

LEASE DEED

DATED 25<sup>th</sup> September 2025

BETWEEN

Rajesh J Kadakia.  
Sharad J Kadakia.  
Haritah Global Pvt. Ltd.,  
Verdant Corporation Pvt. Ltd.  
(Lessor)

AND

ALTF SPACES PRIVATE LIMITED  
(Lessee)

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory















**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 123090/- paid on the 29th day of SEP, 2025 by Sri/Smt. Rajesh J Kadakia at 11:34

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1 LE	<b>Aadhar No</b> XXXXXXXX4814	 <small>ALTF SPACES PRIVATE LIM [1606-1-2025-2012]</small>		<i>Digitally Signed by:</i> Name: ALTF SPACES PRIVATE LIMITED REP BY : Location: SRO SECUNDERABAD Reason: Admission of Execution Date: Mon Sep 29 12:18:12 IST 2025
	NAME: SIDDHANT YADAV S/O SUSHIL KUMAR YADAV CARTARPURI ALIAS DAULATPUR NASIRABAD (63, GURGAON, HARYANA, 122017)	ALTF SPACES PRIVATE LIMITED REP BY SIDDHANT YADAV S/O. SUSHIL KUMAR YADADV 5 FLOOR, WING A, STATESMAN HOUSE, BARAKHAMBA ROAD CONNAUGHT PLACE, NEW DELHI		
2 LR	<b>Aadhar No</b> XXXXXXXX4389	 <small>VERDANT CORPORATION [1606-1-2025-2012]</small>		<i>Digitally Signed by:</i> Name: RAJESH J KADAKIA REP BY GPA HOLDER Location: SRO SECUNDERABAD Reason: Admission of Execution Date: Mon Sep 29 12:20:01 IST 2025
	NAME: SOHAM SATISH MODI S/O SATISH MODI KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500034	VERDANT CORPORATION PVT. LTD REP BY SOHAM MODI S/O. LATE SATISH MODI 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD		
3 LR	<b>Aadhar No</b> XXXXXXXX4389	 <small>HARITAH GLOBAL PVT. LT [1606-1-2025-2012]</small>		<i>Digitally Signed by:</i> Name: RAJESH J KADAKIA REP BY GPA HOLDER Location: SRO SECUNDERABAD Reason: Admission of Execution Date: Mon Sep 29 12:20:01 IST 2025
	NAME: SOHAM SATISH MODI S/O SATISH MODI KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500034	HARITAH GLOBAL PVT. LTD REP BY SOHAM MODI S/O. LATE SATISH MODI 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD		
4 LR	<b>Aadhar No</b> XXXXXXXX4389	 <small>SHARAD J KADAKIA REP BY [1606-1-2025-2012]</small>		<i>Digitally Signed by:</i> Name: RAJESH J KADAKIA REP BY GPA HOLDER Location: SRO SECUNDERABAD Reason: Admission of Execution Date: Mon Sep 29 12:20:01 IST 2025
	NAME: SOHAM SATISH MODI S/O SATISH MODI KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500034	SHARAD J KADAKIA REP BY GPA HOLDER SOHAM MODI S/O. LATE SATISH MODI 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD		
5 LR	<b>Aadhar No</b> XXXXXXXX4389	 <small>RAJESH J KADAKIA REP [1606-1-2025-2012]</small>		<i>Digitally Signed by:</i> Name: RAJESH J KADAKIA REP BY GPA HOLDER Location: SRO SECUNDERABAD Reason: Admission of Execution Date: Mon Sep 29 12:20:01 IST 2025
	NAME: SOHAM SATISH MODI S/O SATISH MODI KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500034	RAJESH J KADAKIA REP BY GPA HOLDER SOHAM MODI S/O. LATE SATISH MODI 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD		

Identified by Witness:

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Date: Mon Sep 29 12:27:41 IST 2025

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CS  
2012/2025



తెలంగాణ తెలంగాణ TELANGANA

BT 194663

Tran Id: 250924152208811339  
Date: 24 SEP 2025, 03:24 PM  
Purchased By:  
RAJESH J KADAKIA  
S/o LATE JAYANTILAL KADAKIA  
R/o HYD  
For Whom  
\*\* SELF \*\*

KODALI RADHIKA  
LICENSED STAMP VENDOR  
Lic. No. 16/7/2015  
Ren.No. 16-07-004/2025  
G-6, KUBERA TOWERS,  
NARAYANGUDA,  
HYDERABAD  
Ph 9440090826

## LEASE DEED

This Lease Deed (hereinafter referred to as the "Lease Deed" or "this Agreement") is made on 25<sup>th</sup> day of September, 2025 at Hyderabad.

## BY AND BETWEEN





1. **Rajesh J Kadakia**, S/o. Late Jayantilal Kadakia, Age about 70 years, residing at R/o. 910 South El Camino Real, Suite 100; San Clemente, CA 92672 in the USA and at Plot no. 24, Sy. No. 157/7, Seetharam Nagar Colony, Near Diamond Point, Secunderabad in India, hereinafter referred to as "**RJK**" (PAN no. AERPK6958C & aadhar no. 529594208748), represented by his registered GPA holder Mr. Soham Modi (GPA registered as document no. 96/IV/2022, dated 21-08-2022 at SRO Secunderabad).

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	<p>Aadhar No: XXXXXXXX4595</p> <p>NAME: AJU THOMAS S/O C V THOMAS Jawaharnagar, Shamirpet, K.V. Rangareddy, Telangana, 500087</p>	 <p>AJU THOMAS: 29/09/2025 [1606-1-2025-2012]</p>		<p>Digitally Signed by: Name: AJU THOMAS Location: SRO SECUNDERABAD Reason: Witness Signature Date: Mon Sep 29 12:24:06 IST 2025</p>
2	<p>Aadhar No: XXXXXXXX3485</p> <p>NAME: SAYED WASEEM AKHTAR S/O SAYED IQBAL PASHA Bijapur, Bijapur, Karnataka, 586104</p>	 <p>SAYED WASEEM AKHTAR [1606-1-2025-2012]</p>		<p>Digitally Signed by: Name: SAYED WASEEM AKHTAR Location: SRO SECUNDERABAD Reason: Witness Signature Date: Mon Sep 29 12:22:41 IST 2025</p>

Authenticated by  
THOTAPALLY PANDU RANGA REDDY  
SRO Secunderabad

29th day of September, 2025

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.							
Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	200	0	1230780	0	0	0	1230980
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	123090	0	0	0	123090
User Charges	NA	0	2000	0	0	0	2000
Mutation Fee	NA	0	0	0	0	0	0
<b>Total</b>	<b>200</b>	<b>0</b>	<b>1355870</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1356070</b>

Rs. 1230780/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 123090/- towards Registration Fees on the chargeable value of Rs. 61543056/- was paid by the party through E-Challan/BC/Pay Order No 589ZW0260925, D50HHV270925 dated 26-SEP-25, 27-SEP-25 of SBIN/YESB/

**Online Payment Details Received from SBI e-Pay :**

(1). AMOUNT PAID: Rs. 1354920/-, DATE: 26-SEP-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0384437441146, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 0384437441146, REMITTER NAME: MR. SOHAM MODI, EXECUTANT NAME: MR. RAJESH J KADAKIA AND OTHERS, CLAIMANT NAME: ALTF SAPCES PRIVATE LIMITED.

(2). AMOUNT PAID: Rs. 1000/-, DATE: 27-SEP-25, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4408932633239, PAYMENT MODE: NB-1001138, ATRN: 4408932633239, REMITTER NAME: MR. SOHAM MODI, EXECUTANT NAME: MR. RAJESH J KADAKIA AND OTHERS, CLAIMANT NAME: ALTF SAPCES PRIVATE LIMITED.

Date: 29th day of September, 2025

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తెలంగాణ తేలంగానా TELANGANA

BT 194662

Tran Id: 250924152208811339  
Date: 24 SEP 2025, 03:24 PM  
Purchased By:  
RAJESH J KADAKIA  
S/o LATE JAYANTILAL KADAKIA  
R/o HYD  
For Whom  
\*\* SELF \*\*

KODALI RADHIKA  
LICENSED STAMP VENDOR  
Lic. No. 16/7/2015  
Ren.No. 16-07-004/2025  
G-6, KUBERA TOWERS,  
NARAYANGUDA,  
HYDERABAD  
Ph 9440090826

2. **Sharad J Kadakia**, S/o. Late Jayantilal Kadakia, Age 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 in India, hereinafter referred to as "SJK" (PAN no. ACBPK9161F & aadhar no. 703597493710), represented by his registered GPA holder Mr. Soham Modi (GPA registered as document no. 95/IV/2022, dated 21-08-2022 at SRO Secunderabad).
3. **Haritah Global Pvt. Ltd.**, a company incorporated under the relevant Indian statute (CIN: U70100TG2010PTC067673, PAN no AAC CJ3243P), having its registered office at plot no. 24, Sy. No. 157/7, Seetharam Nagar Colony, Near Diamond Point, Secunderabad, through its Authorized Representative, Mr. Soham Modi, duly authorised vide board resolution dated 6-02-2025, hereinafter referred to as "HGPL".

On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory







## CERTIFICATE OF REGISTRATION

Registered as Doct. No. 2062 of 2025  
(1947 SE) of Book 2 and  
Assigned the Identification Number  
(1606 2062 2025) for Scanning  
Date 10/10/2025

  
Registering Officer  
SUB-REGISTRAR  
SECUNDERABAD

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4. **Verdant Corporation Pvt. Ltd.**, a company incorporated under the relevant Indian statute (CIN: U70101TG2010PTC067667, PAN no AAOCS0548N), having its registered office at plot no. 24, Sy. No. 157/7, Seetharam Nagar Colony, Near Diamond Point, Secunderabad, through its Authorized Representative, Mr. Soham Modi, duly authorised vide board resolution dated 6-02-2025, referred to as **"VCPL"**.

**"RJK", "SJK", "HGPL", "VCPL"** are hereinafter jointly referred to as **"Lessor"**, which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest, liquidators, executors, administrators and permitted assigns etc., of the First Part.

**AND**

**ALTF SPACES PRIVATE LIMITED**, a company incorporated under the relevant Indian statute (CIN: U74999DL2016PTC300068, PAN no. AAOCA3997M), having its registered office at 5<sup>th</sup> Floor, Wing A, Statesman House, 148, Barakhamba Road, Connaught Place, New Delhi — 110001, through its Authorized Representative, Mr. Siddhant Yadav, Manager – Legal, , duly authorised vide board resolution dated 1<sup>st</sup> July 2025, (hereinafter referred to as **"Lessee"** which expression shall, unless it be repugnant to the context thereof, be deemed to include its successors in interest, liquidators, executors, administrators and permitted assigns etc.) of the **SECOND PART**.

The **"Lessor"** and the **"Lessee"** are hereinafter individually referred to as the **"Party"** and collectively as **"Parties"**, as the context may so require.

**WHEREAS:**

A. The **"Lessors"** represents that they are the sole and absolute owners of the premises known as Greens Towers consisting of 2 basements, ground and 4 upper floors, having super builtup area of 78,960 sft constructed on land admeasuring 3,310 sq yds, bearing municipal no. 1-10-176/4A, 4B, 4C & 4D, situated at Begumpet main road, Hyderabad – 500016 and Greens Guest House consisting of 2 buildings on the ground floor having a builtup area of 4,083 sft constructed on 1,770 sq yds, bearing

On Behalf of  
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Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





On Behalf of  
Shard J Kadakis, Rajesh J Kadakis  
Harish Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

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municipal no. 1-10-176/3/1&2, situated at Begumpet main road, Hyderabad – 500016 (hereinafter Greens Towers and Greens Guest House are jointly referred to as the **"Building"**). The site plan of the **"Building"** is attached herein as Annexure A1. The area statement of the **"Building"** is attached as Annexure A2.

- B. The **"Lessee"** intends to take on lease from the **"Lessor"** by way of this **"Lease Deed"** (hereinafter referred to as **"Lease Deed"** or **"Lease"**), 78,960 sft of super built-up area along with parking space in the basement floors in Greens Towers and Greens Guest House with a built-up area of 4,083 sft (hereinafter referred to as the **"Demised Premises"**). The details of the **"Building"** and **"Demised Premises"** are given in the **"Lease Deed"**. The area statement of **"Demised Premises"** is attached as Annexure B1. The ground floor plan, first floor plan, second floor plan, third floor plan and fourth floor plan are attached as Annexure B2, B3, B4, B5 & B6. The plan of the upper basement and lower basement are attached as Annexure B7 and B8. The plan of the Greens Guest House is attached as Annexure B9. The area leased by the **"Lessor"** to the **"Lessee"** is marked in red in Annexure B2 to B9.
- C. The **"Lessee"** shall be entitled to the usage of Common Areas free of charge. The **"Lessee"** shall be entitled to use terrace space of the Greens Towers along with temporary structures thereon free of charge. The **"Lessee"** shall be entitled to use the open space around Greens Guest House free of charge. However, these spaces shall not be considered a part of the **"Demised Premises"** for the purposes of the terms and conditions mentioned in this **"Lease Deed"**.
- D. The **"Lessee"** has agreed to take on **"Lease"** the **"Demised Premises"**, clearly described above and marked in the plans attached herein as Annexures B2 to B9. The said Annexures attached herein shall form integral part and parcel of this **"Lease Deed"**. The layout plan will clearly indicate the **"Demised Premises"** reserved for use by the **"Lessee"** and its clients.

On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





On Behalf of  
Shard J Kadakia, Rajesh J Kadakia  
Haitish Global Pvt Ltd &  
Verdant Corporation Pvt. Ltd

Authorised Signatory



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	Date: Mon Sep 29 12:27:41 IST 2025
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- E. The "**Lessor**" has represented that it has the unrestricted and exclusive right to use, maintain, develop and let out the "**Demised Premises**" and is legally competent to execute this "**Lease Deed**" on the terms and conditions contained hereto. The "**Lessor**" has obtained building permit for the "**Demised Premises**" bearing no. 154168 dated 25-01-2001 in file no. 4156/TPS/MCH/SD/2000 issued by the competent authority. The "**Building**" has been assessed for payment of property tax in 2004 and the "**Lessor**" has been promptly paying the property tax, in full, since then.
- F. The "**Lessor**" has represented to the "**Lessee**" that it has obtained a loan from Aditya Birla Finance Limited for its business purposes by hypothecating/ mortgaging the "**Building**" and the rentals from it to Aditya Birla Finance Limited. Apart from the said charge/mortgage the "**Lessor**" specifically represents and warrants that there are no encumbrances, or security created on the said "**Demised Premises**" and that no financial institution/bank/ any person has any claim or interest over the said "**Demised Premises**". In the event it comes to the notice of the "**Lessee**" that the property has any claim/ mortgage etc. at any point in time, the "**Lessor**" undertakes to ensure that all the rights of the "**Lessee**" shall be protected and would not be varied. The "**Lessor**" further undertakes to ensure that all the terms of the present "**Lease Deed**" shall be applicable to the bank/ financial institution/ individual who has any claim/ mortgage over the "**Demised Premises**".
- G. "**Lessee**", having reasonably satisfied itself with respect to the right, title, interest, of the "**Lessor**", design and specifications of the "**Demised Premises**" to be leased, has approached the "**Lessor**" to take on "**Lease**" the "**Demised Premises**" along with furniture, fixtures and fittings as per the Lessee's requirements for the purpose of operating and running the business of "Co-working Services" thereon. It is clarified that at the time of execution of this "**Lease**", the "**Demised Premises**" is unfurnished and the same would be furnished by the "**Lessor**" based on the requirements of the "**Lessee**".

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Harish Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
Authorised Signatory





On Behalf of  
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Hattish Global Pvt. Ltd &  
Verdant Corporation Pvt. Ltd

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- H. The **"Lessor"** has agreed to fully furnish the **"Demised Premises"** and the **"Lessee"** had agreed to share the revenue from its business of **"Co-working Services"** with the **"Lessor"**. The understanding between the **"Lessor"** and the **"Lessee"** with respect to installation of **"Fit-outs"** and sharing of revenue is detailed in the Annexure E1 namely the **"Scheme and Terms of Fit-outs"**. The bill of quantities for the **"Fit-outs"** is given in Annexure E2. The plans for the **"Fit-outs"** i.e, interior layouts are given in Annexure E3.1 to E3.9. The details of revenue, expenditure and net revenue are given in Annexure E4. The Annexures E1 to E4 shall be read along with this **"Lease Deed"** and shall be in force and co-terminus with this **"Lease Deed"**. The **"Parties"** herein shall not be entitled to unilaterally terminate the **"Scheme and Terms of Fit-outs"** as long as this **"Lease"** is subsisting.
- I. The **"Lessor"** has agreed to grant to the **"Lessee"** the right to use, occupy and carry out the aforesaid activity(ies) at the **"Demised Premises"** equipped with all the necessary facilities and equipment on the terms and conditions, hereinafter, appearing.
- J. It is hereby agreed between the **"Parties"** that all the amounts mentioned under this Agreement are exclusive of Goods and Service Tax or any other applicable taxes.

**NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:**

**1. DEFINITIONS**

- 1.1. In this Agreement, unless the context otherwise requires, the following terms wherever they appear shall have the meanings ascribed to them hereunder:
- 1.1.1. **"Agreement"** means this **"Lease Deed"** as originally executed and as amended, modified or supplemented from time to time.
- 1.1.2. **"Applicable Law"** shall mean and include the statutes, laws, rules, regulations, directives and notifications issued by central, state, local or municipal governments of India that govern this Agreement and the activities contemplated herein and any amendments thereto.

On Behalf of  
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1.2. **"Battery Limits"** shall mean and include provision of power, power back-up, HVAC, water supply, firefighting systems, fire alarm systems upto a designated point on each floor or part of each floor. These are typically metered connections.

1.2.1. **"Building"** refers to the entire property known as Greens Towers and Greens Guest House as described above situated at 1-10-176/4A, 4B, 4C & 4D, 1-10-176/3/1 & 2 situated at Begumpet main road, Hyderabad – 500016.

