



सत्यमेव जयते

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: 10-Oct-2020 10:14 AM  
: NONACC (FI)/ kacrsfl08/ HSR LAYOUT/ KA-BA  
: SUBIN-KAKACRSFL0879564112780945S  
: HYPERTHINK SYSTEMS PRIVATE LIMITED  
: Article 30 Lease of Immovable Property  
: RENEWAL TENANCY AGREEMENT  
:  
: 0  
: (Zero)  
: DR ABBAS HYDERI  
: HYPERTHINK SYSTEMS PRIVATE LIMITED  
: HYPERTHINK SYSTEMS PRIVATE LIMITED  
:  
: 500  
: (Five Hundred only)

*[Signature]*  
Authorised Signatory  
Karnataka SDDM-CO-OP Society Ltd.  
# 867 Hosa Road, Opp. Chennakeshava  
School, Bangalore-560 100.  
Mobile: 98335304846



Please write or type below this line

## **RENEWAL OF TENANCY AGREEMENT**

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

#### Statutory Alerts

- Statutory Alert:** The authenticity of this Stamp certificate should be verified at [www.shilestamp.com](http://www.shilestamp.com) or using E-Stamp Mobile App or Stamp-It mobile app. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. The onus of checking 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  
NO.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.

HEREINAFTFR 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, 14<sup>th</sup> MAIN, 6<sup>th</sup> CROSS, 6<sup>th</sup> 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 'SCHEDULED 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/cabinets/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 **LESSEES** 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.

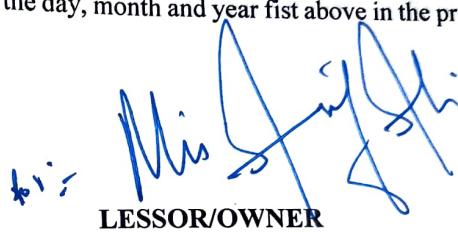
SCHEDULE PREMISES

**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, 6<sup>th</sup>CROSS 6<sup>th</sup> 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 fist above in the presence of the following witnesses

**WITNESS:**

1.



LESSOR/OWNER

2.

LESSEES/ TENANT