



सत्यमेव जयते

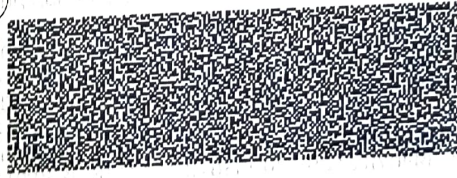
INDIA NON JUDICIAL

Government of Karnataka

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Certificate No.	: IN-KA42005504998146S
Certificate Issued Date	: 10-Oct-2020 10:14 AM
Account Reference	: NONACC (FI)/ kacrsf108/ HSR LAYOUT/ KA-BA
Unique Doc. Reference	: SUB/IN-KAKACRSFL0879564112780945S
Purchased by	: HYPERTHINK SYSTEMS PRIVATE LIMITED
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENEWAL TENANCY AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DR ABBAS HYDERI
Second Party	: HYPERTHINK SYSTEMS PRIVATE LIMITED
Stamp Duty Paid By	: HYPERTHINK SYSTEMS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)

Authorised Signatory
Karnataka SDDM-CO-OP Society Ltd.
867 Hosur Road, Opp. Chennakeshava
School, Bangalore-560 100.
Mob : 933304846



Please write or type below this line

RENEWAL OF TENANCY AGREEMENT

THIS RENEWAL OF TENANCY AGREEMENT is entered on this the 25th day of September 2020 at Bangalore **BY AND BETWEEN**

for

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of ensuring the legitimacy is on the users of the certificate.
3. The onus of ensuring the legitimacy is on the users of the certificate.

Dr. ABBAS HYDERI, aged about 44 years. Son of
Late Dr. Mir Raza Ali, residing at 8819-24 Avenue
Edmonton, Alberta, **Canada** (postal code T6K2W3)
PAN AIJPA4931H.

Represented by His mother and GPA
Mrs. KHUSTHER BEGUM, aged about 68 years,
Residing at 303, Ashirwad Apartments near
BDA complex, Austin town layout Bangalore

HEREINAFTER REFERRED TO AS THE '**LESSORS**' (which expression shall where the context
so admits, mean and Include himself his heirs, executors, successors. administrators, legal
representatives and assigns) OF THE ONE PART AND

1. **HYPERTHI N K SYSTEMS PRIVATE LIMITED**
With Registered office at #8-2-248/8/34A,
JOURNALIST COLONY, ROADE
N0.3, BANJARA HILLS, HYDERABAD-
500034. TELANGANA, INDIA, AND
INCORPORATED UNDER companies Act
1956(No 1 of 1956) in the year 2008-2009
With corporate identity Number:
U72400TG2009PTC062852, PAN No: AACCH1889F
Represented by their Director AWDESH CHETAL.

HEREINAFTER JOINTLY REFERRED TO AS THE **LESSEES** (which expression shall where the
context so admits, mean and Include themselves their respective heirs, executors, successors, legal
representatives and assigns) OF THE OTHER PART;

WHEREAS the **LESSORS** Is In possession and enjoyment of all that piece and parcel the Property
consisting of 8 Independent Offices/Commercial Unit situated in HSR LAYOUT and bearing No
356, 14th MAIN, 6th CROSS, 6th SECTOR, HSR LAYOUT, Bangalore, Karnataka

WHEREAS the **LESSEE** who are in need of an office premises for their own confide needs and
occupation has approached the **LESSORS** for the lease of the property being the **Bearing office No**
302 on Third floor In the aforesaid property measuring 1100sft Super built up areas & is more fully
described In the schedule hereunder and hereinafter referred to as the '**SCHEDULED PREMISES**
(**R.K.AVENUE**)

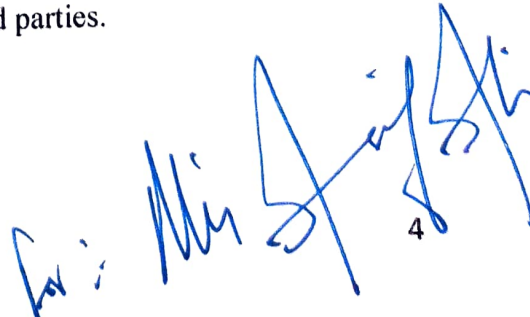
WHEREAS the **LESSORS** has agreed to lease out '**SCHEDULE PREMISES**' to the
LESSEES on a monthly rent

- 1) Office premises # **302** in third Floor for **Rs. 55,000/-** (Rupees fifty Five thousand
Only) plus **Rs.3000/-** as Maintenance charges **Service Tax** to be paid by the Tenant as
applicable as per Govt Service laws. The above rental payment shall be subject to
applicable tax deduction at sourer (**TDS**) and **form 16A** for TDS shall be promptly
provided by Lessees to Lessors.