1.3. **"CAM Charges"** shall mean the charges paid for the maintenance of **"Common Areas"** of the **"Building"** by the occupants of the **"Building"** to a designated service provider nominated by the **"Lessor"**. **"CAM"** charges typically cover the cost of housekeeping, security services, gardening services, AMC +maintenance + repairs + operations of MEP equipment like HVAC, power supply, power back-up, firefighting system, fire alarm system, water supply, drainage, etc.

1.3.1. **"Carpet area"** shall include all enclosed usable space that is available for the exclusive use of the **"Lessee"** including the area between the external walls of the office units, including column spaces, any dedicated air handling unit room, electrical room, pantry, toilets, telecom room etc. The Carpet area shall not include the exterior walls, parking spaces and any Common Areas whatsoever.

1.3.2. **"Client"** shall mean the customer of the **"Lessee"** with whom the **"Lessee"** has a membership agreement and/ or any sub-lease arrangement.

1.3.3. **"Common Areas"** shall mean lobbies, corridors, pedestrian passageways, infrastructure, sidewalks, ramps, driveways, terraces, landscaped, staircase, lifts, fire exits and planted areas, and other shared spaces used collectively by the occupants of the **"Building"**.

1.3.4. **"Competitor"** shall mean any entity other than the **"Lessee"** which is engaged in providing the services of **"Co-working Services"**, managed offices, shared working space, virtual offices, etc.

On Behalf of  
Sharad Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





On Behalf of  
Shard J Kadakia Rajesh J Kadakia  
Hartsh Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd

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1.4. **"Co-working Services"** shall mean and include the essential business of the **"Lessee"** i.e., leasing out desk space/shared office space/co-working space to prospective tenants on short or long term basis along with provision of other services like utilities, HVAC, power, common areas, meeting rooms, toilets, access control, security, housekeeping, etc.

1.4.1. **"Demised Premises"** shall mean a portion of the **"Building"** that is being leased under this "Lease Deed" and more fully described above and in the Annexures given herein.

1.4.2. **"Handover Date"** means the act of turning over the physical possession of the **"Demised Premises"**, fully furnished in accordance with the requirements, designs and guidelines of the **"Lessee"**, by the **"Lessor"** to the **"Lessee"** for the purpose of running a shared office/ business centre / Co-working Services. The Date of Handover shall be in 3 Phases.

1.4.3. **"Fit-outs"** or **"Fit-outs"** shall mean and include all the equipment, furniture, fixtures, fitments and interior furnishing whether movable or immovable proposed to be installed in or upon **"Demised Premises"** (excluding the common areas) that are acquired by the **"Lessee"** for running its business of Co-working Services. The **"Fit-outs"** typically include low-side HVAC, low-side firefighting systems + fire alarm systems, toilets, meeting rooms, false ceiling, lighting, low-side power supply + power backup, desks, tables, chairs, furniture, sofa sets, blinds, partitions, flooring, carpets, access control, wall paneling, painting, etc. The details of **"Fit-outs"** are mentioned in Annexure E1, namely **"Scheme and Terms of Fit-outs"** that have been agreed between the **"Parties"** herein.

**"High-side"** shall mean and include equipment related to provision of power, power back-up, HVAC, water supply, firefighting systems, fire alarm systems and the like upto the battery limits in each floor. They typically exclude provision of these systems within the leased premises.

On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.,

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1.4.4. **"Launch Date"** shall be as follows:

1.4.4.1. If the installation of **"Fit-outs"** is carried out by the **Lessee's** empaneled vendor, the Launch Date shall be the Handover Date, for each phase.

1.4.4.2. If **"Lessor"** appoints its own vendor for installation of **"Fit-outs"**, then the Launch Date shall be the Handover Date plus a testing period of maximum 15 days. The testing period should not exceed 30 days in any condition including rectification of issues identified in the **"Demised Premises"**. Accordingly, the Launch Date shall mean a day on which the **"Demised Premises"** is operational for the first time to service the Clients of the **"Lessee"**. The Launch Date shall be aligned to either the 1<sup>st</sup> or 15<sup>th</sup> day of the month.

1.4.5. **"Lease Commencement Date"** shall be 1<sup>st</sup> September, 2025. The **"Lessor"** shall symbolically hand over the vacant possession of the **"Demised Premises"** to the **"Lessee"** for starting the **"Fit-outs"** works.

1.5. **"Low-side"** shall mean and include equipment related to provision of power, power back-up, HVAC, water supply, firefighting systems, fire alarm systems and the like from the battery limits in each floor and installed within the leased premises. They typically exclude provision of these systems in Common Areas.

1.5.1. **"Material Breach"** shall mean an intended act or omission by the **"Lessor"** which has a direct or indirect impact on the revenue to be received by the **"Lessee"** from the use of the **"Demised Premises"**. Events occurring which have a direct or indirect impact on the Revenue, which are otherwise beyond the control of the **"Lessor"**, and are not intended by the **"Lessor"**, will not be considered to be a Material Breach of the Agreement by the **"Lessor"**.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritan Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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On Behalf of  
Shradh J Kadakia Rajesh J Kadakia  
Harish Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd

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1.5.2. **"Phase I", "Phase II" and "Phase III"** shall mean a portion of the **"Demised Premises"** as under:

1.5.2.1. **"Phase I"** shall mean a portion of the **"Demised Premises"** consisting of the space leased to the **"Lessee"** on the ground and first floors of Greens Towers along with the terrace space.

1.5.2.2. **"Phase II"** shall mean a portion of the **"Demised Premises"**, excluding spaces covered in **"Phase I"**, which shall consist of space leased to the **"Lessee"** on the second and third floors of Greens Towers.

1.5.2.3. **"Phase III"** shall mean a portion of the **"Demised Premises"**, excluding spaces covered in **"Phase I"** & **"Phase II"**, which shall consist of space leased to the **"Lessee"** on the fourth floor of Greens Towers and Greens Guest House.

1.5.3. **"Rent Commencement Date"** shall mean the date from which rent shall be payable by the **"Lessee"** to the **"Lessor"**.

1.6. Any other terms not expressly defined above shall be interpreted according to their general/legal dictionary meanings.

## 2. **"DEMISED PREMISES"**

### 2.1. Description of the "Demised Premises"

The description of the **"Demised Premises"** is given above and detailed in Annexures B1 to B9.

### 2.2. Absolute Right to operate the "Demised Premises"

2.2.1. The **"Lessor"** unconditionally agrees that the **"Lessee"** shall have full and exclusive authority to operate the business of **Co-working Services** at the **"Demised Premises"** at its sole discretion. The **"Lessor"** retains the absolute right to enter into contracts with its clients regarding **Co-working Services** provided at the **"Demised Premises"**.

On Behalf of  
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Haritah Global Pvt. Ltd. &  
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2.2.2. Further, the **"Lessor"** agrees that the **"Lessee"** shall have an absolute right to sub-lease, license, rent or allow usage of all or any part of the **"Demised Premises"** to any person subject to the terms hereof without the consent of the **"Lessor"** and the **"Lessor"** shall not be required to engage in any manner with the sub-lessee(s), licensee(s) or tenant(s).

### 2.3. Uninterrupted Access and Services

The **"Lessor"** shall provide the **"Lessee"** with uninterrupted and clear access to the **"Demised Premises"**, Common Area of the **"Building"** 24 hours and all seven (7) days a week throughout the term of the **"Lease Deed"**, including but not limited to instances when the **"Lessor"** may carry out any additional construction, repair or modification works at the **"Demised Premises"**. Other services like lifts, power supply, power backup, water supply, HVAC shall also be available 24/7.

### 3. DUTIES OF LESSEE UPTO LAUNCH DATE

3.1. The **"Lessee"** shall be responsible for project management, including launching of the **"Demised Premises"** in phases, according to the mutually agreed timeline. Further, the **"Lessee"** shall provide the layout of the **"Demised Premises"** within 15 days of signing the **"Lease Deed"**.

### 4. TIMELINES

4.1. The **"Parties"** shall herein endeavour to meet the timelines given in serial number 1 to 4 as mentioned in the table below:

S No	Task	Timeline
1.	Execution and registration of Lease Deed	On or before 30 <sup>th</sup> September, 2025.
2.	Finalisation of layout	On or before 26 <sup>th</sup> August, 2025.
3.	Issue of work order to vendors	On or before 29 <sup>th</sup> August, 2025.
4.	Commencement of Fit-outs for Phase I	On or before 1 <sup>st</sup> September, 2025.

On Behalf of  
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5.	Completion of Fit-outs for Phase I	On or before 30 <sup>th</sup> November, 2025. i.e., 90 days from commencement of fitouts for Phase I.
6.	Launch Date of Phase I	1 <sup>st</sup> December, 2025.
7.	Rent Commencement Date of Phase I	1 <sup>st</sup> April, 2026 i.e., 4 months from Launch Date of Phase I.
8.	Commencement of Fit-outs for Phase II	1 <sup>st</sup> April, 2026
9.	Completion of Fit-outs for Phase II	30 <sup>th</sup> June, 2026 i.e., 90 days from commencement of fit-outs of Phase II.
10.	Launch Date of Phase II	1 <sup>st</sup> July, 2026.
11.	Rent Commencement Date of Phase II	1 <sup>st</sup> November, 2026 i.e. 4 months from Launch Date of Phase II.
12.	Commencement of Fit-outs for Phase III	1 <sup>st</sup> November, 2026
13.	Completion of Fit-outs for Phase III	31 <sup>st</sup> January, 2027. i.e., 90 days from commencement of fit-outs for Phase III.
14.	Launch Date of Phase III	1 <sup>st</sup> February, 2027.
15.	Rent Commencement Date of Phase III	1 <sup>st</sup> June, 2027, i.e. 4 months from Launch Date of Phase III.

## 5. CHANGE IN OWNERSHIP/ "LESSOR" OF THE DEMISES PREMISES

5.1. In the event of the "Lessor" selling, disposing or otherwise transferring all or any of its rights in the "Demised Premises" in favour of any other person, the "Lessor" shall take all steps to ensure that the lease rights conferred upon the "Lessee" hereunder are not violated, interrupted or disturbed in any manner except as per the terms and

On Behalf of  
 Sharad J Kadakia, Rajesh J KadaKia,  
 Haritah Global Pvt. Ltd. &  
 Verdant Corporation Pvt. Ltd.  
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Verma Corporation Pvt. Ltd  
Hantish Global Pvt. Ltd &  
Sharda J Kadakia Rajesh J Kadakia  
on behalf of

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conditions of this Agreement. The **"Lessor"** shall further procure a Deed of Confirmation/ Attornment/ Letter of Non-Disturbance in favour of the **"Lessee"** from the Purchaser/ New **"Lessor"**(s) of the **"Demised Premises"** so as to fully protect the **Lessee's** rights as contemplated under this Agreement till the expiry/termination of this Agreement. For the sake of clarity (**Purchaser/New Lessor(s)**) shall refer to any third party owner to whom the ownership rights in the **"Demised Premises"** may be transferred by the **"Lessor"**, in whole or in part.

## 6. TERM AND RENEWAL

### 6.1 Tenure

The **"Lessor"** hereby grants unto the **"Lessee"** the **"Demised Premises"** on **"Lease"** for a total period of 9 years (**"Lease Term"**). The **"Lease Term"** can be further extended by the **"Lessee"** on the same terms and conditions given herein, subject to enhancement of rent, for a further period of 6 years, provided the **"Lessee"** gives an advance notice to the **"Lessor"** of its intention to renew the lease atleast 6 months before the expiry of the Leased Term.

### 6.2. Lock-in Period

The **"Parties"** agree that with respect to the **"Lessee"**, there shall be a lock-in period of 60 months from the Launch Date of Phase I. The **"Lessee"** shall not be entitled to terminate this lease during the lock-in period. The **"Lessee"** may terminate the lease after the lock-in period, before the expiry of the Leased Term, by issuing a 3 months advance notice. Whereas the **"Lessor"** shall be locked-in for the entire **"Lease Term"** i.e., the **"Lessor"** shall not have the right to terminate this lease as long the **"Lessee"** is performing its obligations as per the terms of this **"Lease Deed"**.

## 7. LEASE RENTAL

7.1. In consideration of the **"Lessor"** granting a lease of the **"Demised Premises"** to the **"Lessee"**, **"Lessee"** shall pay a fixed lease rent to the **"Lessor"** as under:

7.1.1. For the period upto Launch Date of Phase I shall be free of rent i.e., Rent Free Period.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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On Behalf of  
Shard J Kadakia Rajesh J Kadakia  
Hartish Global Pvt Ltd &  
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- 7.1.2. The period of 4 months from the Launch Date of Phase I shall also be free of rent i.e., Rent Free Period.
- 7.1.3. The rent payable from 1<sup>st</sup> April 2026, i.e. the 5<sup>th</sup> month from the Launch Date of Phase I shall be Rs. 13.85 lakhs (Rupees Thirteen Lakhs Eighty Five Thousand only) per month + applicable GST.
- 7.1.4. The payment of rent shall be enhanced to Rs. 31.40 lakhs (Rupees Thirty One Lakhs and Forty Thousand) per month + applicable GST from 1<sup>st</sup> November 2026, i.e. the 12<sup>th</sup> month of the Launch Date of Phase I.
- 7.1.5. The payment of rent shall be enhanced to Rs. 40 lakhs (Rupees Forty Lakhs) per month + applicable GST from 1<sup>st</sup> June 2027, i.e. the 19<sup>th</sup> month of the Launch Date of Phase I.
- 7.1.6. The rent shall be escalated by 15% every 3 years on the then existing rent. The first such increase shall be from the 37<sup>th</sup> month of Launch Date of Phase I.
- 7.1.7. The lease rental shall be divided amongst the **Lessors** as under:
- 7.1.7.1. 12.5% of rent to **HGPL**
- 7.1.7.2. 12.5% of rent to **VCPL**
- 7.1.7.3. 37.5% of rent to **SJK**
- 7.1.7.4. 37.5% of rent to **RJK**

The details of the rent payable to the **Lessors** during the term of the lease is detailed in Annexure C.

The commencement of rent for Phase I shall be subject to Handover Date of Phase I i.e., the commencement of rent for Phase I shall be advanced or delayed based on completion of installation of Fit-outs as given above.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
  
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On Behalf of  
Sharda J Kadakia Rajesh J Kadakia  
Harish Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

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## 7.2. Manner of Payment of Lease Rental

The Lease Rental along with GST thereon at applicable rates by the “Lessee” to the “Lessor”(s) under this “Lease Deed”, shall be paid by the “Lessee” by way of RTGS/NEFT/Cheque in favour of the “Lessor” for its respective share in the Bank account of the “Lessor” as mentioned below and shall be subject to deduction of tax at source, as required under the Income Tax Act, 1961. The “Lessee” shall provide the “Lessor” with the TDS (Tax Deduction at Source) certificate in accordance with the provision of the Income Tax Act, 1961.

	HGPL	VCPL	SJK	RJK
Bank Name:	ICICI Bank	ICICI Bank	ICICI Bank	ICICI Bank
Account Holder Name:	Haritah Global Pvt. Ltd.	Verdant Corporation Pvt. Ltd.	Sharad Jayantilal Kadakia	Rajesh Jayantilal Kadakia
Bank Branch:	M.G. Road	M.G. Road	M.G. Road	M.G. Road
Account No.:	112105001909	112105001922	1121075201	1121075198
IFSC Code:	ICICI0001121	ICICI0001121	ICICI0001121	ICICI0001121

## 8. REFUNDABLE SECURITY DEPOSIT

8.1. The “Lessee” agrees to deposit a sum of Rs. 170 lakhs (Rupees One crore Seventy Lakhs only) as interest-free refundable security with the “Lessor” for securing the due performance of its obligations under this Agreement.

### 8.2. Timelines for payment of Security Deposit

The “Lessee” shall pay the Security Deposit in the following manner: -

S. No	Event	Amount
1.	Security deposit already paid.	Rs. 16,87,500 has been paid to <b>Rajesh J Kadakia</b> by way of wire transfer reference no. 040368580921 dated 24-05-2025. Rs. 33,75,000 has been paid to <b>Rajesh J Kadakia</b> by way of Cheque No. 000165 dated 11-08-2025. Rs. 16,87,500 has been paid to <b>Sharad J</b>

On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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On Behalf of  
Shard J Kadakia, Rajesh J Kadakia  
Hansh Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

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		<p><b>Kadakia</b> by way of wire transfer reference no. 040368576561 dated 24-05-2025.  Rs. 33,75,000 has been paid to <b>Sharad J Kadakia</b> by way of Cheque No. 000164 dated 11-08-2025.  Rs. 16,87,500 has been paid to <b>Haritah Global Pvt. Ltd.</b> by way of Cheque No. 000162 dated 11-08-2025.  Rs. 16,87,500 has been paid to <b>Verdant Corporation Pvt. Ltd.</b> by way of Cheque No. 000163 dated 11-08-2025.</p>
2.	On signing the "Lease Deed"	Rs. 13,12,500 shall be paid to <b>RJK</b> . Rs. 13,12,500 shall be paid to <b>SJK</b> . Rs. 4,37,500 shall be paid to <b>HGPL</b> . Rs. 4,37,500 shall be paid to <b>VCPL</b> .

### 8.3. Adjustment of Security Deposit


8.3.1. The "Lessee" shall not be entitled to adjust any rent or other arrears against the refundable security deposit.

8.3.2. The "Lessor" shall, subject to adjustments/ set off on account of dues of Lease Rent, Damages etc., if any, refund the Security Deposit amount to the "Lessee" within thirty (30) days after the expiration/ termination of the term. In the event the Lease is terminated by the "Lessor" for any reason whatsoever, the "Lessor" shall not be entitled to withhold the Security Deposit either in part or full except to recover any arrears of Lease Rent or other dues (if any) on the date of expiry or termination of the Agreement.

8.3.3. In case of any delay in the refund of the Security Deposit, the "Lessor" shall be liable to pay "Lessee" an interest of 18% per annum from the due date till the amount is refunded.

