

LETTER OF INTENT

April 14th, 2025

To,
Ashish Modi HUF
1-8-65, Prender Ghast Road,
Paradise, Secunderabad
Telangana - 500003

Kind Attn: Mr. Ashish Modi

Dear Sir,

SUBJECT: Letter of Intent (LOI) to take on lease G+2 Floor at the building known as 'The Mayflower' (hereinafter referred to "**Demised Premises**") measuring 5,200 sft Super built up area located at Plot No. 72, P&T Colony, Karkhana, Secunderabad- 500009 by Growbit Business Services Pvt. Ltd. (**hereinafter referred to as LESSEE**).

Further to our discussion, we are pleased to convey our intention to accept your offer and take on lease ground floor admeasuring 1,600 sft from Ashish Modi HUF, 1st floor admeasuring 1,800 sft from Syed Mehdi & Razia Bano, and 2nd floor admeasuring 1,800 sft from Pranjali Modi hereinafter jointly referred to as **LESSOR** for our office use the above mentioned Demised Premises on lease and provide you this LOI summarizing broad commercial terms and other conditions, specifications, as set out herein and the Annexure 1 (which shall form part of this LOI) which are accepted and agreed to in principle by both the Lessor and Lessee.

Both the Lessor and Lessee are herein after collectively referred to as "Parties" and individually as "Party".

Further, The Parties shall enter a Lease Deed on or before **1st May 2025** which will reflect the terms and conditions contained herein and any other documentations, as may be required for the lease of the above-mentioned building.

We trust the terms including those specified in Annexure-1 acceptable to you and would appreciate if you could confirm your agreement/acceptance by signing and returning to us one copy of this LOI which would enable us to proceed on this.

We look forward to a successful working relationship with you.

Agreed and Accepted

Agreed and accepted by:

For M/s. Growbit Business Services Pvt. Ltd.

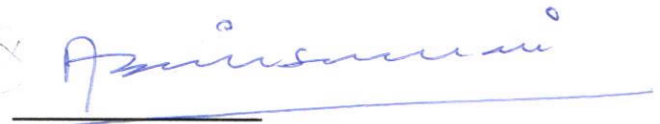
For M/s. Ashish Modi HUF



Thasmiya Kousar

(Managing Director)

LESSEE



Ashish Modi

(Authorized Signatory)

LESSOR

ANNEXURE-1

COMMERCIAL TERM SHEET	
DEVELOPMENT LOCATION	The Mayflower
BUILDING LOCATION	P&T Colony, Karkhana, Secunderabad
Type of Space	Furnished
Total Area (Sft)	5,200 sft
No. of Floors	Basement + Ground + 2 upper floors + Terrace
Area Offered (Sft)	5,200 sft
Floor (s) Offered	Ground Floor admeasuring 1,600 sft. First Floor admeasuring 1,800 sft. Second Floor admeasuring 1,800 sft.
Date of Availability	15 th May 2025
No. of Car-parking Slots provided	Open to sky
No. of Two-wheeler Slots provided	In the basement floor
COMMERCIAL TERMS	
Rent / sft / Month	INR 36.00 / sft i.e., Rs. 1,87,200 per month + applicable GST.
Rent Escalation	15% every 3 years from Rent Commencement Date (RCD).
Approximate Fully Furnished Description (Can be discussed with the client for finalization)	As is where is basis with modification: Deep cleaning, Fresh coat of paint, existing furniture & fixture on as is where is basis, washroom renovation, staircase renovation, Lift service, AC service, carpet flooring limited to ground & first floors, false ceiling on first floor, working lights and fixtures, etc.
INTEREST FREE REFUNDABLE SECURITY DEPOSIT (IFRSD)	
In Months	Equivalent to 3 months rental (1 Month on signing the LOI & 2 Months on execution of the lease deed).
OTHER CHARGES	
Maintenance Charge / Sft / Month	Nil. Building to be maintained by the Lessee.
OTHER TERMS	
Lease Term	9 Years
Lock-in Period	2 Years from lease commencement date
Lease Commencement Date	1 st May 2025
Notice period for termination of lease	6 months after Lock-in period of 2 years.
Renewal Option	The Lease can be renewed after the expiry of the lease term on mutual agreement.
Rent Commencement Date	1 st July 2025.
Usage	For Office Use Only.

Thasniya Kousar

Aminur Rahman