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7. **ADDITION AND ALTERATIONS:** - The **LESSEES** shall not make any structural addition or alteration in or to the '**SCHEDULE PREMISES**'. However lessees is free to execute office Interior works such as (work station/tables/cabins/AC etc.) for the premises at their cost without alteration or damaging any building structure, walls, columns, windows, ventilators or structural glazing etc. as per drawings.
8. **REPAIRS AND MAINTENANCE:** - The **LESSEES** shall keep the '**SCHEDULE PREMISES**' in the good tenantable condition during the duration of the lease subject to normal wear and tear and shall not cause or suffer to be caused any damage thereto.
9. **INSPECTION AND ENTRY:** - The **LESSORS** or their authorized agents shall be entitled to enter and inspect the '**SCHEDULE PREMISES**' with prior information to the **LESSEES**.
10. The **LESSORS** hereby agrees and covenant that the **LESSEES** on regularly and promptly paying the rent and observing all the terms and conditions of this agreement shall be entitled to peacefully possess and quietly enjoy the **SCHEDULE PREMISES** during the period of the lease hereunder granted without any hindrance or interference from the **LESSORS** or any person or persons claiming through or under there.
11. The **LESSEES** agrees to and covenants to pay the rent agreed herein regularly and promptly and without any delay and to be faithfully in discharging Its obligation under this agreement, failure to pay rents for the consecutive two months, the **LESSORS** shall have the right of entry in the **SCHEDULE PREMISES** and take over the same without any notice and In such event the tenancy shall stand determined.
12. The **LESSEES** hereby agrees to quit and peacefully hand over vacant possession of the **SCHEDULE PREMISES** to the **LESSOR** upon the expiry of the period of the lease hereunder granted. In the same conditions in which the **SCHEDULE PREMISES** was let, subject only to normal wear and tear.
13. **RENEWAL:** Upon the expiry or the Initial period of lease of eleven months hereunder granted, the **LESSORS/LESSEES** may extend the lease for further periods subject to the payment of the rent at the enhanced rate of 10% for every eleven Months on the rents payable then.
14. **PREMATURE TERMINATION:** In the event the **LESSEES** fails to pay the rent hereby reserved for a period of Two (02) months consecutively or in the event the **LESSES** willfully commits breach of any of the terms and conditions of this agreement, then the **LESSOR** shall be entitled to terminate this agreement and re-determine the lease hereunder granted and re-enter upon the **SCHEDULE PREMISES** without prejudice to the generality. In the event if **LESSEES** willingly wants to vacate the **SCHEDULED PREMISES**, they need to provide 1 **Month Notice** in advance before vacating the **SCHEDULED PREMISES**.
15. It is further agreed that at the time of vacating and handing over the vacant physical possession of the **SCHEDULE PREMISES** the **LESSEES** shall pay one month's rents payable then as charges for painting of the schedule premises to the lessor.
16. This indenture of lease agreement is not assignable to any third parties.

For: 
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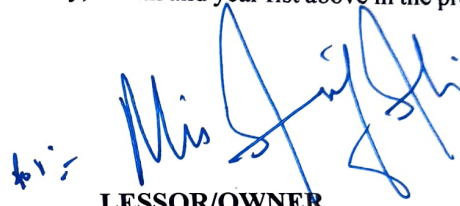
SCHEDULE PREMISES

ALL THAT PIECE AND PARCEL OF THE immovable commercial/ office Property bearing No.302 on the Third Floor having super built up area of 1100sq ft along with one car parking in basement floor of the Commercial building constructed on Property bearing No.356, 14th MAIN, 6thCROSS 6th SECTOR, HSR LAYOUT, Bangalore, KARNATAKA, and the entire building is bounded on the East by: Road, on the West by: Site No.375, on the North by: 357 and on the South by: ROAD.

IN WITNESS WHEREOF the LESSOR and the LESSEES have set their respective hands to this **RENEWAL OF TENANCY AGREEMENT** on the day, month and year first above in the presence of the following witnesses

WITNESS:

1.


LESSOR/OWNER

2.

LESSEES/ TENANT