

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 23040 Date 07/12/2022

R/o.Hyd

Sold To Y. Vijay Kumar

S/o, D/o, W/o Srinivas

For Whom Odcet Consultancy

Services PVT HD

**LEASE AGREEMENT**

Menaka  
29AA 779997

Mandadi Menaka  
LICENSED STAMP VENDOR  
LIC No: 15-10-035/2021  
P.No: 5-496, Gokul Plots, Hafeezpet,  
Rangareddy Dist, Ph: 9515411265.

This instrument is made and executed on this 07<sup>th</sup> day of December 2022 at Hyderabad, Telangana by:

Sri Ganapatiraju Shivarama Raju, S/o.Sri Satyanarayana Raju, Aged about 42 Yrs, Employee and presently residing at 16, Park, Hill dr Apartment #9, Menands, NY-12204, USA, Permanent R/o.Flat No.102, Vijaya Residency, 414/3/RT, S.R.Nagar, Hyderabad-500 038 Reptd by his GPA Sri I.Srinivasa Raju, S/o.Sri I.Krishnam Raju, Aged about 50, Yrs, Occupation: Business and R/o.102, Vijaya Residency, 414/3RT, S.R.Nagar, Hyderabad-500 038, TS vide Doc Dt.\_\_\_\_\_ Hereinafter referred to as the 'Lessor'.

**AND**

ODCET CONSULTANCY SERVICES PVT.LTD, a Company incorporated under the Companies Act, 1956 having its Registered Office in D no: H.NO:9/HIG-A&10/HIG, Vasista Bhavan, 4th Floor, opp. lane to DLF Cyber City, APHB Colony, Indira Nagar, Gachibowli, Hyderabad, Telangana 500032 Reptd by its Director by Vijay Kumar Yerubandi s/o Srinivas.



J. Srinivas Raju

Contd..2p.

Y. Vijay Kumar



The terms Lessor and Lessee shall unless excluded by or repugnant to the subject or context mean and include its successors, representatives, attorneys, assigns or anybody claiming through them.

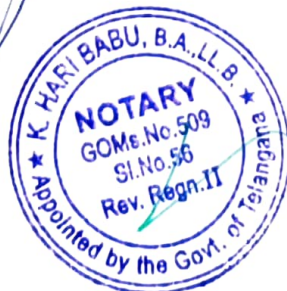
WHEREAS the Lessor herein is the absolute owner of all that 1st Flooradm <sup>4080</sup> 500Sft of Built up area including all common areas in VasistaBhavan in Plot No.HIG-9A and 10A situated in A.P.Housing Board Colony, Gachibowli, Serilingampally Mandal, R.R.District, TS which is hereinafter referred to as Schedule of Property.

WHEREAS, the Lessor herein has offered the Schedule of property for lease to the Lessee to establish anoffice for a monthly rental of [REDACTED] per Sft of Built-up area including common areas (4080Sft x [REDACTED] and given advance amount is Rs. [REDACTED]

**NOW THIS INSTRUMENT WITNESSETH AS FOLLOWS:**

1. That this Agreement is for a period of 36 months from 01/09/2022 to 31/08/2025 subject to enhancement of rentals by 10% on completion of every 12 months.
2. That the rentals for each completed month shall be payable on or before 10<sup>th</sup> of the subsequent month together with maintenance charges without making any deductions.

*J. Srinivas Reddy*



*K. Hari Babu*

A circular blue seal for Oudel Consultancy Services Private Limited, Hyderabad. The seal includes the text: "Oudel Consultancy Services Private Limited", "Hyderabad", and "Gentd...3p..".

: 3 :

3. That the rentals hereby agreed is exclusive of maintenance charges for common facilities as may be decided by the Lessor from time to time and other utilities like lift, generator, electricity, water etc.

4. That renewal of lease for a further period shall be solely at the discretion of the Lessor. However, requirement of the Premises by the Lessee after completion of this lease period shall be notified by the Lessee in writing to the Lessor three months in advance.

5. It is hereby agreed that there will be a lock in period of 12 months and in the event of Lessee's intention to vacate the premises before the expiry of the lease period of 36 months, he shall be liable to pay rentals for 12 months in addition to the rentals for the actual period of his occupation.

6. That the Schedule of property is being let-out for the purposes of establishing a Fitness Centre and any change in the activity in the leasehold premises shall have the written consent of the Lessor.

7. That the Lessee shall not make any alternations in the lease hold premises without the written consent of the Lessor.

8. That any maintenance to the leasehold premises shall be at the discretion of the Lessor.

9. That the Lessee shall not keep any material which may endanger the stability of the building, life and property of the occupants.

10. That the Lessor reserves his right to inspect the premises along with men required to attend for any works as may be decided by the Lessor at periodical intervals.



*J. Srinivas Reddy*



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11. That the Lessee shall maintain the lease hold premises in good condition and shall not cause any damage to the common facilities like lift, parking areas, water / Drainages / Electrical lines etc as otherwise, the same will be made good at the cost of the Lessee.

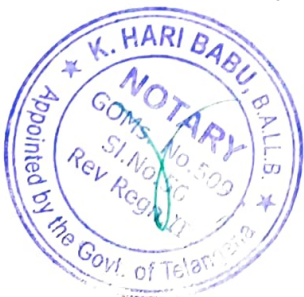
12. That the Lessee shall have absolutely no right to sub-let the lease hold premises in favor of any third parties.

