**RENTAL AGREEMENT**

This Commercial Agreement of Rental is made and entered on 01st day of August 2019 (01-08-2019) at Bangalore; by and between

1. MR. S.K.GURUMURTHY, Aged about 39 years (PAN ANHPGZSSON)
2. Mr. K.MURALIDHARAN Aged about 36 years, (PAN AMLPM5488P) both Residing at No. 270, i23 “Main, 24” Cross, HSR Layout, Sector Il, Bangalore 4560102.Hereinaiier called the ‘LESSOR’ of the ONE PART.

**AEPROCUREX SOURCING PVT LTD,** Represened by **MR. PRASANNA KUMAR.C,** Pan No. AAQCA2809L, Aged about 43 years, Residing at No.28A, 2nd A Cross, Gandhi Road, Near Royal Bakery, Hosapalya, Bangalore South, Bangalore-560 068 Hereinaiier called the ‘LESSEE’ of the OTHER PART.

(The terms Lessor and Lessee means ahd includes their respective legal heirs, executors, assignees, administrators, legal representatives etc). ‘

Whereas the Lessor are the sole and absolute owner of the property bearing No, 1318, 24th Main, Sector Il, HSR Layout, Bangalore - 560102.

Whereas the Lessee has approached the Lessor and has sought permission for the use and occupation of the premises situated at No. 1318, 24th Main, Sector Il, HSR Layout, Bangalore - 560102. 3rd Floor measuring approximately 1000 Sq. Ft and the Lessor has agreedto let out the premises on lease to the Lessee an the following terms and conditions.

The Lessee has agreed to take on lease of the building premises bearing No. 1318, 24th Main, Sector Il, HSR Layout, Bangalore - 560102. Third Floor, measuring approximately 1000 Sq. Ft. property is more particularly described in the schedule below and hereinafter called and referred to as the Schedule Property.

1. **RENT**: The rate of rent shall be **Rs. 47250/- (Rupees Forty Seven Thousand two hundred and fifty Only)** (Inclusive of all taxes) payable by way of Bank Transfer on or before the 1 of every Englishzcalendar month. The monthly rent will be paid in two equal pans via Online Bank transfer to
2. Mr. S.K. Gurumurthy, **Rs, 23625/-** **(Rupees Twenty Three Thousand six** **Hundred and twenty five Only)**.(Inclusive of taxes)
3. Mr. K. Muralidhar, **Rs, 23625/-( Rupees Twenty Three Thousand six** **Hundred and twenty five Only)** (inclusive of taxes) It has beenrmutually agreedbetween the'Lessor and Lessee for a rent free period of 1 month from the date .of signing the agreement. T-
4. **DURATION** ; The duration ofthe rent shall be for a period of 11 (Eleven) Months and is subject to renewal thereafter under mutually agreed terms and conditions by the Lessor andthe Lessee with an enhancement of 5% in the monthly rent for every 11 (Eleven) Months.
5. **ELECTRICITY CHARGES**: The Lessee shall pay the electricity charges separately tothe concerned department regularly as per the bill.
6. **USAGE PREMISE**: The Schedule Property shall be used by the Lessee only for Commercial Purposes and shall not use for any unlawful/ illegal purpose. The Lessee will not store hazardous and inflammable articles like explosives and petroleum products.
7. **BAR ON SUBLETTING OR PARTING WITH THE SCHEDULEPREMISES**: The Lessee shall not sub-let/under-let or part with the possession of the schedule property to any other persons. Even plea of inclusion/exclusion in partnership without the knowledge of the Lessor will not be acceptable. In such a case the Lessor are at liberty to evict the Lessee on the above grounds, the Lessee is forbidden. from selling or otherwise parting with the outgoing concem (schedule property) without the prior Written permission from the Lessor.
8. **INSPECTION**: The Lessor and their authorized agents are at liberty to inspect the schedule premises at all reasonable hours with prior intimation.
9. **MAINTENANCE**: ‘ The Lessee shall carryout any minor repairs whenever necessary and maintains the schedule property in good order and condition. Electric Bill, Lift Charge, Water Bill extra
10. **DAMAGES. REPAIRS & ALTERATIONS**:

