



PCC Suncity Hyderabad

CONTRACT REVIEW FORM

2000

Purpose or Business Need	Lease of premises.
Nature of Contract	Lease Deed
Parties to Contract	Mr. Mohd. Raziuddin (PAN No: BQRPM7072C) S/o Mohd. Zaheeruddin, residing at Plot No. 96, B- Block, Yasmeen Manzill, PNT Colony, Bandlaguda, Golconda, Hyderabad – 500008. – “Lessor” – FIRST PART Apollo Health and Lifestyle Limited- “Lessee” – OTHER PART
Term	9 years
Lock-in Period	9 years for Lessor
Property Address	234 square feet area in Ground floor, situated in Plot No: 4, Hydershakote, Suncity, Hyderabad - “Lease Premises”
Rent	Rs 18,000/- (Eighteen Thousand only)
Escalation	5% for every year
Security Deposit	1,08,000/- (One Lakh Eight Thousand only)
Taxes	Lessor shall pay all municipal and other property taxes (commercial)/levies/charges etc.
Stamp duty and registration charges	Borne by both parties equally
Termination	3 months’ notice by Lessee.
Indemnity	Lessor indemnifies Lessee
Arbitration	Arbitration and Conciliation Act 1996 ; Venue – Hyderabad
Jurisdiction	Hyderabad – Telangana

Signature:

Initiated by:	Legal Clearance:	Financial Concurrence	Business concurrence:
			


S. LAXMI NARAYANA
S.V.L.NO. 02/2006
H.NO.6-3-392/R.L.NO.....
BEHIND PUNDAGUTTA POLICE STATION
HYDERABAD
LICENCE NO. 12/2006



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NON-JUDICIAL
STAMP DUTY

TELANGANA

LEASE DEED

THIS LEASE DEED (hereinafter referred to as the "Lease Deed") is made on this _____ day of _____, 2017 at Hyderabad by and between;

Mr. Mohd. Raziuddin (PAN No: BQRPM7072C) S/o Mohd. Zaheeruddin, residing at Plot No. 96, B- Block, Yasmeeen Manzill, PNT Colony, Bandlaguda, Golconda, Hyderabad - 500008 herein after referred to as the "**LESSOR**", which expression shall unless repugnant to the context or meaning thereof, mean and include his successors and permitted assigns of the **FIRST PART**;

AND

Apollo Health and Lifestyle Limited, a Company incorporated under the Companies Act, 1956, having its Corporate office at No.1-10-60/62, Ashoka Raghupathi Chambers, 5th Floor, Begumpet, Hyderabad - 500016, Telangana represented by its authorised signatory hereinafter referred to as the "**LESSEE**", which expression shall unless repugnant to the context or meaning thereof mean and include its executors, administrators and permitted assigns of the **OTHER PART**.

The **Lessor** and **Lessee** are hereinafter collectively referred to as "**the Parties**" and individually referred to as "**Party**"

WHEREAS:

- A. LESSEE is a company incorporated under the Companies Act, 1956 doing its business of providing healthcare services through out-patient care Clinics and Diagnostics.
- B. The Lessor has represented to LESSEE that it is the sole and absolute owner of all that part of property situated at **Plot No. 4, Hydershakote, Suncity, Hyderabad** and letting out a fitted out space admeasuring **234 sq.ft** area in ground floor, hereinafter referred to as the ("**Lease Premises**") in the building (more specifically described in Schedule-I to this Deed).
- C. The Lessor has further represented to LESSEE that it is (a) lawfully and absolutely seized and possessed of, and (b) well and sufficiently entitled to lease out the Lease Premises. Relying on the representations and assurances of the Lessor that LESSEE would have a peaceful and vacant possession of the Lease Premises during the continuance of this Lease Deed, LESSEE has agreed to take lease of the Lease Premises for such period and on such terms under this Agreement; and

- D. The Lessor and LESSEE have now agreed to execute this Lease Deed to confirm and record the terms and conditions under which the Lease Premises shall be leased by the Lessor to LESSEE.

NOW THIS DEED OF LEASE IS WITNESSES AS FOLLOWS

1. GRANT OF LEASE

Subject to the terms and conditions set out hereunder and in consideration of the Rent (*as defined hereunder*) and other charges payable by LESSEE and relying upon the covenants, declarations and warranties of the Lessor set out hereinafter, LESSEE hereby agrees for the grant of the Lease Premises by the Lessor subsequent to, (a) Lease Registration, (b) handing over possession of the Lease Premises to LESSEE mentioned herein under this agreement and (d) subject to Rent free period.

2. LEASE TERM

- 2.1 In consideration of the monthly rent and other terms and subject to the terms and conditions agreed upon and hereinafter stipulated, it is agreed between the LESSOR and LESSEE that the lease in respect of the Lease Premises shall be for the term of **09 years** (hereinafter referred to as the "**Initial Lease Term**") commencing from execution of this Lease. LESSEE shall be entitled to 30 days rent free period from ----- (hereinafter referred to as the "**Fitout Period**").
- 2.2 The Parties may by mutual consent renew the lease for the Lease Premises on terms and conditions as may be mutually agreed upon. Any such renewal shall be by way of a fresh Lease Deed that shall be duly stamped and registered.
- 2.3 The Lessor shall not be entitled to terminate this Lease Deed during the Lease period, (hereinafter referred to as the "**Lock-in Period**"), except as provided under Clause 12 of this deed. The Lessor understands that the lessee has put in a considerable amount for carrying on the business and therefore agrees that the Lessor has a Lock-in Period of **9 years** of this lease while Lessee has no Lock-in Period.
- 2.4 Immediate upon registration of Lease, the Lessor shall hand over the peaceful and vacant possession of the Lease Premises to LESSEE for commencement of, (a) interior construction work and fitting, (b) carrying out licensing obligations, if any and (c) all LESSEE's employees, workmen, officers and representatives shall have the exclusive right to use in all common areas including hallways, elevators, roadways, stipulated parking lots, etc.

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