### 9. COMMON AREA AND SIGNAGE

9.1. The "Lessee" shall have the right to use the common areas providing access and functionality to the "Demised Premises", as earmarked in the Layout Plan specifically.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
  
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On Behalf of  
Shard J Kadakia Rajesh J Kadakia  
Harish Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

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9.2. **"Lessor" to assist in signage and branding**

The "**Lessor**" shall provide "**Lessee**" with adequate space, rights and access to the space needed for the signage, branding and promotion of the Centre within and surrounding the "**Demised Premises**" without any additional cost. The signage and branding on site will be mentioned and marked in Annexure of the binding agreement. Any additional permission for signages of the "**Lessee**" or/and its Clients shall be obtained and provided by the "**Lessor**". Any cost associated with such an arrangement shall be treated as Operational Expenses. The layout of signages and "**Building**" elevation are attached as **Annexure D** to this "**Lease Deed**".

9.3. **Car Parking**

Car parking area in the "**Demised Premises**" shall be available for use of the "**Lessee**" as it deems fit. In case the available parking falls short for effective operations the "**Lessee**" and "**Lessor**" together shall avail more parking through a third party or source. Any cost or revenue incurred due to such arrangement shall be a part of operational Expenses and Revenue effectively.

9.4. **Installation of internet and phone lines**

The "**Lessee**" shall have the right to apply for, obtain and install telephone/data transmission/ Internet lines in its own name / in the name of its Clients in the "**Demised Premises**" (including the rooftop) as it may deem necessary for its business/activities and at its own cost, risk and subject to written approval from the Authorities concerned and in accordance with the policy guidelines of appropriate authorities in this regard solely at the cost and risk of "**Lessee**".

10. **COMMON AREA MAINTENANCE AND CAM CHARGES**

10.1. The understanding between the "**Lessor**" and "**Lessee**" with regard to maintenance of common areas and payment of CAM Charges are specified in Facility Management Agreement executed between both the "**Parties**". The Facility Management Agreement shall be read along with this "**Lease Deed**" and shall be in force and co-terminus with this "**Lease Deed**". The "**Parties**" herein shall not be entitled to unilaterally terminate the Facility Management Agreement as long as this "**Lease**" is subsisting.

On Behalf of  
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Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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On Behalf of  
Shard J Kadakia Rajesh J Kadakia  
Hantah Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

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## 11. RIGHT OF FIRST REFUSAL AND ANTI-COMPETITION

### 11.1. Right of First Refusal for Lease of Balance "Building"

11.1.1. In case of any opportunity or potential for further Co-working space arise in the balance portion of the **"Building"** or part thereof (**"Balance Building"**) or in case the **"Lessor"** wants to lease out the Balance **"Building"**, the **"Lessee"** shall have a first right of refusal to take on lease such balance portion of the Balance **"Building"**. The **"Lessor"** offering the Balance **"Building"** to a third party or **"Lessor"** upon receiving an offer from a third party to lease the Balance **"Building"**, the **"Lessor"** shall provide the **"Lessee"** with written lease offer notice for the Balance **"Building"**. The **"Lessee"** may, on or before the expiry of twenty-one (21) days from the receipt of the lease offer notice, exercise its first right of refusal to lease the Balance **"Building"** on the terms indicated in the lease offer notice by issuing a written acceptance notice to the **"Lessor"**.

11.1.2. In the event the **"Lessee"** declines the offer to lease the Balance **"Building"** or if the **"Lessor"** does not receive an acceptance notice from the **"Lessee"** within twenty-one (21) days from the date of receipt by the **"Lessee"** of the Lease Office Notice, the **"Lessor"** shall be free to enter into a transaction in respect of the Balance **"Building"** on the same terms as those contained in the lease offer notice with the concerned party detailed in the Lease Notice.

### 11.2. Anti Competition

11.2.1. The **"Lessor"** agrees that it shall not lease or sell or dispose-off any portion of the **"Demised Premises"** to any Competitor of the **"Lessee"**, i.e., any person engaged in similar competitive business as that of the **"Lessee"**, without obtaining prior written permission from the **"Lessee"** till the legal existence/termination of this Agreement.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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On Behalf of  
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Harris Global Pvt Ltd &  
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11.2.2. The "Lessee" (or its associates) shall not take on lease or operate any other buildings/premises for its business (coworking space or similar) within a 3 kms radius of the "Demised Premises" without prior written approval of the "Lessor". The "Lessor" shall be bound to give such an approval, provided the "Lessee" has reached an occupancy of above 80% in the "Demised Premises" for a period of at least 2 years, immediately preceding the issue of NOC. At other times, the "Lessor" shall have the right to withhold or give such an NOC at its sole discretion.

## 12. COVENANTS, REPRESENTATIONS AND WARRANTIES OF THE "LESSEE" & "LESSOR"

### 12.1. Compliance with Building bye-laws

"Lessor" warrants, represents and undertakes that the "Demised Premises" is structurally sound, meets all requirements as required under law, and has passed all safety inspections and has constructed according to the "Building" bye-laws duly prescribed for this purpose, copies of which have been shown to the "Lessee".

### 12.2. Approval, Sanctions etc.

The "Lessor" warrants, represents and undertakes that during the term of this Agreement, it has obtained all the permissions/licences/ sanctions/ approvals etc. required to lease out the "Demised Premises" as contemplated by this Agreement.

### 12.3. No additional permission required

12.3.1. The "Lessor" further warrants that the use of the "Demised Premises" and any common areas are as per applicable law and that it need not obtain any additional permissions to facilitate the use of the same. The "Parties" agree that in case, any circumstances beyond the reasonable control of the "Parties", necessitate such permissions or prohibit the use of a part of the "Demised Premises", then the "Lessee" shall continue using the other portions of the "Demised Premises", which are not affected by such change in circumstances without the same hampering any of its rights and entitlements under this Agreement. It is further agreed that the liability, if any, of the "Lessee" shall be reduced in a proportionate manner.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory







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Verdant Corporation Pvt Ltd  
Hartish Global Pvt Ltd &  
Shard J Kadakia  
Rajesh J Kadakia



12.3.2. The **"Lessor"** shall, wherever, and if applicable, obtain and keep validated /renewed all statutory **"Building"** permissions, No Objection Certificates, consents, approvals, permits etc. from appropriate authorities pertaining to the **"Demised Premises"** / **"Building"**, including lifts, lift shafts and structures, etc., during the term of this Agreement. Further, the **"Parties"** agree that a copy of the occupation certificate, etc., shall be duly provided to the **"Lessee"** if the need for the same arises.

12.4. **Litigation/Disputes in relation to the "Demised Premises"**

The **"Lessor"** warrants that in relation to the **"Demised Premises"**, there are no disputes, litigation or claims of any nature pending before any authority or court of law pertaining to ownership or the possession of the **"Demised Premises"** by the **"Lessor"**.

12.5. **Cooperation in running the co-working space**

The **"Lessor"** further covenants to provide all cooperation for applying/obtaining Registration(s)/Licence(s)/Permission(s) which may be necessary for the running of a business Centre/ shared office/ co-working space, in relation to any and all departments including health, labour, police, GST, customs, income tax, corporation authorities or any other government and quasi-government departments.

12.6. **Unqualified right to enjoy the "Demised Premises"**

**"Lessor"** warrants, represents and undertakes that during the Tenure of this Agreement, the **"Demised Premises"** will be fit for the intended use (provided such use is in strict accordance with this Agreement), and that the **"Lessee"** shall have an unqualified right to quietly enjoy the **"Demised Premises"** in accordance with the terms and conditions of the present Agreement.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

  
Authorised Signatory





On Behalf of  
Shard J Kadakia Rajesh J Kadakia  
Hartan Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

Authorised Signatory

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### 12.7. Up-keep of the Premises

"Lessee" warrants, represents and undertakes that during the Tenure of this Agreement, the "Lessee" shall keep and maintain the "Demised Premises" and its fixtures and fittings in a good and hygienic condition as prevailing on the hand-over date. The "Lessor" shall also ensure that the sanitation system, drainage and external pipes are properly working and are kept in good condition.

### 12.8. No Structural changes

The "Lessee" shall not make any major structural alterations/additions to the "Demised Premises" without the prior written consent of the "Lessor". The "Lessee" shall carry out day-to-day maintenance/repairs of the "Demised Premises" and fixtures and fittings installed therein, at its own cost and expenses, during the period of occupation of the "Demised Premises" by the "Lessee".

### 12.9. Payment of utility bills

The "Lessee" shall pay all the utility bills directly to the appropriate authority or service provider during the term of this Agreement and even after its expiry (in case of unpaid dues). In the event the "Lessee" fails to pay utility charges directly to the concerned authorities and the "Lessor" is required to pay such charges, then the "Lessor" shall have the right to recover such charges from the "Lessee" as paid.

### 12.10. Electricity charges

12.10.1. The "Lessee" shall pay the electricity charges as per the actuals. The "Lessor" shall install an independent meter in the "Building" and the electricity charges per unit shall be the same as those charged by the government. The "Lessor" shall provide to the "Lessee" the required load as specified by the vendor.

12.10.2. The "Parties" agree that there should not be any fixed charges related to electricity as same is covered under the common area maintenance charges.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





On Behalf of  
Shard J Kadakia Rajesh J Kadakia  
Hartish Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorized Signatory

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- 12.10.3. The electricity charges shall be considered as a part of the Operational Expenses.
- 12.10.4. The electricity + water charges shall be paid as per actuals.
- 12.10.5. The electricity + water charges per unit shall be the same as those charged by the government.
- 12.10.6. There should not be any fixed charges (as it is already considered to be a part of CAM).
- 12.10.7. The **"Lessor"** shall install independent electricity meters in the **"Building"**.
- 12.10.8. The required electrical power load as specified by the Vendor to be provided.
- 12.10.9. The additional consumption deposit to be maintained with the electricity department shall be paid by the **"Lessee"** and it shall be considered as expenditure for the purposes of calculating the net revenue,

12.11. **Uninterrupted Services**

Excepting any circumstances beyond the control of the **"Lessor"**, the **"Lessor"** has confirmed to the **"Lessee"** that it shall ensure an uninterrupted supply of air conditioning, electricity, lift services, water and other amenities to the **"Lessee"** and its Clients, 24 hours and all seven (7) days a week.

12.12. **Payment of Taxes**

The **"Lessee"** shall bear and pay GST at the applicable rate or any other tax, levy, cess relating to the activities of the **"Lessee"** in accordance with this Agreement. Whereas the **"Lessor"** shall be liable to pay and discharge all the past, present and future taxes and charges related to the **"Demised Premises"** or **"Building"**. The **"Lessor"** shall share the receipt of such property tax payments to the **"Lessee"**, as or when requested by the **"Lessee"**.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





On Behalf of  
Shard J Kadakia Rajesh J Kadakia  
Harish Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

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12.13. **Stamp Duty and Registration Charges**

12.13.1. The stamp duty and registration charges shall be borne by both the **"Parties"** equally.

12.13.2. The expenses in relation to the stamp duty, tehsil expenses, etc., shall be borne by the **"Parties"** in the Net Revenue Sharing Ratio. Further, **"Parties"** agree that the payment of stamp duty shall be considered to be a part of the Operational Expenses.

12.14. **Insurance**

The **"Lessor"** shall be responsible for insuring and keeping the goods, furniture, fixtures and fittings at the **"Demised Premises"** insured at all times against any damage by fire and such other risks at his own cost.

12.15. **Compliance with labour laws**

The **"Lessee"** shall comply with all the requirements of law relating to its business or operations such as local municipal and state laws, laws relating to shops and establishments, labour laws, ESIC, provident fund etc. and other statutory provisions governing its operations/ business in the **"Demised Premises"** during the entire Term or the extended Term of this Agreement.

12.16. **Change in structure of Lessee or "Lessor"**

In case there is any change in the structure of either the **"Lessor"** or the **"Lessee"** company, it is hereby agreed that the terms and conditions of this **"Lease Deed"** shall remain the same. In case a new Deed needs to be executed, it is hereby expressly agreed that it shall be on the exact same terms and conditions as contained in this **"Lease Deed"**.

On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
Authorised Signatory





On behalf of  
Shri J. K. Ramesh, Rajesh J. K. Ramesh  
Hans Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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12.7. **No illegal activities allowed**

The "Lessee" shall use the "Demised Premises" for the purpose of operating and running a business center/ shared office/ co-working space only and shall not carry on or permit to be carried on in the "Demised Premises" or any part thereof, any activity which is unlawful or obnoxious nor shall the "Lessee" store any goods of hazardous or combustible nature in the "Demised Premises" except those permitted under law for daily use.

12.8. **No Nuisance**

12.8.1. The "Lessee" undertakes not to do or cause to be done in or upon the aforesaid "Demised Premises" any act, matter or thing whatsoever which may be or becomes nuisance or annoyance to the "Lessor" or occupier of any adjoining or neighbouring premises, nor it shall need any interference by the police or local authorities.

12.8.2. The "Parties" to this Agreement shall perform any further acts which may be reasonably necessary to carry out the provisions of this Agreement.

12.8.3. The Lessee and the Clients shall abide by the rules and regulations for usage, maintenance, conduct and upkeep of the Demised Premises as specified by the Lessor from time to time.

12.8.4. The Lessee represents and warrants that it has the full power, right and authority to enter into this Agreement and perform their respective duties and obligations under this Agreement in accordance with the terms and conditions of this Agreement; (ii) it shall maintain all necessary permits, licenses, approvals and clearances from governmental authorities or any third parties as may be required under law or otherwise by the Licensee for the purposes of this Agreement; and (iii) the entry into and performance of this Agreement would not conflict or violate any applicable law, rule of decree, judgement or order of court of law as of the date hereof.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





On Behalf of  
Shard U Kadakis Rajesh U Rajesh  
Hartan Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

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### 13. PARTIES RIGHTS & DUTIES

#### 13.1. Right to Inspect

The "Lessee" agrees that it shall permit the "Lessor", their respective agents and representative/s at all reasonable times, with prior 48 hours' notice to the "Lessee", during the said "Lease Term" to enter upon the said "Demised Premises" for inspecting its state and condition. However, the "Lessor" shall ensure that there is no disturbance or hindrance to the Clients of the "Lessee" during such inspection.

#### 13.2. Non-compliance with GST Laws

If the "Lessee" is unable to claim a refund due to the Lessor's failure to comply with applicable GST laws, the "Lessor" will reimburse the "Lessee" on a quarterly basis for the amount of GST paid by the "Lessee". However, this reimbursement does not release the "Lessor" from their responsibility to pay the GST to the appropriate governmental authority or to assist the "Lessee" in obtaining the refund as permitted by the applicable GST laws. If the "Lessee" eventually receives the refund at a later date, any amounts paid by the "Lessor" to the "Lessee" will be adjusted or refunded without any interest.

#### 13.3. Right to Publicity

The "Lessee" shall have the absolute right in relation to marketing of the "Demised Premises" and also have sole discretion in all publicity material developed for the "Demised Premises" including but not limited to public relations in the local, national or international media and market. The "Lessee" shall at its own expense take and publish pictures of the "Demised Premises" and list them on various channels for its multi-channel marketing and sales effort.

On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





On behalf of  
Shard J Kadakia, Resident, Kadakia  
Hansha Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

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#### 14. REVENUE ESCALATION CLAUSE

14.1. The “**Lessee**” shall endeavor to enhance the per seat revenue by at least 5% every year.

##### 14.2. Termination in case of Non-Performance

14.2.1. The “**Lessor**” shall conduct an evaluation of the **Lessee's** performance every 12 months, starting from the 7<sup>th</sup> month after the Launch Date of the Centre.

14.2.2. The performance of the first 6 months, as well as the yearly and three-yearly benchmarked performance with escalation, shall be subject to evaluation.

14.2.3. If the **Lessee's** performance falls below 70% of the projected figures of the preceding 12 months, the “**Lessor**” reserves the right to issue a performance notice to the “**Lessee**” for a period of 6 months.


14.2.4. If the “**Lessee**” fails to improve their performance within the notice period, the “**Lessor**” shall have the right to initiate termination proceedings.

14.2.5. In case of termination due to performance as mentioned below the “**Lessor**” shall terminate the lease and the “**Lessee**” shall pay the remaining amount of fitout value calculated in 60 equal EMI's on straight line method starting from the date of launch

#### 15. TERMINATION

##### 15.1. Notice Period

Post the expiry of the Lock-in Period as stated in Clause 6.2, the “**Lessee**” shall have an absolute and unrestricted right to terminate this Agreement by giving three (3) months' written advance notice to the “**Lessor**” without assigning any reason.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
  
Authorised Signatory







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15.2. **Handover by "Lessee"**

Upon termination of the Agreement, the "Lessee" shall handover to the "Lessor" the peaceful and vacant possession of the entire "Demised Premises". The "Lessee" shall ensure that any occupant of the "Demised Premises", by reason of any agreement that the "Lessee" may have entered into with such occupant (such as sub-lessees/ customers/ licensees/ agents or the any other contract of the like nature) for use and/ or occupation of the "Demised Premises" for the purpose of business Centre/ shared office/ co-working space or any other purpose, shall vacate the "Demised Premises" on the expiry of the Agreement or the date of termination of the Agreement (whichever is earlier).

15.3. **Payment of Damages**

In the event of termination of this Agreement by the "Lessor" prior to the expiry of the Term of this Agreement, the "Lessor" agrees to pay liquidated damages to the "Lessee" equal to the projected share of "Lessee" for the unexpired period of the "Lease Term". The "Parties" agree that the liquidated damages computed is a genuine pre-estimate of the loss to be suffered by the "Lessee" in the event of premature termination of the Agreement.

15.4. **Termination of sub-lease**

In the event of the termination of this "Lease Deed" by the "Lessee", the "Lessee" to ensure that all the sub-lease/ service agreements of the "Lessee" with its customer shall be deemed to have been terminated from the same date as the termination of this "Lease Deed".

