



मध्य प्रदेश MADHYA PRADESH

CG 101488

Lease Deed

This Deed Of Lease ("Agreement") is made and executed at Vijaywada, Andhra Pradesh on this day of 26th of June 2024.

Between

KONERU SATYA KRISHNA

Koneru Satvik Raja S/o Sri ~~Matheer Chandra~~ **Leja**, being individual, having their Residence/registered office at Do. No 59-4-5, 20 Lane, Ashok Nagar, Vijayawada -520010 respectively (hereinafter referred to as "Lessor", which expression shall, unless repugnant to the context, mean and include its successors and permitted assigns) of the One Part

And

M/s Technotask Business Solutions Private Limited, a company registered under the Companies Act, 2013, having its registered office at "Ganesh Galaxy City, Third & Fourth Floor Ganesh Galaxy City Commercial Complex, Main Ayodhya Bypass Road, Near, Ayodhya Square, Bhopal, Madhya Pradesh, India, 462041. (Hereinafter referred to as "Lessee", which expression shall, unless repugnant to the context, mean and include its successors and permitted assigns) of the **Other Part**.

Whereas -

- a. The Lessor is the absolute owner and in peaceful enjoyment of the property admeasuring 6510 sq.ft. at 4-70 NHS, Enikepadu, Vijaywada - (521108), Andhra Pradesh having a Carpet area ("CA") totaling AN sq.ft. ("Premises") morefully described in the Schedule herein & is desirous of letting out the property for Rent by way of lease.

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(Koneru Satya Krishna)

(Signature)



NOW, THIS AGREEMENT FOR LEASE WITNESSETH AS FOLLOWS.

1. The Lessors agrees to grant lease and/or let out the property mentioned in the Schedule herein in a proper, fit and tenantable condition, for a monthly rent ("**Rent**") to the Lessee for which the Lessee agreed to take over the possession of the property by way of lease on agreeing to pay the Rent and observe the terms and conditions stipulated herein. The monthly rental payable would be INR 49.6/-per sq.ft. totalling INR 3,22,977 /- (Three lakh twenty two thousand nine hundred seventy seven rupees only) excluding Common area maintenance charges. The Common area maintenance ("**CAM**") charges shall be payable by the lessee directly to Leasor at a rate of INR 5.51/-per sq.ft. totalling Rs 35886 /- (Thirty five thousand eight hundred eighty six rupees only) which shall be over and above the above described rentals.The Lessee shall pay GST amount @18% or as per the rate decided by the government on the total amount of rent and maintenance amount to the Lessors.
2. The lease granted herein is for a period of 11 (Eleven) months with effect from 1st of June 2024 and ending on 30th April 2025. ("**Term**") However, the Parties are at liberty to mutually discuss and agree upon renewal for any further term before the expiry of the Term of the lease. The lessee has the right to hold the premises as a tenant till the end of lease period.
3. The monthly Rent payable by the Lessee to the Lessor for the leased premises during the Term shall be subject to tax deduction at source as per the provisions of the Income-tax Act, 1961. The Lessor shall be responsible for discharging all or any other taxes as applicable. Lessee shall not be called upon to pay any other sum other than aforesaid Rent. CAM charges shall be inclusive of provision of common area lighting and water motors, electricity charges for common area lighting and water motors, common area water charges, charges for lift maintenance, common area security charges and charges for general housekeeping of common area.
4. The Lessor and Lessee hereby confirm that lessee already has a security deposit amounting 13,02,000/- (Thirteen lakh two thousand rupees only) paid by the Lessee to the Lessors and the said amount will be kept as interest free security deposit to be adjusted as rent when the lessee vacates the premises and handing over the vacant possession of the leased premises upon the expiry or earlier termination of the lease. If there is any delay in repayment of security deposit to Lessee, the Lessor shall pay interest @18 % (eighteen percent) on the same from the due date.
5. The Lessee, on paying the Rent in the manner herein provided and on observing and performing the covenants, conditions and stipulations herein contained, shall have unimpeded use, complete & peaceful enjoyment and occupation of the leased premises during the period of the lease and during renewal, without any let, obstruction, eviction, interruption and/or disturbance, claim and demand whatsoever by the Lessors or any person or persons lawfully or equitably claiming by, from, under or in trust for the Lessor.
6. The Lessors has handed-over the scheduled property in a Making Vitrified tile flooring, and Wash rooms readiness etc. in good condition and Lessee has taken possession over the property from Lessors and re-deliver the possession of the property on completion of lease period or in the event of termination of this lease whichever is earlier, in such good condition as delivered by the Lessor to Lessee subject to wear and tear

