

Phone No: _____
Sold To/Issued To: _____
G Sai veer Reddy
For Whom/ID Proof: _____
Lioncharge E Mobilit

भारत INDIA
INDIA NON JUDICIAL
P. SANKHITA RANI
H.No. 6-3-354/2
HINDI NAGAR COLONY
ROAD NO. 1,
BANJARA HILLS
HYDERABAD 500004
TELANGANA
भारतीय गैर न्यायिक

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₹ 0000100/-
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Agreement
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3815314 06/2007

LICENSE AGREEMENT

This Agreement is made and executed on this 09th day of March 2023 ('Effective Date') at Hyderabad by and between:

GV Research Centers Private Limited, a company incorporated under the Companies Act, 1956, bearing CIN U73200TG2018PTC126666 and having its registered office at 5-4-187/3&4, Soham Mansion, 2nd Floor, M.G. Road, Secunderabad, Hyderabad, Telangana – 500003, India, represented by its Authorised Signatory (hereinafter referred to as the “**Licensor**”, which expression shall unless contrary to/or repugnant to the context thereof mean & include its successors and assigns) **OF THE ONE PART;**

AND

LIONCHARGE E-MOBILITY PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, bearing CIN U31909TG2021PTC152966 and having its registered office at P. No. 171 West Part, H.No.8-2-293/82/A Road No.13, Jubilee Hills, Hyderabad Telangana 500033 India, represented by its Authorised Signatory, Mr. Gutha Venkata Saiveer Reddy, (hereinafter referred to as the “**Licensee**”, which expression shall unless contrary to/or repugnant to the context thereof mean & include its successors and assigns) **OF THE ONE PART;**

WHEREAS

- A. The Licensor is the owner and is the sole owner of building nos. 2727, 4545, Atrium, 3600H, 5600C, 5600E in its entirety as on this date and upcoming building nos. 3600 A & C, 4500, 2700 in its entirety in possession of Plot No. 3, Synergy Square II, MN Park Genome Valley, Shameerpet, Medchal - Malkajgiri District, Hyderabad, Telangana – 500 078 and has developed the land into a Research and Development Centre known as 'Innopolis' (hereinafter referred to as “**Park**”).
- B. The Licensor has agreed to grant a License to the LICENSEE for installation of an EV Charger at upper basement of the atrium between building 2727 and 4545 located in the Park for the purpose of installation of Electric Vehicle Charging Station.
- C. The Licensee who is the Managing Director carrying on business of Electric Vehicle Charging Stations in the name and style as “LIONCHARGE E-MOBILITY PRIVATE LIMITED” (GSTN: 36AAECL6705C1ZS) has agreed to install Electric Vehicle Charging Station in the LICENSED AREA subject to following terms and conditions.



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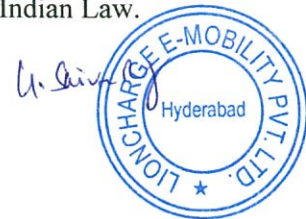


NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

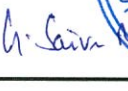
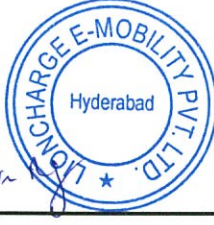
1. That in consideration of the License the Licensor agreed to give License to the Licensee for a period of 5 years from the Effective Date. The Licensor shall provide a 54 kVA load for the charging station.
2. The Licensee shall pay for electricity consumed by the charger on or before the 5th day of every subsequent month as per the English Calendar for the total number of units consumed. A separate electricity consumption meter will be installed for the said purpose.
3. The Licensee shall pay an amount of Rs. 25,000/- as a refundable security deposit to the Licensor. The Licensor shall refund the said amount on termination or expiry of this agreement after deducting the arrears of electricity consumption charges if any.
4. The electricity charges paid by the Licensee will be updated accordingly if there is a change in the electricity tariff set by the state DISCOM. The Licensee shall install and maintain one charger of 24 kW DC capacity of the Electric Vehicle Charging Station out of his own capital.
5. Licensee shall keep the charger in good working condition and shall upgrade the charger at its own cost.
6. The Licensee shall bare all the installation costs and is responsible for installing a sub-meter to monitor electricity consumed for the charging station.
7. The Licensee shall be responsible for periodic maintenance to ensure the proper functioning of the charger.
8. The Licence shall be extended, at the option of the Licensor, for further such period as it would be agreed between the parties.
9. The Licensor shall provide reserved parking for 2 cars to enable charging of the electric vehicles using the charger provided by the Licensee.
10. Either party shall be at liberty to terminate this agreement with an advance notice of 3 months. However, the Licensor cannot terminate this agreement for the initial term of 2 years, as long as the Licensee is providing a charging station in fully working condition at all times.
11. The Licensee shall be responsible for taking the necessary insurances of the equipment installed by it at its own cost.
12. **Dispute Resolution & Governing Law.** Any disputes or differences arising out of or pertaining to this Agreement shall be subject to the exclusive jurisdiction of the Courts at Hyderabad, India. The Governing Law of the Agreement shall be Indian Law.

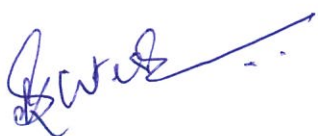


(Signature page follows)



In witnesses whereof, the parties hereto have signed this DEED OF LICENSE on the day, month and the year first aforementioned.

Signed and delivered for and on behalf of the Licenser GV Research Centers Private Limited  	Signed and delivered for and on behalf of the Licensee Lioncharge E-Mobility Private Limited  
[*] Authorized Signatory	Mr. Gutha Venkata Saiveer Reddy Authorized Signatory

Witness 1: 	Witness 2: 
Name: Sayed Haseem Akhtar 10-2-318/1/87388, Feroz Garden Nagar Hyderabad - 500025	Name: B. Uddheep 12-11-33, Namalagundu, Padma Rao Nagar, Hyd.- 500061 9154144141