On Behalf of  
Shard J Kadakia, Rajesh J KadaKia,  
Naritan Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
  
Authorised Signatory





On behalf of  
Shard J Kadakia Raish J Kadakia  
Hartan Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

Authorized Signatory

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15.5. **Termination by "Lessor"**

The "**Parties**" agree that the "**Lessor**" shall not have a right to terminate this "**Lease Deed**" for the entire tenure except when the "**Lessee**" fails to maintain its occupancy for the launched phase at more than 70 % of the total seats. In that event, the "**Lessor**" can terminate the "**Lease Deed**" after giving due occupancy improvement notice of 180 days and thereafter issue an exit notice giving 90 days' time to vacate the premises. Further, the Lessor shall be entitled to terminate this Lease Deed upon (i) the Lessee's failure to pay Lease Rent for any three months (consecutive), with a cure period of 60 Days, from the date of the invoice raised by the Lessor; (ii) the Lessee's breach of any terms, conditions, representations and warranties under this Lease Deed; and (iii) the Lessee's violation of any applicable law, rule or regulation.

15.6. **Access to "Demised Premises"**

It is hereby expressly agreed between the "**Parties**" that in the event, the Lease Deed is terminated as per Clause 15, Clients shall not be permitted to access the Demised Premises post sixty (60) days from the date of termination of this Lease Deed.

15.7. **Option to Renew**

After the completion of the entire tenure of this Agreement, i.e., 9 + 6 years, the "**Parties**" will be free to re-negotiate fresh terms of the lease or may agree on the same terms and conditions as agreed in this Lease Agreement.

16. **INDEMNITY**

16.1. The "**Lessor**" hereby indemnifies and agrees to keep indemnified and hold harmless the "**Lessee**" from and against all direct losses, damage, litigations, claims, demands, loss, damage costs, charges and expenses or any other obligation that may be incurred by or accrue to the "**Lessee**" as a result of any misrepresentation or breach of terms and conditions under this "**Lease Deed**" made by the "**Lessor**".

16.1.1. The "**Lessee**" hereby indemnifies and agrees to keep indemnified and hold harmless, the "**Lessor**" from and against any claim, liability, demand, loss, damage, judgment or other obligation or right of action, which may arise as a result of:

On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory

Sharad J Kadakia







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- 16.1.1.1. breach or non-observance or misrepresentation of the obligations of the "Lessee" under this Agreement;
- 16.1.1.2. any act, omission or misconduct or negligence of the "Lessee", its agents, licensees, representatives and invitees at the "Demised Premises";
- 16.1.1.3. enforcing payment of any financial dues in this Agreement; any GST or any other tax, levy, cess etc of a similar nature which may be or become chargeable or imposed by the competent authorities in respect of any payment (whether Lease Rental or otherwise) made by the "Lessee";
- 16.1.1.4. any non-compliance of any and all requirements as may be imposed on the "Lessee" of the "Demised Premises" by any statute now or hereafter in force and any bye-laws, orders, rules, regulations, requirements and notices there under of any government, municipal authority, any other authority, department etc.

## 17. NOTICE

- 17.1. Any notice or request given or made hereunder shall be served either personally, by post, courier or registered post in accordance with the following particulars: -

### To: LESSOR

Sharad J Kadakia & Rajesh K Kadaia

Through its registered GPA Holder Mr. Soham Modi,

Sharad J Kadakia & Rajesh K Kadaia

Verdant Corporation Pvt. Ltd., & Haritah Global Pvt. Ltd.,

Through its Director/Partner

Director/Partner: Mr. Soham Modi

Address: plot no. 24, Sy. No. 157/7, Seetharam Nagar Colony,

Near Diamond Point, Secunderabad.

Email: sohammodi@modiproperties.com

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





On behalf of  
Shri J. Kadappa, Rajesh J. Kadappa  
Hansh Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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**To: LESSEE**

**ALTf SPACES PRIVATE LIMITED,**

Through its Director,

Sh. Yogesh Arora

5th Floor, Wing A, Statesman House 148 Barakhamba Road,

Connaught Place, New Delhi -110001

Email: [yogesh@altfspaces.com](mailto:yogesh@altfspaces.com)

- 17.2. Any communication/notice/letter(s)/document(s) sent by one Party to the other shall be in English and delivered at the address stated herein above or at such other address notified in writing to the other Party. The communication/ notices etc. may be sent by registered mail, courier, email, or personal delivery, and it must be backed with Registered A/D communication/ courier receipt for valid service. Any change in the address shall be duly notified in writing to the other Party within seven (7) days of such change.

**18. FORCE MAJURE**

**18.1. Definition**

- 18.1.1. A Force Majeure event is an event that is not within the reasonable control of the Party whose performance under this "**Lease Deed**" is affected thereby or includes any event which hinders/ stops/ restricts the access to the "**Demised Premises**" or affects the operations in any manner whatsoever and shall also include any of the following events: act of foreign or domestic government, whether by law, order, legislation, decree, rule, regulation or otherwise, civil disturbance, breach of peace, declared or undeclared war, act of interference or action by civil or military authorities, terrorist acts, sabotage, damage by the elements, Act of God (i.e. fire, frost, earthquake, storm, lightning, epidemic, floods, cyclones or other natural disasters); quarantine, and other analogous circumstances beyond the "**Parties**" control and expressly.

On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





Verdant Corporation Pvt Ltd  
Hartsh Global Pvt Ltd &  
Shard J Kabaria, Rajesh J Kabaria

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18.2. **No Liability in certain events**

18.2.1. Neither Party shall be liable or responsible for any failure to perform or delay in performance of their respective obligations hereunder if such failure or delay is due or attributable to or arises out of any "Force Majeure event" (as defined in Clause 18.1), provided written notice of the occurrence of any Force Majeure event is given by the affected Party to the other Party as soon as practicable and such notice includes reasonably satisfactory evidence of the Force Majeure event.

18.2.2. In the event of existing of any Force Majeure event that undisputedly renders the "**Demised Premises**" completely unfit for occupancy of the "**Lessee**", the "**Lessee**" shall not be liable to pay any cash flow to the "**Lessor**" or any third party including but not limited to rental, Building maintenance or any other fixed charges of whatsoever nature.

18.2.3. It has been agreed between the "**Parties**" that the "**Lessor**" shall bear all the damages occurred at "**Demised Premises**" due to Force Majeure events.

18.3. **Right to Terminate in event of Force Majeure**

Should the event of Force Majeure that undisputedly renders the "**Demised Premises**" completely unfit for occupancy of the "**Lessee**" continue for a continuous period of thirty (30) days or more, then "**Lessee**" shall have the right to terminate this "**Lease Deed**". In an event of such a termination, the "**Lessee**" shall not be under any obligation to serve any notice on the "**Lessor**". Upon such termination, the "**Lessor**" shall refund the "**Lessee**", Security Deposit without any interest subject to permissible deductions, in accordance with the terms of this "**Lease Deed**".

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory







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18.4. **No liability to pay Lease Rent during restoration**

The "Lessee" may, however, at its sole option, without determining the lease, temporarily vacate the whole or such portion of the "Demised Premises" to enable the "Lessor"(s) to carry out repairs in order to restore the "Demised Premises" and/or Building to its original condition (except reasonable wear and tear) and in such event, the "Lessee" shall not be liable to pay the Lease Rent and other charges for the whole or such portion of the "Demised Premises" and for such period till the "Lessor"(s) carries out the repairs in the "Demised Premises" and / or Building.

19. **CONFIDENTIALITY**

- 19.1. "Confidential Information" shall mean to include but not limited to technological know-how, brand standards, operating standards, technology system, manuals, financial details, accounts, sale information, revenue details, Client details, Lesses's business related information and terms of this Agreement, whether shared through any oral or written information exchanged between the "Parties", directly or indirectly before or during the tenure of this Agreement or in connection with the preparation and performance of this Agreement.
- 19.2. The "Lessor" or its Representative shall all the time during the tenure of this Agreement or after the expiry or termination of this Agreement shall not disclose to any third party the Confidential Information or shall not use it for any other purpose other than as specified under this Agreement.
- 19.3. For the performance of obligation under this Agreement the "Representatives" means employees, officers, agents, directors, partners, and contractors of the "Lessor".
- 19.4. The obligations under this Clause shall survive even after the termination or expiry of this Agreement.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
  
Authorised Signatory







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## 20. INTELLECTUAL PROPERTY RIGHTS

- 20.1. The **"Lessee"** through an investment of considerable time and money has developed a unique and distinctive system of co-working space to potential customers at a large scale under the mark "AltF" and other associated logos, trademarks, service marks, certification marks, designs and brands issued patents and patent applications (whether provisional or non-provisional), internet domain names and social media accounts or user names, whether or not trademarks, all associated web addresses, URLs, mobile applications, websites and web pages, social media sites and pages, and all content and data thereon or relating thereto, whether or not copyrighted. The system includes but is not limited to the use of proprietary and distinctive techniques, technology, software, trade secrets, inventions, databases, training methods, operating methods, designs and decor, uniform apparel, colour schemes, furnishings, marketing materials, promotional strategies, booking and Member management systems, revenue management services and customer service requirements among other additional innovation and updates that **"Lessee"** brings to its systems and processes to enhance the Owner's management of the Property and performance, all of which collectively known as "AltF" Intellectual Property Rights ("IP Rights") and may be modified and improved from time to time.
- 20.2. The **"Lessor"** acknowledges and agrees that the **"Lessee"** is the exclusive owner of all the IP Rights and the **"Lessor"** shall not make any claims in pursuance of same.
- 20.3. The **"Lessor"** shall not undertake any activities to decompile or reverse engineer any elements of the IP Rights for its advantage or for the advantage of any third party. In the event, that the **"Lessee"** learns of a claim of infringement or if a third party brings a claim of trademark infringement, copyright infringement, breach of confidential information, or misappropriation of any trade secret against the **"Lessee"** due to a breach of IP Rights by the **"Lessor"**, then the **"Lessor"** shall be liable to indemnify the **"Lessee"** for such loss.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
  
Authorised Signatory





Verdant Corporation Pvt. Ltd.  
Hansh Global Pvt. Ltd. &  
Sharda Kadakia Rajesh J Kadakia  
in behalf of

Authorised Signatory

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Sheet 34 of 80

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21. **MISCELLANEOUS**

21.1. **Agreement on Principal-to-Principal basis**

This "**Lease Deed**" is on a principal-to-principal basis and the "**Parties**" hereto have entered into this "**Lease Deed**" as independent entities and not as co-venturers, partners or agents of one another. Nothing contained herein shall constitute a partnership, joint venture or agency between the "**Parties**" hereto. Nothing contained herein shall constitute or be deemed to constitute an authority to either Party to make any contract or agreement or to give any warranty or undertaking or representation on behalf of the other or to create any obligation expressed or implicit on behalf of the other.

21.2. **Entire Agreement**


This "**Lease Deed**" together with Annexures executed by the "**Parties**" hereto constitutes the entire "**Lease Deed**" between the "**Parties**" with respect to the subject matter hereto and supersedes and cancels all previous agreements and negotiations thereof.

21.3. **Amendment**

This "**Lease Deed**" may be amended by the "**Parties**" only in writing by mutual consent. Though referred to as a "**Lease Deed**", it should be construed as an agreement.

21.4. **Severability**

In the event of any provision of this "**Lease Deed**" being held or becoming invalid, unenforceable or illegal for any reason, this "**Lease Deed**" shall remain otherwise in full force apart from the said provision, which will be replaced with a legally valid provision that most nearly reflects the same purpose as that of the deleted provision.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
  
Authorised Signatory







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Authorized Signatory  
Verdant Corporation Pvt. Ltd  
Hania Global Pvt. Ltd &  
Shardul K Reddy, Rajesh J Kadaria



21.5. **Waiver**

The failure of either Party to enforce its rights under this Agreement at any time for any period shall not be construed as a waiver of such rights.

22. **OTHER TERMS**

- 22.1. The commercial terms between the “**Lessor**” and “**Lessee**” with respect to rent, sharing of revenue, CAM charges, utility charges or any other payments payable to the “**Lessor**” shall not be withheld in case the “**Lessee**” is unable to use/operate the temporary structures on the terrace floor and/or the guest house adjacent to Greens Towers.
- 22.2. The cost of refurbishing /renovation of the “**Fit-outs**” shall form part of the monthly expenditure of the “**Lessee**” during the initial term of 9 years. “**Lessee**” shall be required to bear this cost.
- 22.3. Any major renovation /upgrade in the “**Fit-outs**” during the initial terms of 9 years (more than 10% of the fitout cost) shall be taken up only on mutual agreement.
- 22.4. The refurbishing cost of the “**Fit-outs**” after a period of 9 years shall also be on mutual agreement.
- 22.5. In case the “**Lessee**” is not able to achieve 60% occupancy within 3 months from launch of Phase I, the “**Lessor**” shall have the option to delay the commencement of “**Fit-outs**” of Phase II, till such time 60% occupancy is achieved for Phase I. In such a case the “**Lessee**” shall be liable to pay the rent given herewith to the “**Lessor**”.

23. **JURISDICTION AND DISPUTE RESOLUTION**

23.1. **Jurisdiction**

This “**Lease Deed**” shall be construed, interpreted and applied in accordance with, and shall be governed by, the laws applicable in India. The courts of Hyderabad shall have exclusive jurisdiction to try dispute, if any, arising out of or in relation to this “**Lease Deed**”.

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

  
Authorised Signatory





Verdant Corporation Pvt. Ltd.  
Hantah Global Pvt. Ltd. &  
Sharda J. Kulkarni Rajesh J. Kulkarni

Authorised Signatory

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### 23.2. Dispute Resolution

Any dispute or difference arising between the **"Parties"** shall be resolved amicably at the first instance. Unresolved disputes, controversies, contests, if any shall be submitted to arbitration. The arbitration shall be conducted in accordance with the rules and provisions of the Arbitration and Conciliation Act, 1996 and any amendments thereto. The Arbitration shall be conducted under the aegis of the Delhi International Arbitration Centre (DIAC) and the DIAC Rules. The **"Parties"** agree to the appointment of a sole arbitrator to be appointed from the panel of arbitrators of the DIAC. The **"Parties"** agree that the sole arbitrator to be appointed by the DIAC would be a Retired Delhi High Court Judge who is presently residing at New Delhi. The arbitration shall be conducted in English and Seat and venue of Arbitration shall be New Delhi. The **"Parties"** waive oral evidence in arbitration. The decision/award of the Arbitrator shall be final/conclusive and binding on the **"Parties"**. The successful Party will be entitled to legal costs (and the arbitrator's fee). The successful party will be entitled to pre-reference, pendente lite and future interest computed at 12% per annum simple interest.

On Behalf of  
Sharad J. Kadakia, Rajesh J. Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
  
Authorised Signatory





In Benefit of  
Shard J Kadakis, Rajesh J Kadakis  
Harian Global Pvt. Ltd &  
Verdant Corporation Pvt. Ltd

Authorised Signatory

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IN WITNESS WHEREOF, the "Parties" have set their hands to this "Lease Deed" to be executed under seal as on the day month and year first written above.



  
**SOHAM MODI**  
G.P.A. Holder of  
**Rajesh. J. Kadakia**  
**RAJESH J. KADAKIA,**  
Through its Authorised Signatory  
Mr. Soham Modi

  
**ALTF SPACES PRIVATE LIMITED**  
Through its Authorised Signatory  
Mr. Siddhant Yadav

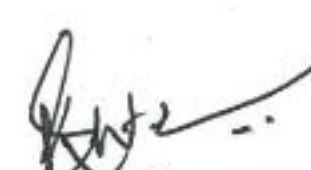


  
**SOHAM MODI**  
G.P.A. Holder of  
**Sharad. J. Kadakia**  
**SHARAD J. KADAKIA,**  
Through its Authorised Signatory  
Mr. Soham Modi


  
  
**HARITAH GLOBAL PVT. LTD.,**  
Through its Authorised Signatory  
Mr. Soham Modi

  
  
**VERDANT CORPORATION PVT. LTD.,**  
Through its Authorised Signatory,  
Mr. Soham Modi

Witness no.1 :

  
Name: **Sayed Iklaseem Akhtar**  
Address: **#10-2-318/1/87 & 88**  
**Feroz Gandhi Nagar**  
**Hyderabad - 500028**

Witness no.2 :

  
Name: **AJU THOMAS**  
Address: **111 RAINBOW VILLE**  
**GENERAL'S ROAD,**  
**BEBID BHAHU ENCLAVE,**  
**YAPRAL, SELUNDERABAD - 500087**