a. All the sanitary, electrical and other fittings and fixtures and appliances in the premises shall be handed over from the Lessor to the Lessee in ,good working condition. There will be a 3 week maintenance period after the possession of Lessee. If during these 3 weeks any defect in the same is identified & duly notified, the Lessor shall be responsible to repair/ replace the same at his own cost. Upon retuming the premises, all the sanitary, electrical and otheryfittings and fixtures shall be restored by the Lessee to a good condition as they are at present, subject to normal wear and tear or damage by acts of God.

b. The day-to-day minor repairs such as leakage in the sanitary fittings, water taps and electrical usage etc. will be the responsibility of the Lessee at her own expense. However, any structural or major repairs, if so required, shall be carried out by the Lessor.

c. The Lessee shall be entitled to erect fittings, fixtures, glass panelling of the main entrance with the door, wooden partitions, cabins or make any such addition or alteration, as may be necessary for the Lessee’s use; provided that she shall remove the said fittings, fixtures, wooden partitions, cabins, additions or alterations and restore the Leased Premises to the Lessor in the same condition as existed before making such changes on the expiry of the term of the lease.

d. The Lessor represents that the Leased Premises is free from all construction defects such as leakage, cracks in house walls including that of compound walls, breakage of floor tiles, etc.

1. **REMOVAL OF GARBAGE**: The Lessee at his cost shall dispose any Waste or garbage generated by him.
2. **TENANCY MONTH**: The tenancy month shall be the English calendar month.
3. **LICENSES AND PERMISSION**: The Lessee shall periodically obtain all the required licenses, permission from the competent authorities and to observe all the,bye-laws etc. that may be imposedby the Government or any other Authority. The Lessor shall give the necessary’ no objection celtificatesfor grant ofthe same.
4. **TERMINATION OF TENANCY**: In the event of Lessee making three continuous defaulted payments in paymentiofirents during the period of lease, then ‘the Lessor have ‘every right to terminate the tease irrespective of the period of lease stipulated in this deed and the Lessor are entitled to re-claim their possession and recover all the arrears of rents; damages, unpaid bills to the various departments if any and refund the balance amount. 13. NOTICE PERIOD: Either party shall give 2 (Two) months Notice in writing to the other in case either party wants to terminate the lease.
5. **NOTICE PERIOD**: Either party give 2 (Two)months Notice in writing to the other in case either party wants to terminate the lease.
6. **ADVANCE/SECURITY DEPOSIT**: The Lessee has paid a sum of Rs 2,00,000 (Two Lakhs rupees only) to the Lessor as security deposit on 01.08.2018.
7. **SUB-LEASE**: The Lessee ‘shall not be entitled ef permitted to assign, underlet or sublet the Schedule Premises or any partfthereof or partxwith possession of the schedule property or any partjthereof to any body whatsoever.
8. **LAW & JURISDICTION**: Subject to the arbitration provision contained herein, this Lease Deed shall begoverned by the laws ‘ of -India and thepCou11s,\_in Bangalore alone shall have exclusive jurisdiction to try all suits and other legal proceedings.

**SCHEDULE**

All that piece and parcel ofthe commercial premises situated at No. 1318, 24th Main, Sector Il, HSR Layout, Bangalore - 560102. Third Floor measuring approximately 1000 Sq.fts.

IN WITNESS WHEREOF BOTH THE PARTIES HAVE AFFIXED THEIR RESPECTIVE SIGNATURES ON “THE DAY, MONTH AND YEAR AFORESAID AT BANGALORE BEFORE THE ATTESTING WITNESSES.

**WITNESSES.**

1: 1. Mr. S.K.Gurumurthy,

2: 2. Mr. K.Muralidhar,

LESSOR?OWNER

AEPROCUREX SOURCING PVT LTD,

MR. PRASANNA KUMAR.C

LESSEE/TENANT