

తెలంగాణ TELANGANA

24 DEC 2016

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MOHD TAHA

Licensed Stamp Vendor

No. 16-10-15/99, R. No. 16-10-20/2016
S. No. 11-2-799/1, Habeeb Nagar,
Nampally, Hyderabad - (South) Dist.
Cell : 92463 60720

LEASE DEED

This Lease Deed is made at Hyderabad on this the 14th day of December 2016.

BETWEEN

Mr. Sanjay Asthana aged 54 R/O 6-3-563/A/1 Erram Manzil colony Hyderabad-TS-500082, hereinafter referred to as the LESSOR which expression, unless repugnant to the context shall mean and include his partners, legal representatives, associates, successors in title legal heirs and assigns of the ONE PART.

AND

M/s. Indus Solutions PVT LTD., represented by Ms. Padma Ramanulla W/O Ravi Ramanulla R/O B1002, My Home Abra Apartments, Opp InOrbit Mall, Madhapur Hyderabad-500081 (hereinafter referred to as the LESSEE which expression shall unless repugnant to the context mean and include its successors, associates, subsidiaries, affiliates and assigns) of the Second PART.

WHEREAS the LESSOR is the absolute and lawful owners of the premises, H.No:1-140/3/21/203, Huda Techno Enclave, Madhapur, Hyderabad-TS-500081 and enjoys a clear and unfettered title to the Premises and is competent and has legal authority to lease the Premises to the LESSEE and to execute this lease deed as per the terms and conditions contained herein;

Sanjay Asthana

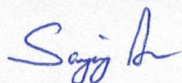
Padma Ramanulla

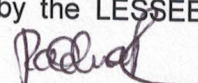
WHEREAS the LESSEE is a company incorporated for the purpose of Technology Outsourcing.

WHEREAS the lessor has agreed to grant the lease of the Premises and the LESSEE has agreed to take the said Premises on lease on the terms and conditions mentioned hereunder; and

THIS DEED WITNESSETH AS UNDER:

1. The lessor hereby demises unto the lessee the Premises together with the absolute and unrestricted right for the lessee and their employees and authorized agents/guests/Customers to the use of the said space along with use of the common areas of the building.
2. Simultaneously, in the event of the sale of the leased premises during lease period, the Lessor specifically agrees and assures that the intending purchaser shall be kept informed about the subject lease agreement, under intimation to Lessee, and also ensures that the terms and conditions of the said agreement will be honored by the buyer and the lessee shall not be asked to vacate the premises.
3. This lease deed is entered into on 14th December 2016 with a lock in period of 36 months commencing from 1st Feb 2017 subject to an escalation of rent at the rate of 5% at the end of every 24 months.
4. The lessee/lessor shall have the right to terminate the lease, referred to above, by giving six months notice in writing during lock in period.
5. The Lessor shall have the right to terminate the lease in the event of the lessee defaulting in payment of rent for three consecutive months with right to exercise every option including right to legally recover.
6. The Lessee shall pay to the lessor a monthly payment of Rs.45,000/- (FOURTY FIVE THOUSAND RUPEES) per month plus applicable taxes. The monthly rental charges shall be paid before the 10th of every calendar month and with the first payment becoming due before 10th February 2017. In addition the Lessee shall pay building maintenance charges to the society and electricity bills.
7. The Lessee has paid a security deposit of 2,70,000/- (Two lakhs Seventy Thousand Rupees only), which is interest free. The lessee shall refund this deposit at the end of vacation of the leased premises and the lessor shall refund the same after adjusting any unpaid rent, maintenance charges.
8. The lessor shall provide Electric supply line with meter and Lessee shall pay charges for the monthly consumption of power.
9. On expiry of the lease or on termination of the lease by the lessor. The lessor shall refund security deposit made by lessee with lessor on vacation of the premises after deducting any dues towards rent, electricity and water charges that may remain unpaid by the LESSEE,





subject to other terms. It is specifically agreed that the LESSEE will handover possession the premises in good condition, subject to normal wear and tear, to the LESSOR.

10. The lessor agrees to provide the following facilities to the lessee without any further additional costs or charges. Space to display the name board of the company at designated spots as determined by the building representative.

11. The lessor hereby agrees with the lessee as follows:

(i) To pay and discharge at all times all existing and future Municipal taxes and other rates and taxes and assessments payable in respect of the premises or of the building whichever is applicable it being clearly understood that the lessee shall not be liable for making any payments if any additional taxes, levies, cess or penalties as levied upon or arise from any acts omission or violation of any rules, laws or regulations on the part of the lessor. In the event the lessor fails to pay and discharge at all times all existing municipal taxes and other rates payable in respect of the Premises, the lessee shall have the right to discharge the liability and deduct the same from the monthly rents payable to the lessor.

13. In consideration of the rent herein agreed and all payments as payable to the lessor being paid by the lessee regularly and all other terms and conditions being observed and performed by the lessee, the lessee shall peacefully enjoy the premises without any hindrance, interference or interruption.

14. In the event of there being any difference of opinion between the parties hereto arising due to this deed, they shall try to first meet and amicably resolve the said differences amongst themselves. In case the parties are unable to amicably resolve differences within a reasonable period of time and the dispute still persists, the same shall be referred to an Arbitrator as provided under the Arbitration and Conciliation Act, 1996. All such proceedings shall be held at Hyderabad and conducted in English Language. An enforcing party having complied with all the provisions of this deed shall have the right to seek for specific performance of this deed along with damages, interest and loss against the party in breach.

15. Lessor has agreed to rent the place with the following material/equipment.

1) Modular work stations with network and telephone cabling and power points- 31nos

2) lighting, Executive Table, Meeting Table and partitions

3) Network Rack and UPS

Sajid R

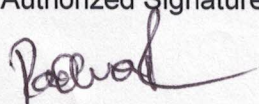
Paul

SCHEDULE OF LEASE HOLD PREMISES

H.No: 1-140/3/21/203 at Huda Techno Enclave Madhapur In witness where of the parties hereto have set their respective hands to this lease deed on the day mentioned above.

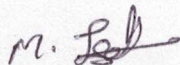
LESSEE

Authorized Signature/ Date



Padma Ramanulla

Witness-1



Signature/ Date

M. JAGADEESH

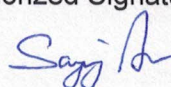
Name (Type or Print)

H.NO:- 2-52
BHEEM RAO COLONY
Old Alwal

Address SecUNDERADA - 500010

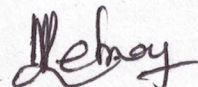
LESSOR

Authorized Signature/ Date



Sanjay Asthana

Witness-1



Signature/ Date

AZIZ-UR-REHMAN

Name (Type or Print)

H.NO: 24-88/33
EAST ANAND BAGH

Address MALKAJGIRI, HYDERABAD-47