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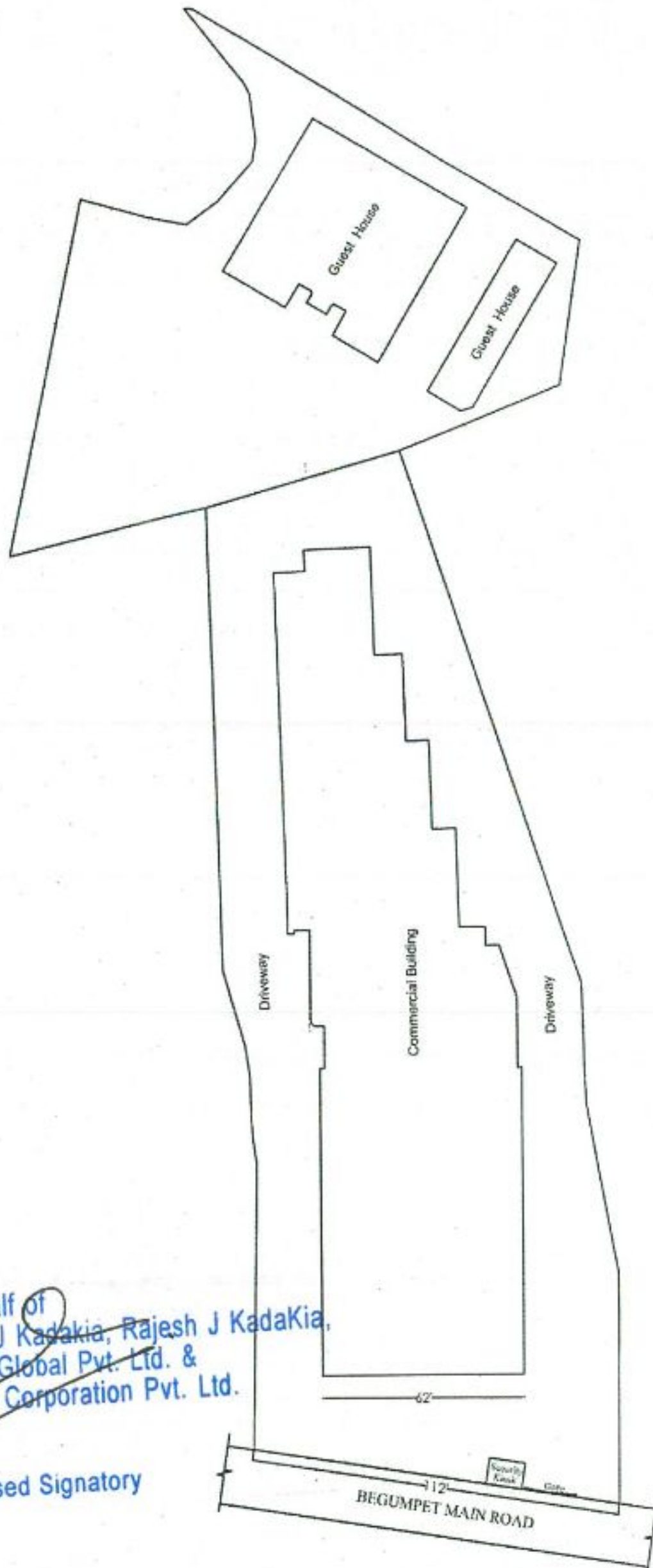
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# ANNEXURE A1 SITE PLAN



On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory







On Behalf of  
Sharda J Kadakia Rajesh J Kadakia  
Harian Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory

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## ANNEXURE A2

### AREA STATEMENT OF THE BUILDING

Sl. No.	Space	Floor	Carpet area	Super built-up area
1.	Office	Ground	10,041	13,270
2.	Office	First	10,548	13,622
3.	Office	Second	13,039	17,289
4.	Office	Third	13,039	17,289
5.	Office	Fourth	12,760	17,490
6.	Sub Total		<b>59,427</b>	<b>78,960</b>
7.	Cafeteria	Terrace	4,159	0
8.	Service	Terrace	772	0
9.	Guest House	Ground	3,279	4,083
10.	Total		<b>67,637</b>	<b>83,043</b>

#### Details of allotment of car parking

Sl. No.	Floor	No. of car parkings allotted to Lessee
1.	Upper Basement	41
2.	Lower Basement	58


  
 On Behalf of  
 Sharad J Kadakia, Rajesh J KadaKia,  
 Haritah Global Pvt. Ltd. &  
 Verdant Corporation Pvt. Ltd.  
 Authorised Signatory





In Behalf of  
Shard J Kadakia Rajesh J Kadakia  
Hantah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd

Authorized Signatory



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## ANNEXURE B1

### AREA STATEMENT OF THE DEMISED PREMISES

#### Area statement of Demised Premises

Sl. No.	Space	Floor	Carpet area	Super built-up area
1.	Office	Ground	10,041	13,270
2.	Office	First	10,548	13,622
3.	Office	Second	13,039	17,289
4.	Office	Third	13,039	17,289
5.	Office	Fourth	12,760	17,490
6.	Guest House	Ground	3,279	4,083
7.	Total		62,706	83,043

#### Details of allotment of car parking

Sl. No.	Floor	No. of car parkings allotted to Lessee
1.	Upper Basement	41
2.	Lower Basement	58

#### Schedule of the Demised Premises:

Building known as Greens Towers consisting of 2 basements, ground and 4 upper floors, having super builtup area of 78,960 sft constructed on land admeasuring 3,310 sq yds, bearing municipal no. 1-10-176/4A, 4B, 4C & 4D, situated at Begumpet main road, Hyderabad – 500016 and Greens Guest House consisting of 2 buildings on the ground floor having a builtup area of 4,083 sft constructed on 1,770 sq yds, bearing municipal no. 1-10-176/3/1&2, situated at Begumpet main road, Hyderabad – 500016 and bounded by:

North: Neighbours Property

South: Common Passage and Neighbours Property

East: Neighbours Property

West: Begumpet Main Road

On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory







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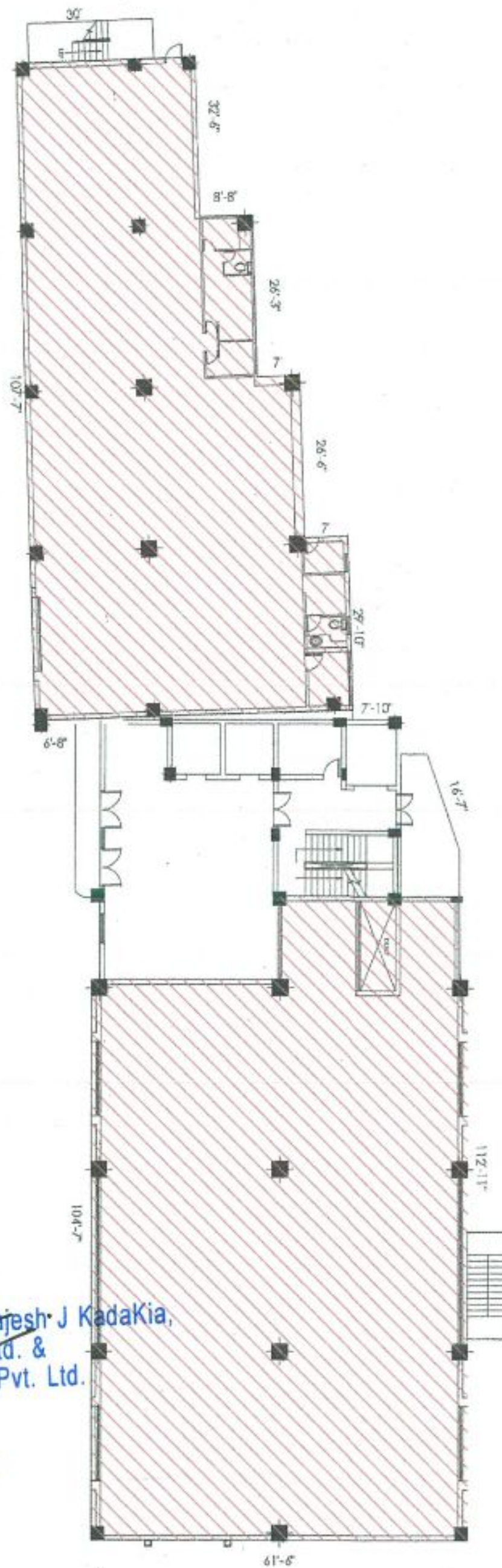
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## ANNEXURE B2



On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory

GROUND FLOOR PLAN





ANALYST

On Behalf of  
Shri J. K. Rajesh J. K. Rajesh  
Hansa Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory

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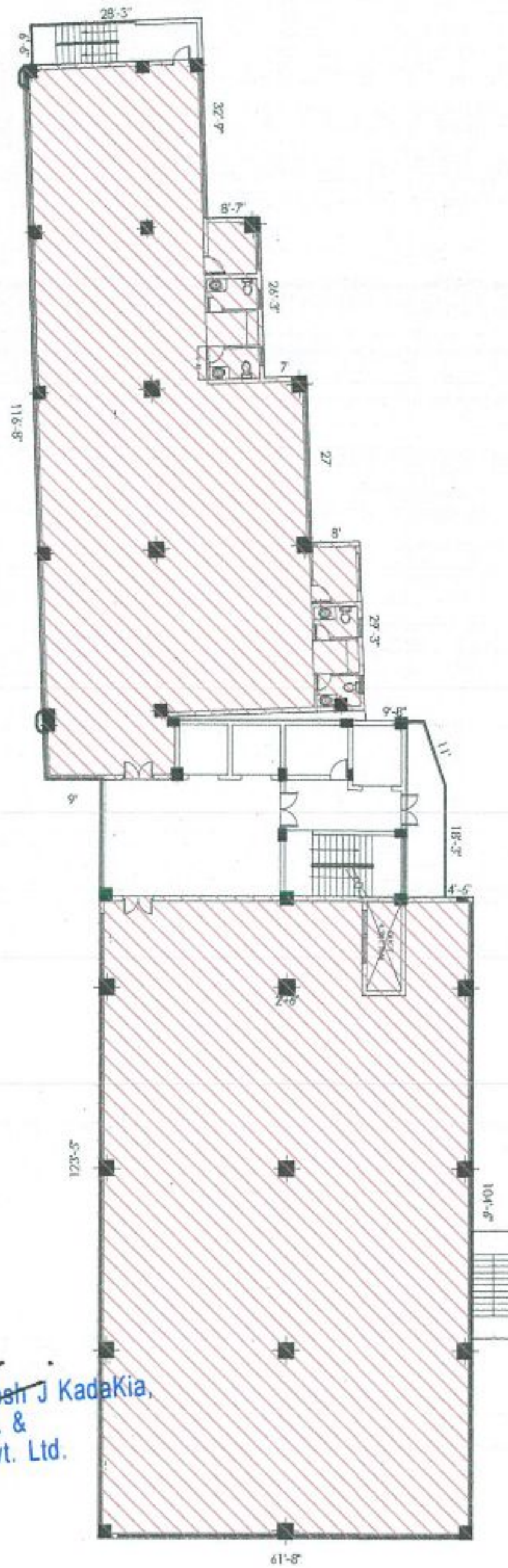
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# ANNEXURE B3



On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Harkish Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory

FIRST FLOOR PLAN





On Behalf of  
Shri J. Kadakia, Rajesh J. Kadakia  
Hansh Global Pvt. Ltd. &  
Verano Corporation Pvt. Ltd.

Authorized Signatory

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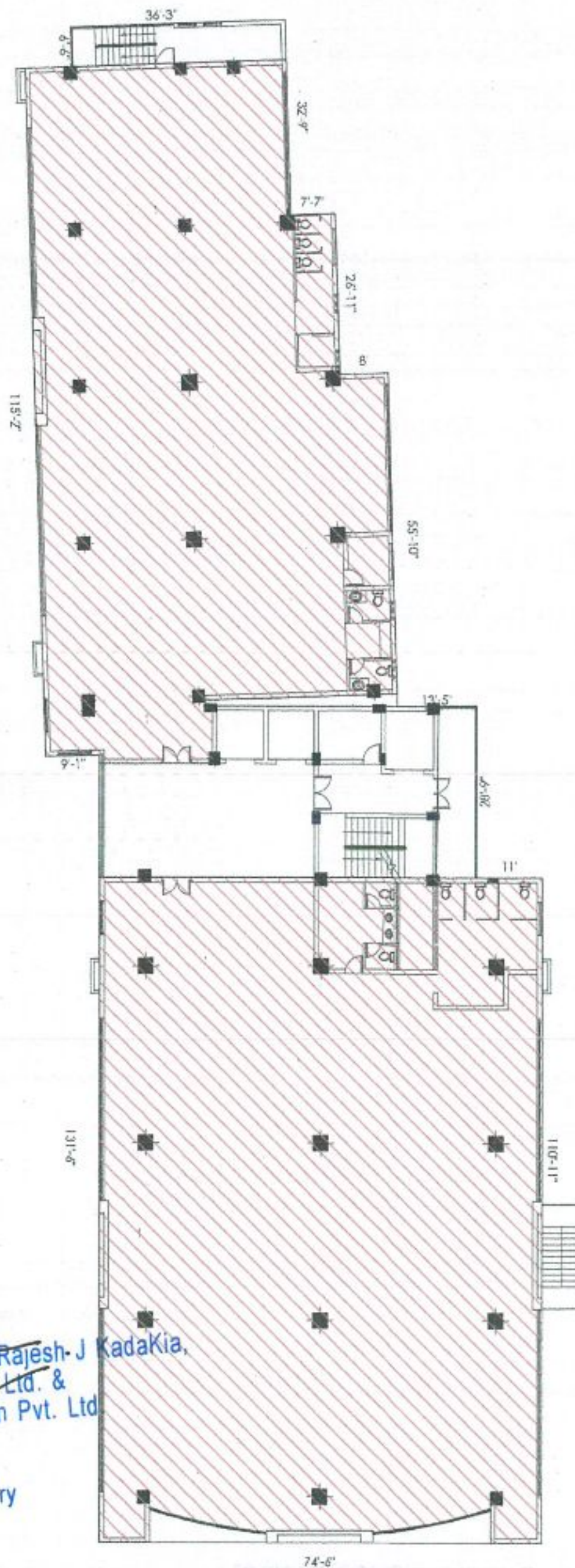
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# ANNEXURE B4



On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory



SECOND FLOOR PLAN



AA/XXXX/04

On Behalf of  
Shard J Kadakis Rajesh J Kadakis  
Hartsh Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd

Authorized Signatory

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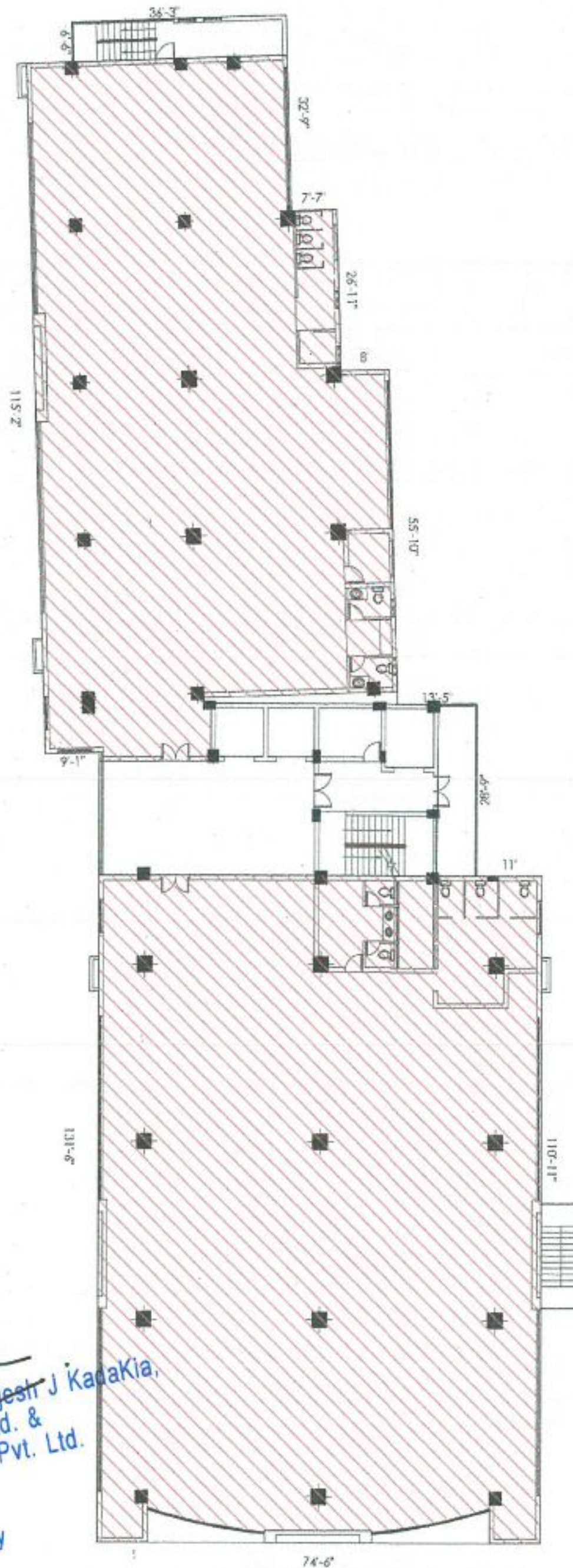
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# ANNEXURE B5



On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory



THIRD FLOOR PLAN



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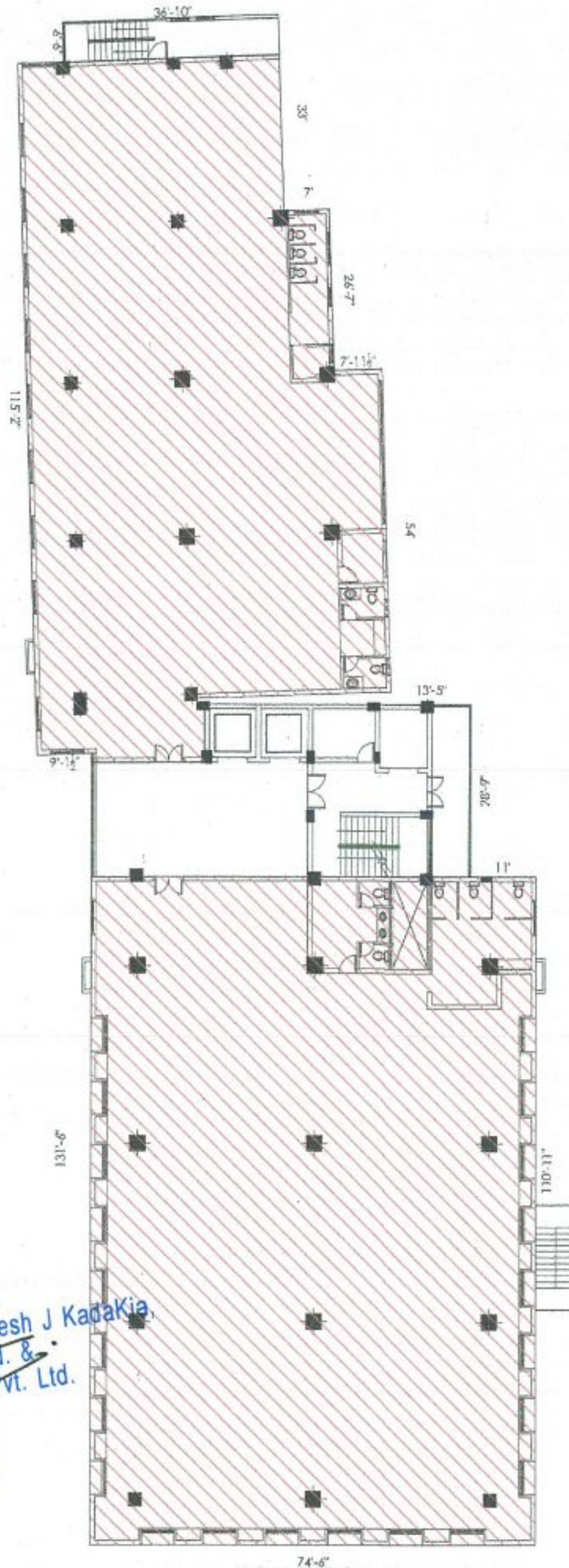
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# ANNEXURE B6



On Behalf of  
 Sharad J Kadakia, Rajesh J Kadakia,  
 Haritah Global Pvt. Ltd. &  
 Verdant Corporation Pvt. Ltd.