13. That the Lessee herein is not entitled to remain in possession of the Leasehold Premises in the event of his default in payment of rentals, maintenance / any other charges for a period two successive months or in the event of breach of any of the terms and conditions of this Lease Agreement.

14. That the Lessor is liable to pay property tax in respect of the lease hold premises and all other taxes including Service Tax on the rentals shall be payable by the Lessee.

15. The Lessee shall not store or bring into the Lease hold Premises any article, substance or liquid of a especially combustible, toxic Noxious, inflammable or explosive nature and shall comply with the requirements and recommendations of all governmental and statutory authorities including fire authority and municipal authorities and the Lessor.

16. The Lessor shall provide unhindered access to Lessee's security and maintenance staff to safeguard and maintain the equipment. The Lessor can add as such infrastructure as may be required resulting in higher load in their premises with due consideration of structural suitability of the Building and with prior written permission from the Lessor.



*J. Srinivas Reddy*



17. That the Lessee shall not carry out or permit to be carried out in any part of the Unit / vicinity of the building or the said land any offence, illegal or unlawful manufacture, business or activities.

18. That the Lessee herein is entitled to use the signage in the 1st floor only.

19. That the Lessee shall not do any acts, deeds or things which may cause any annoyance or nuisance to the co-Occupants in the building.

20. The Lessee shall not carry out any renovation works or make any additions or alterations in the leasehold premises including exterior and elevation of said building without the prior written consent of the Lessor.

21. That the Lessee can install their fixtures and fittings such as electrical installations, false ceilings, furniture, air conditioners, telephone and other equipment as per their convenience at their own cost. However, at the time of vacation, the Lessee shall remove all their above fixtures and fittings at their own cost without damaging the premises and handover back the possession of the lease hold premises in the condition in which it is received by them.

22. The Lessee shall be liable to comply with all the relevant laws, regulations and directions of the Government and other statutory authorities.

23. The Lessee shall indemnify and keep the Lessor indemnified against all claims, losses, injuries, liabilities, costs, expenses, damages, actions or proceedings whatsoever which may be made or taken against the Lessor by any person, or which may be suffered by the Lessor arising out of any action or non-action, accident or otherwise or by any reason of the Lessee's Operations and use of the leasehold premises and other facilities.



*J. Srinivas Ravi*



24. During the tenure of this Agreement, Lessee shall at its expenses, insure Lessee's Property. The Lessee shall take comprehensive third-party insurance with respect to the Lease hold premises covering any act or omission by the Lessee and the Lessee shall pay the premium in respect of such insurance. That the Lessee shall be liable for any loss or damage caused to any third party as a result of any willful act or omission by the Lessee and the lessee hereby indemnifies the Lessor against all claims made as a result of such act or omission by the Licensee.

25. The Lessee shall not do or suffer to be done on or in the leasehold premises or any part of the building whereby any insurances of the Building or the said land or any part thereof affected by Lessor which Lessor has effected regardless of whether it is not bound or obliged to may be rendered void or voidable or whereby the premium thereon may be increased and to repay to the Lessor on demand all sums paid by the Lessor by way of increased premium and all expenses incurred by the Lessor in connection with insurance rendered necessary by a breach or non-observance of this covenant without prejudice to any other rights and remedies available to the Lessor.

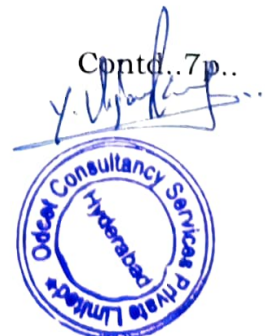
26. In the event of breach of any of the terms by the Lessee, this lease is liable for termination without any notice.

27. That the Lessor is entitled to make additions, raise storeys, construct additional blocks or structures and dispose of the same as he may think fit and the Lessee has no right to interfere in the same.

28. If the Lessee fails to observe any law, direction, order, notice or requirements of any government or public authority, the Lessor may at his sole discretion perform the same and all expenses and costs incurred thereby shall be recoverable from the Lessee.



*J. Srinivasan*



29. That the Lessor shall be entitled to transfer, mortgage or dispose of his interest in the leasehold premises provided the same does not adversely affect or prejudice the rights created in favor of the Lessee under this agreement and the lessee shall not be entitled to object to the same.

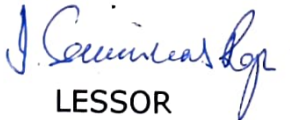
30. That any disputes or differences arising between the parties shall be resolved under Indian Arbitration & Conciliation Act as may be amended from time to time.

### **SCHEDULE OF PROPERTY**

All that 1st floor adm 4080 Sft of Built up area including common areas in Vashista Bhavan in HIG-9A and 10-A situated in AP Housing Board Colony under the village limits of Gachibowli, Serilingampally Mandal, R.R.District, TS bounded by:

North	:	Corridor
South	:	Open to Sky
East	:	Open to Sky
West	:	Open to Sky

In witness whereof the parties herein hereby affix their signatures on this instrument with free will and consent before the witnesses below on the date mentioned above.

  
LESSOR

(I.SRINIVASARAJU)

  
LESSEE



Witnesses:

1. 
2. 



**ATTESTED**  
  
K. HARI BABU B.A.; LL.B.  
ADVOCATE & NOTARY  
Appointed by Govt. of Telangana  
GOMs No: 509, SI. No: 56, Rev. Regn-I  
My Commission Expires on 08-08-2027  
ikatpally, Medchal-Malkajiri Dist. Telanga  
Ph No: 9948108151