



తెలంగాణ తెలంగానా TELANGANA

Sl. No.: 1635 Date: 15/03/2021 Rs. 100

Sold to: K. Naresh Kumar

S/o. W/o. D/o: Late K. Yabaiyah

\*Whom: Maxwell Logistics Pvt Ltd

15/03/2021

AF 356765

A. SRIKANTH

Licensed Stamp Vendor

L.No. 16-05-080/2011

L.R.No. 16-05-012/2020

H.No. 12-1-1418, Shanti Nagar,

North Lalaguda, Sec'bad

Mobile No. 9849793342

### LEASE AGREEMENT

This Rental Agreement is made and executed on this day of 5<sup>th</sup> April 2021 at Secunderabad,  
Between: -

M/s. Suraj Public Welfare Trust (PAN No. AABTS5447C), represented by Shri Ramkumar Goel S/o. Late Shri Banwarilal Goel, aged 79 years, Occ. Managing Trustee, Surya Towers, 3<sup>rd</sup> Floor, 105, Sardar Patel Road, Secunderabad – 500003, Telangana, hereinafter called LAND LORD / LESSOR (which term shall include his heirs and administrators, legal representatives, assigns and successors) of the ONE PART.

AND

M/s. Maxwell Logistics Private Limited (PAN No. AAFCM2676Q) represented by Mr. Ishwar Chandra Sharma S/o. Late Shri G P Sharma, aged 66 years, Occ. Sr. Vice President, R/o. Surya Towers, 7<sup>th</sup> Floor, 105, Sardar Patel Road, Secunderabad – 500 003, Telangana, hereinafter called TENANT / LESSEE (which term shall include its successors, administrators, legal representatives and assigns, successors) of the OTHER PART.

Whereas the LAND LORD is the absolute owner and peaceful possessor of the Flat bearing No. 'F' Block at 7<sup>th</sup> Floor, situated at Surya Towers, 105, Sardar Patel Road, Secunderabad – 500003, Telangana, clearly mentioned in the schedule with fixture and fittings. The TENANT who is in search of a premises for his business, has approached the LAND LORD to let out the schedule property and the LAND LORD has agreed to let out the same to the TENANT.

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For MAXWELL LOGISTICS PRIVATE LIMITED

Authorised Signatory

For SURAJ PUBLIC WELFARE TRUST

Minacha Trustee

Having agreed upon the terms and conditions set out as under, both the LAND LORD and the TENANT have decided to reduce the same in writing.

NOW THIS LEASE AGREEMENT WITNESSES AS FOLLOWS:

1. The LAND LORD shall let out the Flat bearing No.'F' Block at 7<sup>th</sup> Floor situated at Surya Towers, 105, Sardar Patel Road, Secunderabad – 500003, Telangana and the TENANT shall occupy the same.  
Area – 1,811 Sq.Ft.
2. The monthly rent shall be a sum of Rs.75,000/- (Rupees Seventy five thousand only) and is payable on or before 5<sup>th</sup> of the every month after deducting TDS as applicable from time to time as per Income Tax rules.
3. The tenancy shall be for a period of Six years effecting from 1<sup>st</sup> day of April 2021 and expires on 31<sup>st</sup> March 2027.
4. In the event both the parties agree to extend the period of tenancy, there shall be enhancement of rent by 15% on existing rent after every 3 years.
5. The TENANT shall use the above said flat only for office purpose.
6. The TENANT shall not perform any illegal activities and also shall not store or use any hazardous or illegal items, which are against law, in the said flat.
7. The TENANT shall pay the Maintenance Charges every month to the association / society and the Electricity Charges to the concerned departments and the Property Tax (Municipal Tax) to GHMC, Hyderabad and GST or any other taxes levied by government in future.
8. The TENANT shall keep the above said flat in neat and habitable condition.
9. The TENANT shall at his own cost add on any furniture at the said flat and shall remove the same from the above said flat at the time of vacating and handing over the above said flat to the LAND LORD.
10. The tenancy agreement can be terminated any time with 6 months prior notice in writing from either side.
11. The LAND LORD shall white wash and colour wash, the schedule premises before handing over to the TENANT.
12. The TENANT shall allow the LAND LORD or its representative to inspect the said flat, at all the reasonable times.
13. The TENANT shall not sub let or assign whole or part of the said flat to any other person or persons.

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For MAXWELL LOGISTICS PRIVATE LIMITED



Authorised Signatory

For SURAJ PUBLIC WELFARE TRUST



Managing Trustee

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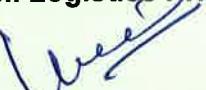
14. The TENANT has paid an amount of Rs.2,25,000/- (Rupees Two lakhs and twenty five thousand only) to the LAND LORD towards Deposit by way of Cheque No.009201 dt.5.4.2021 drawn on HDFC Bank Limited, Usha Kiran Complex, Paradise Circle, Secunderabad – 500003, Telangana.
15. The security deposit is liable to be refunded by LAND LORD after delivery of peaceful vacant possession of the schedule property to the LAND LORD by the TENANT.
16. If any legal disputes arise related to this agreement the jurisdiction shall be with courts at Hyderabad / Secunderabad only.

#### SCHEDULE OF PROPERTY

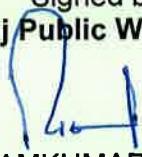
All that flat admeasuring 1,811 Sq.Ft. bearing No.'F' Block at 7<sup>th</sup> Floor situated at Surya Towers, 105, Sardar Patel Road, Secunderabad – 500003, Telangana.

In witness whereof both the LAND LORD and the TENANT have put their respective hands unto this Lease Agreement on the day month and year above mentioned, in the presence of the following witnesses.

Signed by  
For Maxwell Logistics Private Limited

  
ISHWAR CHANDRA SHARMA  
Sr. Vice President  
THE TENANT / LESSEE

Signed by  
for Suraj Public Welfare Trust

  
RAMKUMAR GOEL  
Managing Trustee  
THE LAND LORD / LESSOR

#### Witnesses:

1.  (KAILASH MITTAL).

2.  (SANTOSH KHANWALA)