Authorised Signatory



FOURTH FLOOR PLAN



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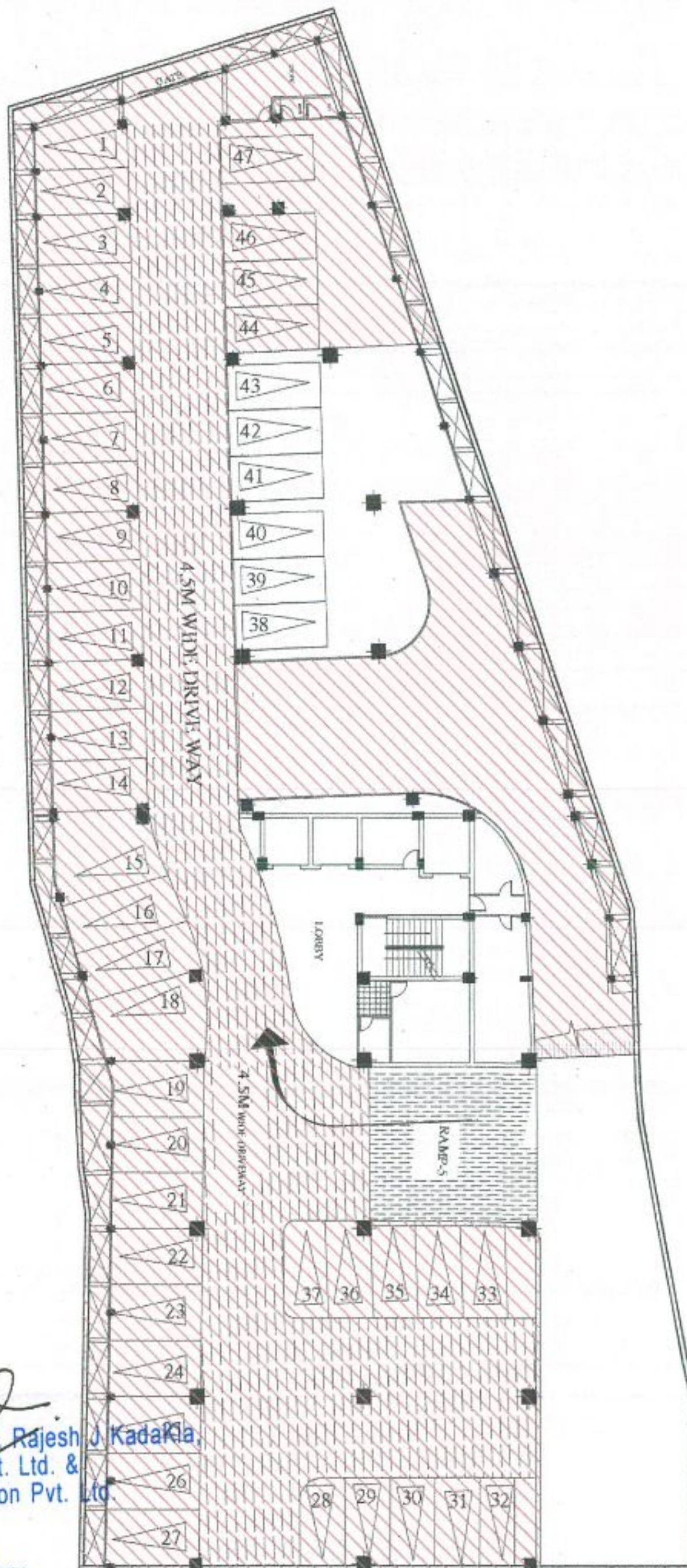
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# ANNEXURE B7



On Behalf of  
 Sharad J Kadakia, Rajesh J Kadakia,  
 Harish Global Pvt. Ltd. &  
 Verdant Corporation Pvt. Ltd.

Authorised Signatory



UPPER BASEMENT FLOOR PLAN



C



On Behalf of  
Shard J. Kishore, Rajesh J. Kadakia  
Harsit Global Pvt. Ltd. &  
Vedant Corporation Pvt. Ltd.

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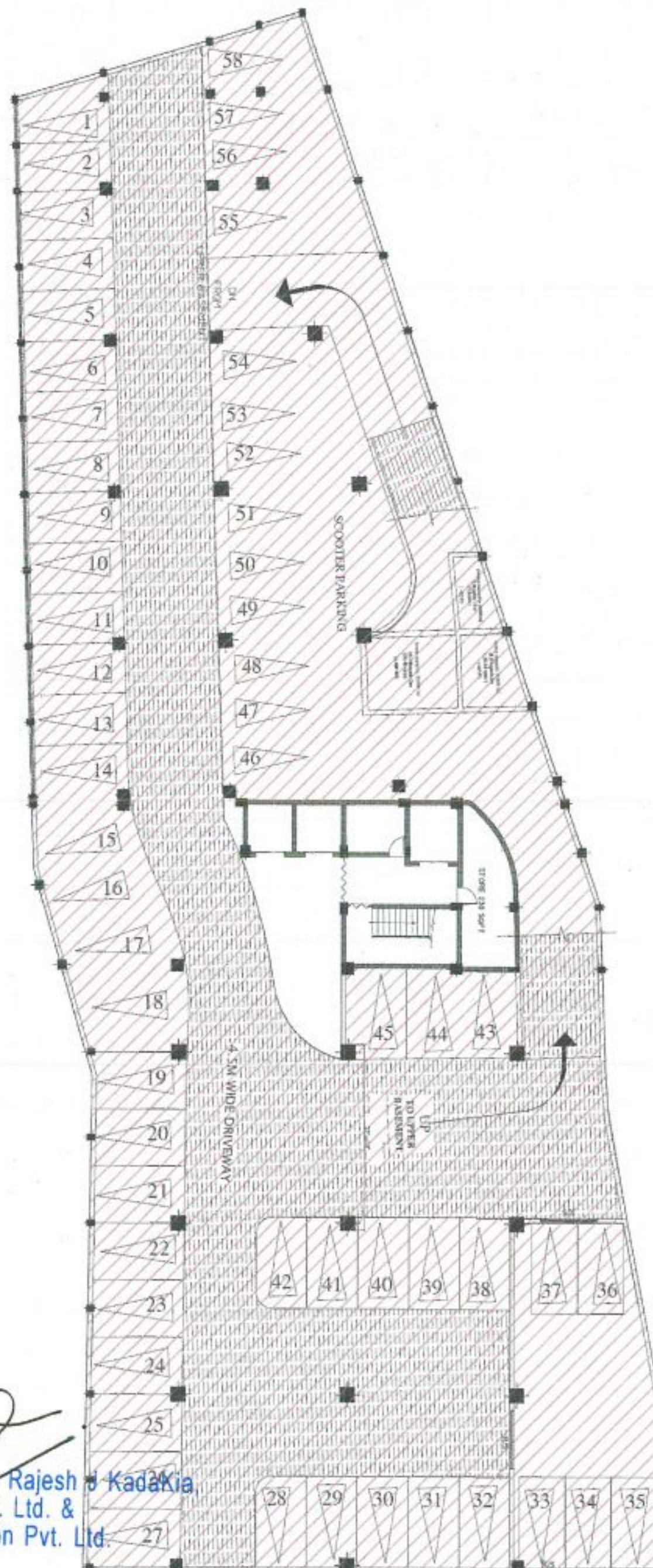
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# ANNEXURE B8



On Behalf of  
 Sharad V. Kadakia, Rajesh V. Kadakia  
 Haritah Global Pvt. Ltd. &  
 Verdant Corporation Pvt. Ltd.

Authorised Signatory

LOWER BASEMENT FLOOR PLAN





ANNEXURE 12

C

On Behalf of  
Shardul Kadam, Rajesh J. Kadam  
Harish Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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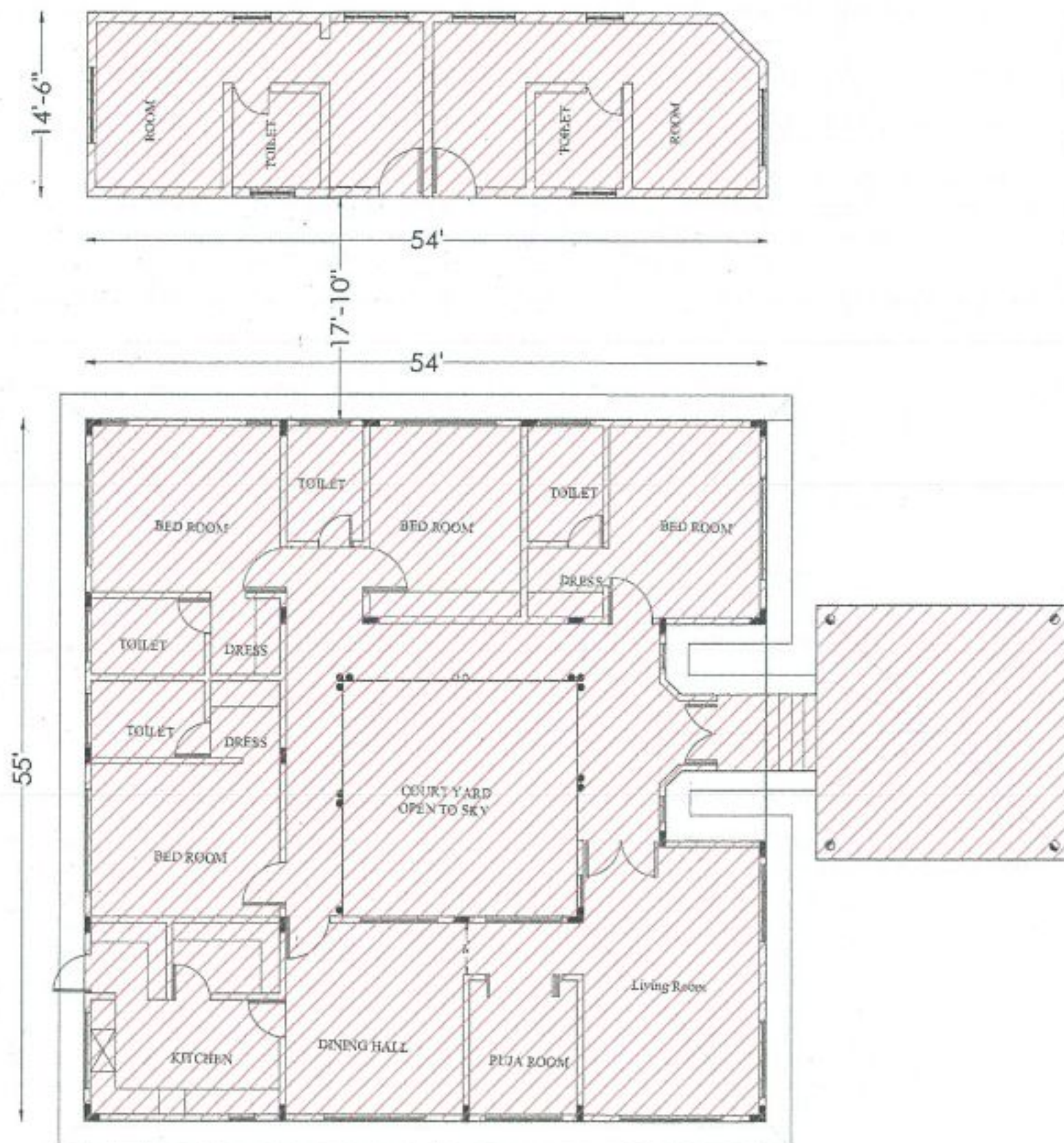
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# ANNEXURE B9



On Behalf of  
 Sharad J Kadakia, Rajesh J Kadakia,  
 Haritah Global Pvt. Ltd. &  
 Verdant Corporation Pvt. Ltd.

**GREENS GUEST HOUSE**

Authorised Signatory





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## ANNEXURE C

### DETAILS RENT PAYABLE TO THE LESSOR

Sl. No.	Month	Total rent payable by Lessee to Lessor exclusive of GST
1.	1 <sup>st</sup> April 2026 to 31 <sup>st</sup> October 2026	Rs. 13,85,000
2.	1 <sup>st</sup> November 2026 to 30 <sup>th</sup> May 2027	Rs. 31,40,000
3.	1 <sup>st</sup> June 2027 to 30 <sup>th</sup> November 2028	Rs. 40,00,000
4.	1 <sup>st</sup> December 2028 to 30 <sup>th</sup> November 2031	Rs. 46,00,000
5.	1 <sup>st</sup> December 2031 to 31 <sup>st</sup> August 2034	Rs. 52,90,000

On Behalf of  
Sharad J. Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.  
  
Authorised Signatory





On Behalf of  
Shardul Kadam Rajesh P. Kadam  
Harish Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

Authorized Signatory

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**ANNEXURE D**  
**SIGNAGES AND BUILDING ELEVATION**

Spot 1, 2:



Spot 3, 4:



Spot 5:



Spot 6:



Spot 7:



Spot 8:



On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritab Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory





In behalf of  
Sharda J Kadakia Rajesh J Kadakia  
Mahan Global Pvt Ltd &  
Verdant Corporation Pvt Ltd

Authorized Signatory

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## Annexure E1

### SCHEME AND TERMS OF FIT-OUTS

For the purposes of the “Scheme and Terms of Fit-outs”, “HGPL” and “VCPL” are hereinafter jointly referred to as “Developer”. ALTF SPACES PRIVATE LIMITED, shall be referred as “Operator”. The term “Developer” and the “Operator” are hereinafter individually referred to as the “Party” and collectively as “Parties”, as the context may so require. Further, for brevity this “Scheme and Terms of Fit-outs” is herein after referred to as “STFO”.

1. This “STFO” shall be in force and co-terminus with the “Lease Deed”, and the term of this “STFO” shall be the same as the “Lease Deed”. The Lessor shall be obliged to perform its obligation under this “STFO” as long as the “Lease” is subsisting. All the terms and conditions like definitions, descriptions, timelines, term, renewal, rights, covenants, representations, warranties, duties, termination, notice, damages, indemnity, force-majeure, confidentiality, IP rights, miscellaneous, other terms, jurisdiction, dispute resolution, etc., mentioned in the “Lease Deed”, shall be applicable to this “STFO”, unless explicitly otherwise mentioned herein.
2. The Parties herein agree that the responsibility of installing the “STFO” in the “Demised Premises” shall be that of the “Developer” at its risk and cost. The responsibility of operating and managing the business of “Co-working Services” in the “Demised Premises” shall be that of the “Operator” at its risk and cost. The “STFO” installations are owned by the Developer and shall be returned to the Developer by the Operator after expiry of the lease tenure on as is where is basis with minor wear and tear. The scope of work of each “Party” and the details of revenue sharing and other terms that have been agreed to between the “Parties” are mentioned hereunder.
3. **Layout Plan and BOQ**
  - 3.1. The “Developer” shall provide the “Demised Premises” to the “Operator” fully furnished (including installation of basic services and amenities) in accordance with the requirements of the “Operator” as may be necessary for the smooth running of the “Operator’s” business of co-working Services in and at the “Demised Premises”. The

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory







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**“Developer”** agrees that the interior designing of the **“Demised Premises”** shall be done on such a theme as may be required by the **“Operator”** as per the BOQ and plan which is attached herewith as Annexure E2 and Annexure E3 respectively, duly approved by the Parties. Objections, if any, to the furnishing not having been in accordance with the requirements of the **“Operator”** shall be raised within ninety (90) days from the **“Launch Date”** of **“Phase I”**, **“Phase II”** and **“Phase III”** failing which the **“Operator”** waives any such objections.

#### 4. **“CAPEX” cost and “STFO”**

4.1. The **“Developer”** (HGPL + VCPL) shall bear all the cost of the works to be carried out during the **“STFO”** period. The CAPEX on **“STFO”** shall be as given below which shall be borne by the **“Developer”** (HGPL + VCPL). **“Developer”** and **“Operator”** shall together negotiate with Vendor to bring down the cost as per details given below. The **“STFO”** shall include but not be limited to end-to-end furnishing of the **“Demised Premises”** including appliances, Active IT and branding. GST and other applicable taxes shall be over and above the cost per sq. ft. as mentioned below.

4.1.1. CAPEX for **“STFO”** of ground to fourth floors – should be less than Rs. 2,200 per sft + GST on carpet area.

4.1.2. CAPEX for **“STFO”** of Cafeteria on the terrace floor – should be less than Rs. 1,400 per sft + GST on carpet area.

4.1.3. CAPEX for **“STFO”** of the guest house – should be less than Rs. 1,000 per sft + GST on carpet area.

4.1.4. The overall CAPEX for the entire Demised Premises should be less than or equal to Rs. 14 cr + GST.

4.2. It is hereby agreed between the Parties that **“STFO”** shall not include any cost incurred by the **“Developer”** relating to the **“Building”** improvement, i.e., **“High-side”** of providing MEP services. Further, the **“High-side”** facilities like AC, weather and soundproofing are considered part of the **“Building”** and do not fall under the scope of interior **“STFO”**.

