

V.S. NARAYANA
S.V.I. NO. 16-04-74/95
R.L. NO. 16-04-10/2011
H.NO. 8-4-543/12
SHANKAR LAL NAGAR
ERRAGADDA
HYDERABAD (SOUTH)
LICENSE NO. 30/2012



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Rental Agreement

THIS DEED OF RENTAL AGREEMENT IS MADE AND EXECUTED AT Hyderabad on 25th April 2018 by and between

Sri Mahavir jain S/o Late Bhawarlal jain aged about 43 years and Resident of H.no 7-2-709, lalchand complex, pot market, clock tower, secunderabad-500003. (Hereinafter called the OWNER of the first part)

AND

M/S ADHWAPATI ORGANIC AGRO HOLDINGS PRIVATE LIMITED Represented By Its Director, Sri Sooryajeeth, S/o Sk Narayanan, Age about 20 Years, Resident of Villa no-174, Ashoka A La Maison, Dulapally Road, kompally, K v Rangareddy, Telangana - 500014.

(Hereinafter collectively called the TENANT Second part).

WHEREAS the TENANT has requested to the OWNER to give on rent and the OWNER agreed to let out the property situated at H.no 7-2-709, 3rd floor, lalchand complex, pot market, clock tower, secunderabad-500003 for carrying the business in the Name of ADHWAPATI ORGANIC AGRO HOLDINGS Private Limited (hereinafter called the DEMISED PREMISES) and the OWNER has agreed for the same.

NOW THIS DEED OF WITNESSETH AS UNDER:-

1. That the tenancy shall remain in operation for a period of 10 months w.e.f. 1st April, 2018 in accordance with the English Calendar month.
2. That the Rent of the DEMISED PREMISES shall be Rs.2000/- (Rupees Two Thousand Only) per month and the Tenant shall pay the rent in advance on or before 10th day of every English Calendar month to the Owner or his/her authorized agent.
3. The Tenant has deposited with Owner One month advance
4. That the Tenant shall regularly pay the Electricity charges on the basis of actual consumption as per Meter/Sub Meter Reading and the Owner shall pay property Taxes and other Taxes imposed by Government.

5. That if the Tenant fails to pay the rent for two months consecutively then the Owner shall have the right to seek eviction of Tenant from the rented premises by serving have the right to release /recover all the arrears of rent from the Tenant through the Court of Law.

6. That the Tenant shall not store any hazardous material in the DEMISED PREMISES and shall not create any kind of nuisance in the said locality.

7. That the above said DEMISED PREMISES has been let out to the Tenant for COMMERCIAL PURPOSE purpose only

8. That the Tenant shall not sublet, assign, transfer and part with the possession of the DEMISED PREMISES held by him as Tenant in whole or transfer of the DEMISED PREMISES or part without the express consent in writing from the Owner only.

9. That the Tenant shall not do any illegal or unlawful thing in the premises and also shall not change the use of the DEMISED PREMISES.

10. That the Tenant shall not make any Additions/ Alterations in the DEMISED PREMISES in any way.

11. That the Owner or his authorized agent shall have full right to inspect the DEMISED PREMISES at all reasonable hours.

12. That if the Tenant wants to vacate the said DEMISED PREMISES prior to the expiry of the tenancy period then in that case the Tenant shall give One month prior notice to the Owner for his intention and the Owner also serve for the same.

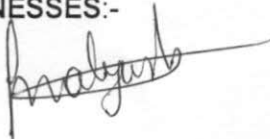
13. That after the expiry of the tenancy period the Tenant shall handover the actual physical vacant possession of the DEMISED PREMISES to the Owner in as it is condition.

14. That if Tenant violates and infringes the terms and conditions laid down in the agreement then in that case the Owner shall be entitled to get the said transaction complete through the court of law under the suit for specific performance at the costs and expenses of the Tenant.

IN WITNESS WHEREOF, the parties have signed this Rental Agreement on 25th April, 2018 in the presence of the following witnesses.

WITNESSES:-

1.



2.

D. Bharathi



OWNER



TENANT