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8. Lessee shall maintain the property clean and neat and use the property for any of its purposes.
9. Lessee shall be permitted to put up name board, front fascia board at a mutually agreeable location in the Premises, at no extra cost to the Lessee. Provision for genset must be made by the Lessor and 24 hours power and water supply must be provided in the Premises by the Lessor. Separate sub-meter for electricity shall be provided. Garbage collection in the Premises shall be arranged by the Lessor for the future. Three Car's parking facility must earmarked separately for Lessee.
10. Lessee shall not sub-let the demised premises to any other party without consent of Lessor. However, the Lessee's group companies, subsidiaries, affiliates shall be permitted to use the property upon and with prior intimation to the Lessor. Further, Lessee may utilize any portion in the leased space in order to provide canteen services, including ready to eat food and beverages items, to its employees and/or its affiliates.
11. Lessee shall not alter or construct or modify the structure or any part of the building, without the consent of Lessor. However, Lessee shall make necessary interior fixtures for carrying out its business operations from the property.
12. The Lessors hereby undertakes in the manner desired by the Lessee to maintain the leased premises in fit and proper condition to the Lessee's satisfaction by carrying out such other things connected with maintenance of the leased premises during the lease period besides major repairs or damages arising from inherent defects in construction, unforeseen calamities, etc. However, in case of failure of lessor to make maintenance within reasonable time, the Lessee shall carry out such maintenance and the expenses shall be deducted from the rent payable to the Lessor.
13. The lease will be terminated in any of the following events –
 - a) Upon completion or on the date of expiry of the period of lease.
 - b) If any breach of the terms of the lease.
 - c) If Lessee is prevented by law to enter into or continue with the lease Agreement.
 - d) Notwithstanding anything contained herein, upon giving 30 (Thirty) days' notice by Lessee to the Lessor without assigning any reasons and without payment of any compensation or damages for whatsoever nature can exercise the right of termination without assigning any reasons.
14. Lessee shall co-operate with Lessor while handing over the property and ensure proper handing-over, take-over of the property. On taking peaceful vacant possession of the property in good condition by the Lessor, the Lessee is discharged from the Agreement.
15. Apart from the Rent payable by Lessee, the Lessee shall also bear electricity charges, only in respect of scheduled property on the basis of its metered consumption... Therefore, Lessee shall not pay any other charges, expenses on any account for occupying the property including but not limited to payment of taxes, charges, cesses, levies payable to the local government / any statutory authorities. It is the duty of the Lessor to pay all charges, rates, taxes, cesses, levies etc. including any caution deposit or security deposit insisted by Electricity Board or Water and Sewage Board or Panchayat for the demised property.
16. That it shall be the duty of Lessors to white wash/paint the property and handover the same if required by Lessee and shall periodically do white washing as reasonably required for the maintenance of premises.
17. Lessors reserves the right to inspect the property at such interval, as it deems fit and proper during reasonable hours in daytime and by informing the Lessee well in advance subject to the condition that no operational difficulty is faced by the Lessee. Lessee shall co-operate with the Lessor in this regard.

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18. The Lessors hereby assures the Lessee that he is the owner of the scheduled premises and hereby indemnifies the Lessee from any claim, damages, cost, expenses, dispossession and consequences that would arise due to the Lessee taking on lease the scheduled premises from the Lessor.
19. Any dispute(s) or differences arising out of or in relation to this Agreement, the parties shall meet each other and try for an amicable settlement. If the parties fail or unable to reach out any amicable settlement, the dispute or disputes as the case may be, shall be referred for Arbitration in accordance with the Arbitration and Conciliation Act, 1996 or its amendments or modifications thereof. The matter in dispute shall be referred to a sole arbitrator, instigated through a written notice by one party to another for initiation of arbitration proceedings. The notice period shall be 15 days, in which parties may choose to resolve the matter in dispute amicably. Both the parties, through mutual consensus, shall appoint a sole arbitrator who shall be the presiding officer and the award passed by him shall be binding to both the parties. The Language of arbitration shall be in English/Hindi. The seat of Arbitration shall be decided mutually by the parties according to the convenience of the parties to the said agreement and shall be final and binding.
20. Neither Party shall be liable to the other Party for any loss, damage, delay or failure of performance resulting directly or indirectly from any cause which is due to Force Majeure Event. Force Majeure Event/s shall mean the following events:
- a) Natural disaster, governmental intervention, war, fire, flood, explosion, theft of material items, civil commotion, armed hostilities, act of terrorism, revolution, pandemic or Act of God.
 - b) Blockade, picket, embargo, strike, lock-out, sit-in, industrial dispute to the extent to which those things do not involve employees of the Party claiming relief
 - c) Act or intervention of a competent judicial or regulatory authority
 - d) A Party shall promptly notify within 5 (five) working days the other Party of the occurrence of a Force Majeure Event and the notifying Party shall be excused from any further performance of its obligations affected by the Force Majeure Event for as long as such Force Majeure Event continues and such Party uses and continues to use its best endeavors to recommence performance

SCHEDULE OF PROPERTY

All that piece and parcel of land and building having a Carpet area of 6510 sq. Ft in 7th Floor in the premises of Krishna Grandeur Bearing house number 4-70 or its thereabouts and situated at the postal address bearing:

Krishna District, Vijayawada Rural Mandal

Enikepadu Village, SR No. 193/2, 193/3, 193/8A, 193/9 & 193/10A, (7th Floor)

Vijayawada -521108,



Andhra Pradesh

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IN WITNESS WHEREOF, the Parties have executed this Agreement at Vijayawada, Andhra Pradesh as of the date first above written.

For Lessor	For Lessee
 Koneru Satya Krishna F/O.	
Name : Koneru Satvik Raja	Name : Palash Sharma
Title : Owner	Title : Senior Manager TTBS Pvt Ltd

Witness –

Witness 1	Witness 2
	
Name: A. nagamalleswara Rao	Name:

26 JUN 2024

ATTESTED

UMAPATI SHUKLA
NOTARY-ADVOCATE
BHOPAL (M.P.)

IDENTIFIED BY ME
NAME... Sunder Lal Sahu
ADDRESS... B.M.A. Kola
Transport Nagar BPL
SIGNATURE... 