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4.3. Any civil work such as wall partition, washroom related civil works, or base flooring shall not be included in the “STFO” cost and shall be considered in the “Developer's” scope of services before the handover of “Demised Premises” to the vendor for “STFO”.

## 5. Selection of Vendor for STFO

5.1. The “Operator” shall recommend one of its empaneled vendors for “STFO” purposes, while the “Developer” retains the right to seek a quote from an alternative vendors. If “Developer” appoints its own vendor, the “Developer” shall still ensure that key terms be produced by the “Operator's” vendor only as specified by the “Operator”. If the “Developer” appoints its own vendor, then the “Launch Date” shall be the “Handover Date” plus a testing period of maximum 15 days. The testing period should not exceed 30 days in any condition including rectification of issues identified in the “Demised Premises”.

5.2. The “Operator” shall provide the layout and design of the Premises on or before 25<sup>th</sup> August, 2025 along with BOQ.

5.3. Both the parties shall endeavour to commence “STFO” for Phase I by 1<sup>st</sup> September, 2025 and complete the “STFO” by 30<sup>th</sup> November, 2025. For that the layout and design for the execution of the project are to be finalised and work orders to vendors need to be issued by 30<sup>th</sup> August, 2025.

## 6. Duties of “Operator” for Launch of centre

6.1. The “Operator” shall be responsible for project management, including launching the each phase according to the mutually agreed timeline. Further, the “Operator” shall provide the layout of the “Demised Premises” within 7 days of signing the Lease Deed.

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## 7. Third-party expert

7.1. In the event the Parties are in dispute as to whether the “Developer” has completed the “STFO” at the “Demised Premises” as per the “Operator” specifications, the Parties shall mutually appoint a third-party expert to provide a certification with respect to the completion of the “STFO”. The third-party expert shall consider the matter in issue and provide its expert decision, which shall be final and binding upon the “Operator” and the “Developer”. The third-party expert is entitled to take into account the views of both the “Operator” and the “Developer” on the matter in issue and also conduct an independent enquiry into the matter in issue, prior to providing its decision. The cost of the third-party expert shall be borne equally by the “Parties”. The third-party expert will also take into account the time taken by the “Parties” to appoint the third-party expert and this shall be treated as an additional time taken by the “Developer” to comply with its obligations in case the third-party expert comes to the conclusion that the “STFO” were not complete on the relevant date.

## 8. Timelines for “Handover Date”/ “Launch Date”

8.1. The Parties shall herein endeavour to meet the following timelines as mentioned in the table below:

S NO	Task	Timeline
1.	Finalisation of layout	On or before 26 <sup>th</sup> August, 2025.
2.	Issue of work order to vendors	On or before 30 <sup>th</sup> August, 2025.
3.	Commencement of “STFO” for Phase I	On or before 1 <sup>st</sup> September, 2025.
4.	Completion of “STFO” for Phase I	On or before 30 <sup>th</sup> November, 2025.
5.	<b>Launch Date of Phase I</b>	On or before 1 <sup>st</sup> December, 2025.
6.	Commencement of sharing Net Revenue for Phase I	From “Launch Date” of Phase I.

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7.	Commencement of "STFO" for Phase II	On or before 1 <sup>st</sup> April, 2026. In case the "Lessee" is not able to achieve 60% occupancy within 3 months from launch of Phase I, the "Lessor" shall have the option to delay the commencement of fitouts of Phase II, till such time 60% occupancy is achieved for Phase I.
8.	Completion of "STFO" for Phase II	On or before 30 <sup>th</sup> June, 2026
9.	Commencement of sharing Net Revenue for Phase II	From "Launch Date" of Phase II.
10.	Commencement of "STFO" for Phase III	On or before 1 <sup>st</sup> November, 2026. In case the "Lessee" is not able to achieve 60% occupancy within 4 months from launch of Phase II, the "Lessor" shall have the option to delay the commencement of fitouts of Phase III, till such time 60% occupancy is achieved for Phase II.
11.	Completion of "STFO" for Phase III	On or before 31 <sup>st</sup> January, 2027.
12.	Commencement of sharing Net Revenue for Phase III	On or before 1 <sup>st</sup> February, 2027. "Launch Date" of Phase III.

#### 9. Penalty in case of delay in handover of "Demised Premises"

9.1. In the event that the "Developer" does not deliver possession of the "Demised Premises" to the "Operator" on the target "Handover Date" with the "STFO" completed to the satisfaction of the "Operator", the "Operator" shall be entitled to rent-free occupation as detailed below:

9.2. In the event of delay for a period of up to thirty (30) days beyond the Target Handover Date, then for every one (1) day delay in handover, the "Operator" will be entitled to 0.50 additional days' rent-free occupation of the "Demised Premises" commencing from the Rent Commencement Date.

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## 10. Modifications in the "Demised Premises" and Removal upon Termination

- 10.1. For the purposes of adhering to any Client request, the **"Operator"** shall be entitled to erect or to get erected, such fittings, fixtures, wooden partitions, and cabins or make any such additions or alterations except structural immovable alterations, as may be necessary for its use by the **"Operator"**. On termination of this Agreement, the **"Operator"** will be entitled to remove such additions or alterations.
- 10.2. The **"Developer"** agrees not to undertake any construction or renovation whatsoever in or upon any part of the **"Demised Premises"**, without prior consent, during the tenure or extended tenure of this Agreement except the routine, force majeure and urgent maintenance required for and in the **"Building"**.

## 11. **NET REVENUE SHARE**

- 11.1. The **"Operator"** source of Revenue (hereinafter referred to as **"Operators Revenue"**) is by way of:
- 11.1.1. Sub-leasing desks space to prospective clients on short or long term lease.
- 11.1.2. Sub-leasing meeting rooms, parking spaces and other spaces to prospective clients.
- 11.2. The **"Operators"** Expenses (hereinafter referred to as the **"Operator's Expenses"**) shall include:
- 11.2.1. Rent paid to the **"Lessors"** as per terms of the **"Lease Deed"**.
- 11.2.2. **"CAM charges"** paid by the **"Operator"** as given in the **"Facility Management Agreement"**.
- 11.2.3. Cost of personnel for running the business of **"Co-working Services"**, however, limited to the personnel working within the **"Demised Premises"**.

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- 11.2.4. Cost of utilities like power supply, power back-up, diesel charges, water charges, HVAC/chilled water charges, etc.
- 11.2.5. Cost of making minor additions and alterations within the **"Demised Premises"** to suit the requirements of prospective clients.
- 11.3. The **"Net Revenue"** of the **"Operator"** (hereinafter referred to as the **"Operators Net Revenue"**) shall be equal to the **"Operators Revenue"** less the **"Operators Expenses"** as given above.
- 11.4. The **"Operator"** agrees to share the **"Operator's Net Revenue"** with the **"Developer"** on a monthly basis as given under:
- 11.4.1. Share of **"Operator"** – 30% of **"Operators" Net Revenue**.
- 11.4.2. Share of **"Developer"** – 70% of **"Operators" Net Revenue**.
- 11.5. The details of the projected **"Operator's Revenue"**, the **"Operator's Expenses"**, the sharing of **"Operator's Net Revenue"** are elaborated in Annexure B attached to this Agreement.
- 11.6. It is agreed that the **"Operator's Expenses"** shall be increased by 5-7% per year or as per the Rate of Inflation, whichever is higher, every year subject to the maximum escalation of 10% per year.

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11.7. The **"Operator"** shall share the **"Operator's Net Revenue"** with the **"Developer"** as given above from the **"Launch Date"** of **"Phase I"**. All expenditure incurred by the **"Operator"** before the **"Launch Date"** of **"Phase I"** shall not be considered as part of the **"Operator's Expenses"**.

11.8. In case the **"Operator's Net Revenue"** is negative (loss), then the **"Developer"** will not be liable to share the loss with the **"Operator"** i.e., only positive **"Operator's Net Revenue"** shall be shared by the **"Operator"**. For the purpose of determining net revenue, the account shall be squared off at the end of each quarter. Losses or negative revenue shall not be carried forward to the next quarter.

11.9. The details of the projected Operator's Revenue, Operators Expenses, **"Operator's Net Revenue"** for each year is attached herein as Annexure C.

## 12. Minimum Guarantee of **"Operator's Net Revenue"**.

12.1. In all circumstances, except in the case of a Force Majeure event as specified in the **"Lease Deed"**, the **"Operator"** shall be obligated liable to pay the **"Developer"** a Minimum Guarantee in the manner given under.

12.1.1. Minimum Guarantee or **"Monthly Minimum Guarantee"** or Minimum Guarantee of **"Operator's Net Revenue"** shall mean the amount payable by the Operator to the **"Developer"** on a monthly basis. In case, 70% of the **"Operator's Net Revenue"**, for each month, is less than the **"Monthly Minimum Guarantee"**, as given below, the **"Operator"** shall be liable to pay the **"Monthly Minimum Guarantee"** to the **"Developer"**. In case, 70% of the **"Operator's Net Revenue"**, for each month, is more than the **"Monthly Minimum Guarantee"**, as given below, the **"Operator"** shall be liable to pay the 70% of the **"Operator's Net Revenue"** to the **"Developer"**.

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- 12.1.2. Reconciliation of **"Monthly Minimum Guarantee"** over a period of 12 months shall mean that the total **"Operator's Net Revenue"** shall be consolidated for a period of 12 months. In case, 70% of the **"Operator's Net Revenue"**, for 12 months, is less than the **"Monthly Minimum Guarantee"**, as given below, the **"Operator"** shall be liable to pay the **"Monthly Minimum Guarantee"** to the **"Developer"**. In case, 70% of the **"Operator's Net Revenue"**, for 12 months, is more than the **"Monthly Minimum Guarantee"**, as given below, the **"Operator"** shall be liable to pay the 70% of the **"Operator's Net Revenue"** to the **"Developer"**. However, the **"Operator"** shall continue to pay the **"Monthly Minimum Guarantee"** or 70% of **"Operator's Net Revenue"**, whichever is higher on a monthly basis and in case of any excess payment at the end of the 12 month period, the same shall be recovered from the amounts payable by the **"Operator"** to the **"Developer"** in subsequent months.
- 12.1.3. **"Monthly Minimum Guarantee"** of Rs. 10 lakhs per month (payable before the 10<sup>th</sup> of the subsequent month) from the 13<sup>th</sup> month (1<sup>st</sup> December 2026) of **"Launch Date"** of Phase I upto the 36<sup>th</sup> month from the **"Launch Date"** of Phase I. However, the Minimum Guarantee shall be reconciled over intervals of 12 months i.e., the revenue of each period of 12 months shall be not less than Rs. 120 lakhs.
- 12.1.4. **"Monthly Minimum Guarantee"** of Rs. 11.50 lakhs per month (payable before the 10<sup>th</sup> of the subsequent month) from the 37<sup>th</sup> month (1<sup>st</sup> December 2028) from the **"Launch Date"** of Phase I. However, the Minimum Guarantee shall be reconciled over intervals of 6 months i.e., the revenue of each interval of 6 months shall be not less than Rs. 69 lakhs.
- 12.1.5. The **"Monthly Minimum Guarantee"** shall have an escalation of 15% every 3 years on the existing **"Monthly Minimum Guarantee"**. The next such enhancement shall be from the 73<sup>rd</sup> month (1<sup>st</sup> December 2031) from the **"Launch Date"** of Phase I (i.e., from Rs. 11.50 lakhs per month to Rs. 13.225 lakhs per month).

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### 13. Payment of Security Deposit and adjustment of security deposit

13.1. The “**Lessee**” agrees to pay a refundable security deposit equal to Rs. 170 lakhs (Rupees One crore Seventy Lakhs only) to the “**Developer**” as an advance for securing the due performance of its obligations under this “**Facility Management Agreement**”.

#### 13.2. Timelines for payment of Security Deposit

The “**Lessee**” shall pay the Security Deposit in the following manner: -

S No	Event	Amount
1.	Within one month from Launch Date of Phase 1	Rs. 28,33,333 shall be payable to HGPL. Rs. 28,33,333 shall be payable to VCPL.
2.	Within two months from Launch Date of Phase 1	Rs. 28,33,333 shall be payable to HGPL. Rs. 28,33,333 shall be payable to VCPL.
3.	Within three months from Launch Date of Phase 1	Rs. 28,33,334 shall be payable to HGPL. Rs. 28,33,334 shall be payable to VCPL.

13.3. The “**Operator**” shall be entitled to recover the refundable security deposit paid to the “**Developer**” out of the 70% of the “**Operator’s Net Revenue**” shared with the **Developer** which is in excess of the **Monthly Minimum Guarantee**, on the monthly basis. For clarity, say the **Operator’s Net Revenue** for December, 2026 is Rs. 20 lakhs, the 70% share of the **Developer’s** revenue is Rs. 14 lakhs and the **Monthly Minimum Guarantee** is Rs. 10 lakhs, then the **Operator** shall be eligible to adjust/ recover Rs. 4 lakhs from the refundable security deposit and pay the balance of Rs. 10 lakhs to the **Developer**. This facility of adjustment of revenue shall be available to the **Operator** only for a period of 60 months from the **Launch Date** of **Phase I**. Any residual deposit at the end of the said period shall be forfeited and the **Developer** shall not be responsible for refunding the balance security deposit to the **Operator**.

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#### 14. Manner of Payment of Operators Net Revenue

14.1. The “Operators Net Revenue” along with GST thereon at applicable rates payable by the “Operator” to the “Developer” under this ”FOA”, shall be paid by the “Operator” by way of RTGS/NEFT/Cheque in favour of the “Developer” for its respective share in the Bank account of the “Developer” as mentioned below and shall be subject to deduction of tax at source, as required under the Income Tax Act, 1961. The “Operator” shall provide the “Developer” with the TDS (Tax Deduction at Source) certificate in accordance with the provision of the Income Tax Act, 1961.

	HGPL	VCPL
Bank Name:	ICICI Bank	ICICI Bank
Account Holder Name:	Haritah Global Pvt. Ltd.	Verdant Corporation Pvt. Ltd.
Bank Branch:	M.G. Road	M.G. Road
Account No.:	112105001909	112105001922
IFSC Code:	ICICI0001121	ICICI0001121

#### 15. Submission of Accounts and payments

##### 15.1. For First six (4) months

The Parties agree that for the first four (4) months of the Lease , “Operator” shall submit the accounts related to “Operators Net Revenue” on or before the 8<sup>th</sup> day of the next calendar month. Thereafter, the “Developer” shall raise a formal invoice and the “Operator” shall make payments within five (5) working days from the date of receipt of the invoice from the “Developer”. In case of non-payment by the “Operator” within seven (7) days of raising the invoice, the “Developer” may issue an enquiry notice regarding non-payment.

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#### 15.2. After completion of the first four (4) months

The Parties agree that after the completion of four (4) months of the Lease , the accounts shall be reconciled on a quarterly basis, however, it is agreed that the **“Developer”** shall be paid Lease Rental on a monthly basis. The monthly Lease Rental under this Clause shall be the average monthly rent which was paid to the **“Developer”** by the **“Operator”** in the preceding three (3) months.

#### 16. Access to Financial Dashboard & Reconciliation

16.1. The **“Operator”** shall provide the **“Developer”** unrestricted access to the Financial Dashboard where the **“Developer”** can view live occupancy and financials of the **“Demised Premises”** . The **“Operator”** shall further share the Financials related to the **“Demised Premises”** on a quarterly basis.

16.2. The reconciliation related to the financials of the **“Demised Premises”** can be done by the **“Developer”** on a quarterly basis.

#### 16.3. Inspection & Audit

The **“Developer”**, upon at least ten (10) days advance written notice to the **“Operator”**, shall have the right to inspect and audit, during normal business hours, all records and documents related **“Operators Net Revenue”** , generation such as the **Operator’s** accounts, records, invoices, revenue dashboards, customer contracts, or similar documentation with respect to the use of the **“Demised Premises”** and the **“Operators Net Revenue”** received by the **“Operator”** during the period of the **“Facility Management Agreement”**.

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## ANNEXURE E2

BOQ of furniture, fixtures, fittings, etc.

