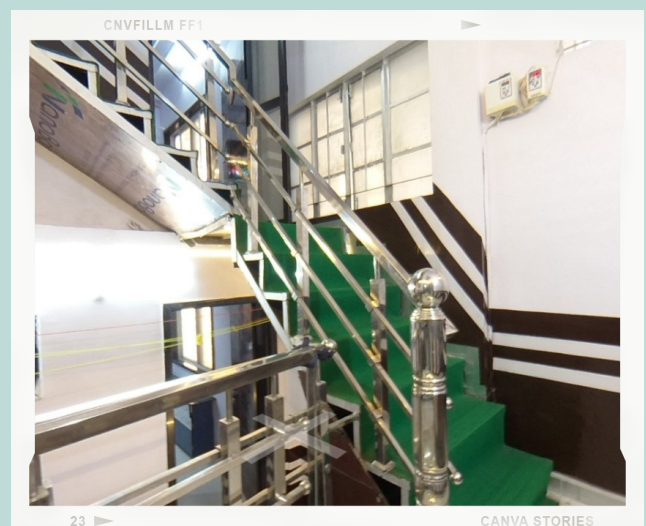
- ▶ 1 Studio Bed Room
- ▶ 1 Moduler Kitchen
- ▶ 1 Bathroom
- ▶ 1 Big Hall
- ▶ Smart Lightings
- ▶ 1 Bed Sheet
- ▶ 2 Cushion
- ▶ 1 Mink Blanket
- ▶ 1 Folding Table

EXCLUSIVE AMENITIES

- ☒ 1 Furnished BED
- ☒ High Speed WIFI
- ☒ 1 Burner
- ☒ 1 Wadrobe
- ☒ Exclusive lightings
- ☒ 4 Puffies & Cubes
- ☒ Shelves
- ☒ Seperate Sub Meter Available

- ☒ 24 Hour Drinking Water

SECOND FLOOR B- PART GALLERY



ROOF TOP

SECOND FLOOR A-PART

- ▶ 1 Bathroom
- ▶ Garden Area
- ▶ 1 Store Room
- ▶ 20 Plant Pots
- ▶ Green Carpet
- ▶ Aluminum Shade

SECOND FLOOR B-PART

- ▶ Playzone Area
- ▶ 25' FT Cricket Net
- ▶ 1 Store Room
- ▶ Bird Spike
- ▶ Green Carpet
- ▶ 4 Flood LED Lights

ROOF TOP GALLERY

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EXTRA AMINITIES

- ▶ 7 Server Racks
- ▶ 4 - 16 Port GB Switch
- ▶ 8 Ahuja Speaker
- ▶ 1 Ahuja Paginator
- ▶ 1 Ahuja Amplifier
- ▶ LG Multi Media Speaker
1500 WT
- ▶ 1 Three Phase Stablizer
- ▶ 1 Single Phase Stablizer
- ▶ Big Fish Pot With Stand
- ▶ Green Carpet on Stairs
- ▶ 20 Liter Water Cooler
- ▶ RO + UV + Alkaline
Purifier
- ▶ 3 Vintage Clocks
- ▶ 8 Air Freshner
- ▶ Disco & Flood Light
- ▶ Vitrified Tiles Flooring

- ▶ 1 Tubewell + Submercible
- ▶ 1 Well + Submercible (In-
House)
- ▶ 1 Well + Submercible (
External)
- ▶ 1 Narmada Water
Connection
- ▶ Concrete Backlane
- ▶ 1000 Liter Water Tank
for Tap Water
- ▶ 1000 Liter Water Tank
for Drinking Water
- ▶ Automatic Overhead
Tank Sensors
- ▶ Automatic Signage +
Elivation Lights Sensors
- ▶ Hand Dryer Machine
- ▶ 34 Framed Quotes
- ▶ 3 GSM Network Booster
- ▶ 2 Glass Finger +
Bluetooth Door Locks

TERMS & CONDITION

1. The Tenant shall pay as the monthly rent of RS. Two Lacs + 18% GST/- (In words) per month, excluding electricity and water charge.
2. The Tenant shall not sub-let any part of the above said demised premises to anyone else under any circumstances without the consent of the Owner.
3. The Tenant shall abide by all the bye-laws, rules, and regulations, of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises.
4. This Lease is granted for a period of Eleven (11) months only and this lease can be extended further by both the parties with their mutual consent on the basis of prevailing rental value in the market.
5. The Tenant shall pay Electricity & Water charge as per the proportionate consumption of the meter to the Owner.
6. The Tenant shall not be entitled to make structure in the rented premises without the prior consent of the owner
7. The Tenant can neither make addition/alteration in the said premises without the written consent of the owner, nor the Tenant can sublet part or entire premises to any person(s)/firm(s)/company(s).
8. The Tenant shall permit the Owner or his Authorized agent to enter into the said tenanted premises for inspection/general checking or to carry out the repair work, at any reasonable time.
9. The Tenant shall keep the said premises in clean & hygienic condition and shall not do or causes to be done any act which may be a nuisance to others.
10. The Tenants shall carry on all day to day minor repairs at his/her own cost.
11. That Agreement may be terminated before the expiry of this tenancy period by serving One-month prior notice by either party for this intention.
12. The Tenant shall use the above-said premises for Official Purpose Only.
13. The Tenant Shall not store/Keep any offensive, dangerous, explosive or highly Inflammable articles in the said premises and shall not use the same for any unlawful activities.
14. The Tenant shall pay the Three month's advance rent to the Owner the same shall be adjusted in monthly rent.

ABOUT US

Obligr (legal name Obligr India Pvt Ltd) is a publicly held business cloud communications provider. Headquartered in Indore, Madhya Pradesh, the company was founded in 2013 as a provider of telecommunications services based on voice over Internet Protocol (VoIP) and Digital Marketing Service. As of 2020, Obligr reported approximately 10k subscriber and consolidated revenues of \$10 million Through a series of acquisitions beginning in 2013, Obligr, previously a consumer-focused service provider, has expanded its presence in the business-to-business marketplace. Obligr's offering includes unified communications, contact center applications and communications APIs

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