




తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 250326193251141001
Date: 26 MAR 2025, 07:34 PM
Purchased By:
Y ANJIAH
S/o LINGAIAH
R/o HYDERBAD
For Whom
HARITHA GLOBAL PVT. LTD


BH 788970
DUSA SRINIVAS RAO
LICENSED STAMP VENDOR
Lic. No. 23/98
Ren.No. 23/23
12-11-696, WARASIGUDA,
SECUNDERABAD
Ph 9247420863

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 01st day of April, 2025 by and between:

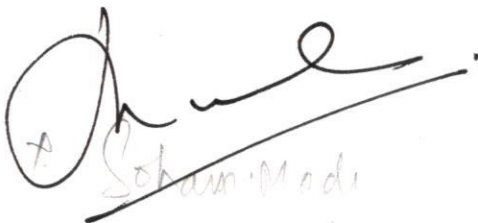
1. Mr. Sharad J Kadakia, S/o Late Jayantilal Kadakia, aged about 65 years, residing at 16530 Bake Parkway, Suite 200, Irvine, CA, 92618, in the USA and at Plot No. 24, Sy. No. 157/7, Seetharam Nagar Colony, Near Diamond Point, Secunderabad, Telangana, India, represented by his General Power of Attorney (GPA) Holder, Mr. Soham Modi, hereinafter referred to as "SJK / LESSOR".

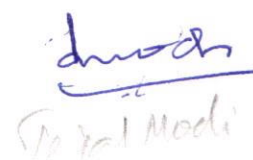
AND

2. M/s. Haritah Global Pvt. Ltd., a company incorporated under the relevant Indian statute (CIN: U70100TG2010PTC067673, PAN No. AACCCJ3243P), having its registered office at Plot No. 24, Sy. No. 157/7, Seetharam Nagar Colony, Near Diamond Point, Secunderabad, Telangana, represented by its Director/ Authorized Representative Mrs. Tejal Modi, hereinafter referred to as "HGPL / LESSEE".

The term Lessor and Lessee shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.

1. Whereas the Lessor is the absolute owner of the property, description of which is given in Annexure A (hereinafter referred to as the Scheduled Property) and more fully described in the schedule and the plan attached herein.


Soham Modi

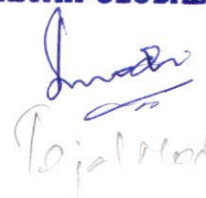

Tejal Modi

2. The Lessor became owner of the Scheduled Property by way of registered sale deed, details of which are given in Annexure A.
3. The Lessee has requested the Lessor to grant on lease the Scheduled Property for Office use and the Lessor has agreed to give on lease on the terms and conditions specified hereunder.
4. The Lessee shall pay rent, details of which are given in Annexure A (Excluding GST and subject to deduction of TDS) per month to the Lessor on or before the 7th of the subsequent month.
5. The lease shall be for a period, details of which are given in Annexure A. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice, details of which are given in Annexure A. However, the Lessee shall not be entitled to terminate the lease in the middle of the English calendar month.
6. The Lessor and the Lessee hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the Lessor and Lessee equally.
7. The Lessee shall pay and bear the water & electricity consumption charges apart from the rent.
8. The Lessee shall keep the Scheduled Property in a neat and habitable condition.
9. The Lessee shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
10. The Lessee shall utilize the Scheduled Property for its office only but shall not use the said portion for residential or any illegal activity/immoral activity.
11. The Lessee shall not sub-let any portion of the Scheduled Property or transfer the rights under the lease in favour of anyone.
12. The Lessee shall enhance the rent periodically as per details given in Annexure -A.
13. The Lessee shall permit the Lessor or anyone authorised by it to inspect the Scheduled Property at all reasonable hours of the day.
14. The Lessor shall pay the property taxes pertaining to the Scheduled Property.
15. The Lessor agrees not to cause any hindrance to the Lessee in the enjoyment of the Scheduled Property provided the Lessee observes all the covenants without defaults as specified above.



Rohan Modi

For HARITAH GLOBAL PVT. LTD.



Director

16. The Lessor agrees to allow the Lessee to remove the furniture, fixtures, electrical fittings, false ceiling, air conditioning and any other such items that the Lessee may installed at its cost at the time of vacating the Scheduled Property on the expiry of the lease or on termination of the lease.

In witness whereof the Lessee and the Lessor have signed these presents on the date and at the place mentioned above.

LESSOR

For Sharad J Kadakia

Soham Modi
GPA

LESSEE

For M/s. Haritah Global Private Limited

Tejal Modi
Authorised Signatory

Witness no. 1:

Name:

G Sai Kumar

Address:

B108, Gulmohar Garden,
Shakti Sai Nagar, Malappuram - 76.

Witness no. 2:

Name:

D. Shiva Shomeers

Address:

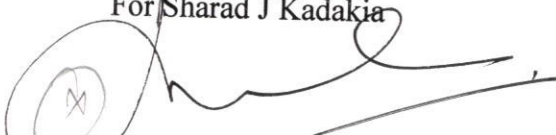
11-3-328/111 Shivan Nagar
Sec 32nd

ANNEXURE A

| Sl. No. | | |
|---------|--|--|
| 1. | Description and details of Scheduled Property: | |
| 2. | Property type: | Independent House |
| 3. | Apartment/villa no. | Plot no. 24 |
| 4. | Municipal No. | |
| 5. | Project Name and address | Sy. No. 157/7 (part), Seetha Nagar, Near Diamond Point, Thokatta (Sikh) Village, Picket, Secunderabad – 500 009. |
| 6. | Constructed area of Independent house to be leased | first floor admeasuring 1,648 sft |
| 7. | Area of plot (for villas only) | 284.24 sq yds |
| 8. | No. of bedrooms | NA |
| 9. | No. of floors | first floor |
| 10. | Car parking details | NA |
| 11. | Boundaries | East: Plot no. 23 West: Plot no. 25 North: Neighbours land South: 40" wide road |
| 12. | Details of ownership: | |
| 13. | Type of deed: | Sale deed. |
| 14. | Document date and no.: | 1552/2022 & 25-08-2022 |
| 15. | Registered at SRO: | Bowenpally |
| 16. | Commercial terms | |
| 17. | Monthly rent payable by Lessee to Lessor: | Rs. 10,000/- |
| 18. | Security deposit payable by Lessee to Lessor | Nil |
| 19. | Monthly maintenance charges to Owners Association | Nil |
| 20. | Rental enhancement | 15% per every 3 years. |
| 21. | Lease period: | 9 Years. |
| 22. | Notice period for termination of lease | Lessor and Lessee can terminate this lease with an advance notice of one month in writing. |
| 23. | Rent commencement date: | 1 st April, 2025 |
| 24. | Details of Lessor | |
| 25. | Name & address: | Sharad J Kadakia |
| 26. | Mobile & email: | 9849745700 |
| 27. | PAN no. | ACBPK9161F |
| 28. | Details of Lessee | |
| 29. | Name & address: | Haritah Global Private Limited |
| 30. | Mobile & email: | +91 9849349373 |
| 31. | PAN no. | AACCCJ3243P |


LESSOR

For Sharad J Kadakia


Soham Modi
GPA

LESSEE

For M/s. Haritah Global Private Limited


Tejal Modi
Authorised Signatory