OVERALL SUMMARY - ALT F		AREA IN SQFT	65000
SL.N O	ITEM	FINAL RATE	RATE PER SFT
1	CIVIL, INTERIOR & ALLIED WORKS (incl. Addendum Works)	₹ 5,93,47,900	₹ 913
2	SIGNAGE GRAPHICS - SUMMARY	₹ 51,71,000	₹ 80
3	LOW SIDE ELECTRIFICATION WORKS	₹ 1,43,02,495	₹ 220
4	UPS SYSTEM - Not in Scope - Existing will be reused		₹ 0
5	FIRE SPRINKLER - Only Low side extension to cabins and modification	₹ 12,49,000	₹ 19
6	FIRE ALARM AND PUBLIC ADDRESS SYSTEM	₹ 30,47,400	₹ 47
7	ACCESS	₹ 29,74,800	₹ 46
8	CCTV	₹ 12,23,160	₹ 19
9	HVAC LOW SIDE- SUMMARY	₹ 1,10,50,000	₹ 170
10	MODULAR FURNITURE SUMMARY	₹ 1,49,47,500	₹ 230
11	CHAIRS SUMMARY	₹ 81,40,000	₹ 125
12	LOOSE FURNITURE BOQ - SUMMARY	₹ 33,00,000	₹ 51
13	IT WORKS	₹ 74,00,000	₹ 114
14	APPLIANCES	₹ 20,00,000	₹ 31
15	LIGHTS	₹ 64,00,000	₹ 98
16	MISC	₹ 11,00,000	₹ 17
17	C & I - TOILET Fittings	₹ 23,45,000	₹ 36
	TOTAL	₹ 14,39,98,255	₹ 2,215
	Discount Extended	-₹ 5,759,930	
	Total After Discount	₹ 13,82,38,325	₹ 2,127
	Final Value Including Tax without high side sprinkler	₹ 16,31,21,223	
	GUEST HOUSE including Tax	₹ 18,88,000	₹ 29.5
	FINAL Value After Adding Sprinkler Work	₹ 16,50,09,223	

On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

Authorised Signatory







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### ANNEXURE E3

#### Plans of the interior layout

The plan of the interior layout are attached as additional annexures as under:

1. Greens Guest House - Annexure E3.1
2. Greens Towers ground floor – Annexure E3.2
3. Greens Towers first floor – Annexure E3.3
4. Greens Towers second floor – Annexure E3.4
5. Greens Towers third floor – Annexure E3.5
6. Greens Towers fourth floor – Annexure E3.6
7. Greens Towers terrace floor – Annexure E3.7

On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritan Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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THOTAPALLY PANDU RANGA REDDY  
SRO SECUNDERABAD  
20/09/2025

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Greens Guest House - Annexure E3.1

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Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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Greens Towers ground floor  
Annexure E3.2



On Behalf of  
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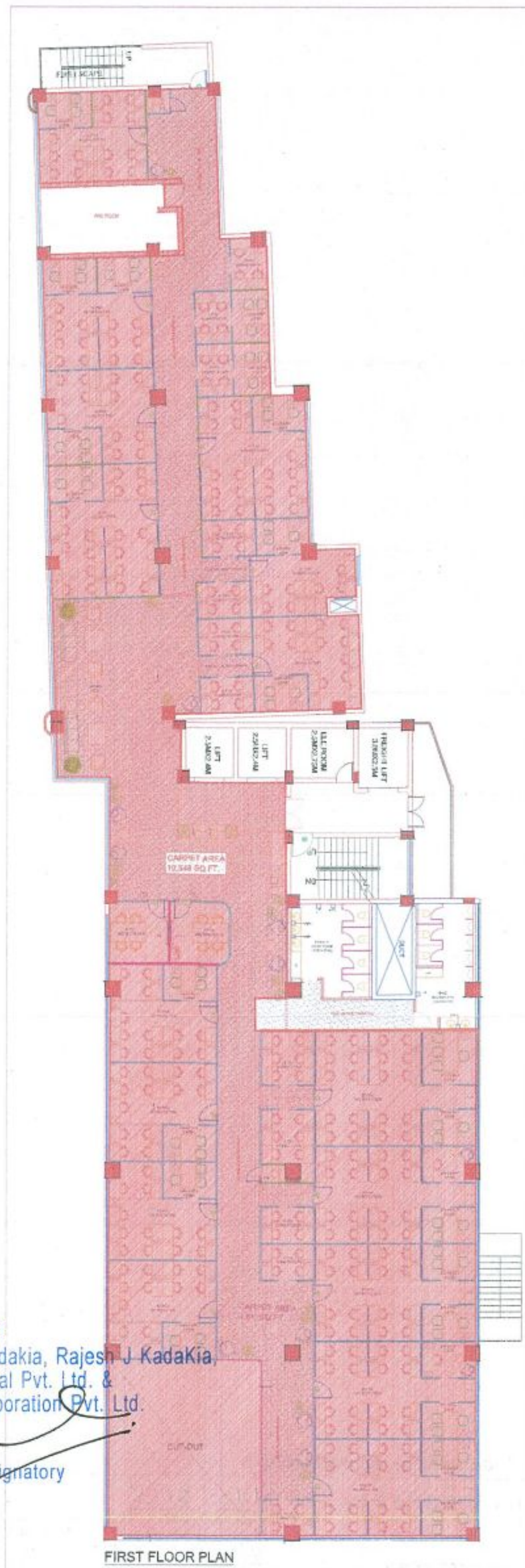
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Greens Towers first floor  
Annexure E3.3



On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Harish Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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Greens Towers second floor  
Annexure E3.4



On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia,  
Haritah Global Pvt. Ltd. &  
Vedant Corporation Pvt. Ltd.

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Greens Towers third floor  
Annexure E3.5



On Behalf of  
Sharad J Kadakia, Rajesh J Kadakia  
Haritah Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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Fourth Floor Plan

Carpet Area 12,760 SQ. FT.

Labels on plan include: LIFT, ELEVATOR, STAIR, HALL, CORRIDOR, and various room numbers.

Handwritten text at bottom left: "Kia, Rajesh J. KadaKia, Pvt. Ltd. & Station Pvt. Ltd."

Handwritten text at bottom left: "atory"

Handwritten text at bottom right: "A-8"

~~Authorised Signatory~~

*Sydney*

★ Airt Spaces Pvt. Ltd. ★





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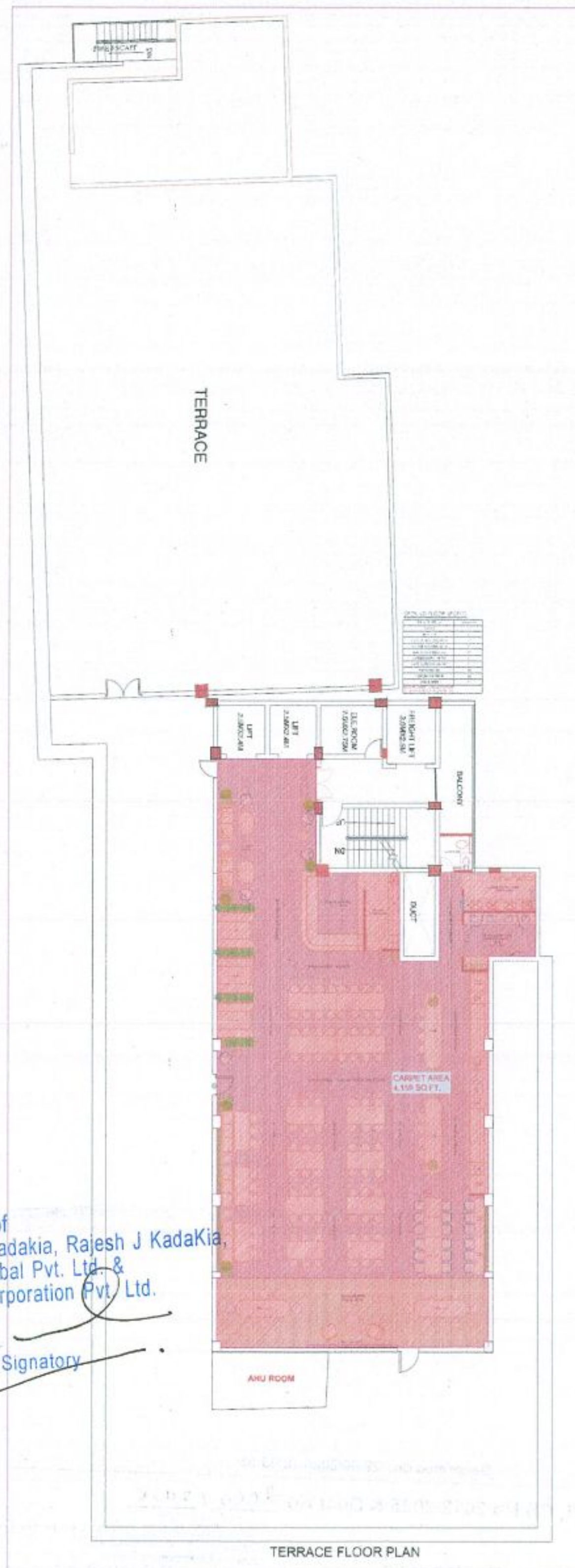
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Greens Towers terrace floor  
Annexure E3.7



On Behalf of  
Sharad J Kadakia, Rajesh J KadaKia,  
Haritech Global Pvt. Ltd. &  
Verdant Corporation Pvt. Ltd.

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Annexure E4						
Details of operators revenue, operators expenses, operators net revenue						
A. Revenue sharing with Developer						
Title	Details					
Developers Share of Revenue	70% of Operators Net Revenue					
Operators Net Revenue equals	Operators Revenue - Operators Expenses					
Operator's Revenue	Effective Price Per Seat x Total Seat Sales					
Operators Expenses	Total Operational Cost of the property, including CAM					
Where Effective Price per Seat is	Actual Price Per Seat, minus Mobilisation Cost, minus Cost of Sales					
Where Cost of Sales	Equivalent to 15 days of monthly rental or brokerage as per actuals whichever is applicable.					
B. Statement of Area and Seats						
Floor	Carpet Area in sft	Area per Seat in sft	Number of Seats	Phase	No of Seats per phase	
Ground floor	10,041	27.64	363	Phase I	745	
First floor	10,548	27.64	382	Phase I	745	
Second floor	13,039	27.64	472	Phase II	943	
Three floor	13,039	27.64	472	Phase II	943	
Fourth floor	12,760	27.64	462	Phase III	462	
Total	59,427		2,150			
Seats @ 90% Occupancy	90%		1,935			
C. Estimate of Operators Revenue, monthly, expected for various price per seat						
Title	Formula	Unit	Value	Value	Value	Value
Price per Seat		INR	6,500	7,000	7,500	8,000
		INR	1,25,77,712	1,35,45,228	1,45,12,744	1,54,80,260
		INR per sft	212	228	244	260
Operators Expenses		INR	46,31,061	46,31,061	46,31,061	46,31,061
		INR per sft	78	78	78	78
Operators Net Revenue		INR	79,46,650	89,14,167	98,81,683	1,08,49,199
		INR per sft	134	150	166	183
Developers share of Operators Net Revenue	70%	INR	55,62,655	62,39,917	69,17,178	75,94,439
Developers share of Operators Net Revenue - on Carpet Area		INR per sft	94	105	116	128

On Behalf of  
 Sharad J Kadakia, Rajesh J Kadakia,  
 Haritah Global Pvt. Ltd. &  
 Verdant Corporation Pvt. Ltd.

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*Signature*





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D. Estimate of Operators Expenses per month									
Title		Cost per Seat	Cost per Sft on carpet area	Expense behaviour	Total cost				
Centre Running Cost (Per Seat)									
IT & Internet		138	5	Variable	2,97,135				
Housekeeping staff salaries		247	9	Fixed + Variable	5,30,598				
Tea & Coffee		138	5	Fixed + Variable	2,97,135				
Housekeeping material		44	2	Fixed + Variable	95,508				
Repairs & maintenance		25	1	Fixed + Variable	53,060				
Property Management Team		247	9	Fixed	5,30,598				
Central Operating Staff (IT + Billing + Hr + Operations + Legal + Retention + Customer Service)		321	12	Fixed + Variable	6,89,778				
Technology and dashboard Expense		25	1	Fixed	53,060				
Misc		30	1	Fixed	63,672				
Total		1,214	43.93	Fixed + Variable	26,10,543				
E. Estimate of Energy Cost									
Title	Cost per sft of carpet built-up area	Cost per Seat	Cost Sft on Super Area	Expense behaviour					
CAM	15.00	415	8,91,405	Fixed					
HVAC cost	13.00	359	7,72,551						
Electricity (Yearly Avg)	6.00	166	3,56,562	Fixed					
Fixed Energy Charges	-	-	-	Fixed					
Total Expenses	34.00	940	20,20,518	Fixed + Variable					
F. Estimate of Developers share of Operators Net Revenue for 9 years - From Lease Commencement Date									
Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Phase 1 Occupancy	60%	90%	90%	90%	90%	90%	90%	90%	90%
Seats Phase 1	745	745	745	745	745	745	745	745	745
Phase 2 Occupancy	40%	85%	90%	90%	90%	90%	90%	90%	90%
Seats Phase 2	943	943	943	943	943	943	943	943	943
Phase 3 Occupancy	0%	45%	90%	90%	90%	90%	90%	90%	90%
Seats Phase 3	462	462	462	462	462	462	462	462	462

On Behalf of  
 Sharad J Kadakia, Rajesh J Kadakia,  
 Haritah Global Pvt. Ltd. &  
 Verdant Corporation Pvt. Ltd.

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Price per seat - increase @ 7% pa.	7000	7,490	8,014	8,575	9,176	9,818	10,505	11,240	12,027
Operator's Revenue	57,69,400	1,25,82,826	1,55,07,671	1,65,93,207	1,77,54,732	1,89,97,563	2,03,27,393	2,17,50,310	2,32,72,832
Operators Expenses - increase @ 7% pa.	46,31,061	49,55,235	53,02,102	56,73,249	60,70,377	64,95,303	69,49,974	74,36,472	79,57,025
Operators Net Revenue	11,38,339	76,27,590	1,02,05,569	1,09,19,958	1,16,84,355	1,25,02,260	1,33,77,418	1,43,13,838	1,53,15,806
Area per Seat	27.64	27.64	27.64	27.64	27.64	27.64	27.64	27.64	27.64
Developers Share of Revenue @ 70%	7,96,837	53,39,313	71,43,898	76,43,971	81,79,049	87,51,582	93,64,193	1,00,19,686	1,07,21,065
Developer Share per Sft of Carpet per month	13.41	89.85	120.21	128.63	137.63	147.27	157.57	168.60	180.41
Developers Share of Revenue - Annual	95,62,046	6,40,71,756	8,57,26,776	9,17,27,650	9,81,48,585	10,50,18,986	11,23,70,315	12,02,36,237	12,86,52,774
Less: Rent payable to Lessor for the year	69,25,000	3,67,50,000	4,80,00,000	5,34,00,000	5,52,00,000	5,52,00,000	6,14,10,000	6,34,80,000	6,34,80,000
Net Amount payable to Developer	0	2,73,21,756	3,77,26,776	3,83,27,650	4,29,48,585	4,98,18,986	5,09,60,315	5,67,56,237	6,51,72,774
Average Annual - Net Amount payable to Developer	4,10,03,676								

On Behalf of  
 Sharad J Kadakia, Rajesh J KadaKia,  
 Haritah Global Pvt. Ltd. &  
 Verdant Corporation Pvt. Ltd.

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THE REGISTRAR OF COMPANIES  
SECUNDERABAD

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# HARITAH GLOBAL PRIVATE LIMITED

(Previously known as JMK GEC REALTORS PRIVATE LIMITED)

CIN: U70100TG2010PTC067673

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF HARITAH GLOBAL PRIVATE LIMITED HELD ON THURSDAY THE 06<sup>TH</sup> DAY OF FEBRUARY 2025 AT PLOT NO. 24, SY. NO. 157/7 (PART), SEETHARAM NAGAR, NEAR DIAMOND POINT, THOKATTA (SIKH) VILLAGE, PICKET, HYDERABAD, SECUNDERABAD, TELANGANA, INDIA, 500009.**

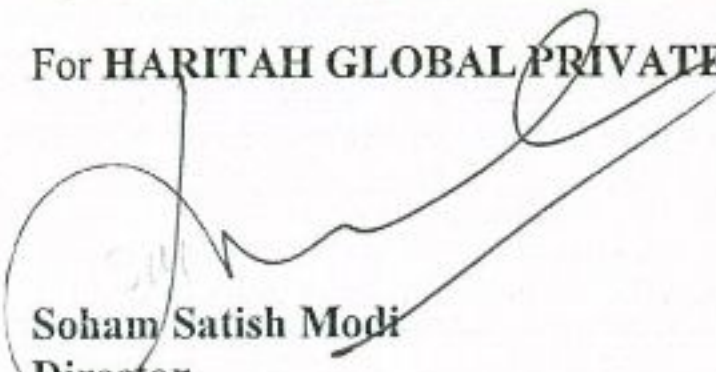
**"RESOLVED THAT** in order to optimize the utilization of the property premises located at 1-10-176, Greens Towers, Begumpet, Hyderabad - 500016 owned by the Directors and Shareholders of the Company, namely Mr. Rajesh Kumar Jayantilal Kadakia and Mr. Sharad Kumar Jayantilal Kadakia, the Board of Directors hereby accords its approval to enter into a Letter of Intent (LOI), Lease Deed, and such other agreements and arrangements, including but not limited to fit-out agreement, revenue sharing agreement, or any other documents as may be necessary in connection with the said arrangement.

**FURTHER RESOLVED THAT** Mr. Soham Satish Modi, Director (DIN: 00522546) of the Company, be and is hereby authorized to:

- Represent the Company in all discussions and negotiations related to the proposed arrangement;
- Sign, execute, and deliver the LOI, Lease Deed, and any other agreements, deeds, or documents necessary to give effect to the transaction;
- Make such modifications, amendments, or changes to the terms and conditions as may be necessary and in the best interests of the Company;
- Take all necessary steps, including liaising with regulatory authorities, obtaining approvals, and completing all legal, financial, or procedural formalities required for the successful execution of the arrangement.

**FURTHER RESOLVED THAT** a certified copy of this resolution be provided to any concerned party or authority, as and when required."

For **HARITAH GLOBAL PRIVATE LIMITED**

  
**Soham Satish Modi**  
Director  
DIN: 00522546

Registered Office:

Plot No. 24, Sy. No. 157/7 (Part), Seetharam Nagar, Near Diamond Point, Thokatta (Sikh) Village, Picket, Hyderabad, Secunderabad, Telangana, India, 500009

Phone: +91-40-66335551 Email: accounts@modiproperties.com



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# VERDANT CORPORATION PRIVATE LIMITED

(Previously known as SDNMKJ REALTY PRIVATE LIMITED)

CIN: U70101TG2010PTC067667

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF VERDANT CORPORATION PRIVATE LIMITED HELD ON THURSDAY THE 06<sup>TH</sup> DAY OF FEBRUARY 2025 AT PLOT NO. 24, SY. NO. 157/7 (PART), SEETHARAM NAGAR, NEAR DIAMOND POINT, THOKATTA (SIKH) VILLAGE, PICKET, HYDERABAD, SECUNDERABAD, TELANGANA, INDIA, 500009.

"RESOLVED THAT in order to optimize the utilization of the property premises located at 1-10-176, Greens Towers, Begumpet, Hyderabad - 500016 owned by the Directors and Shareholders of the Company, namely Mr. Rajesh Kumar Jayantilal Kadakia and Mr. Sharad Kumar Jayantilal Kadakia, the Board of Directors hereby accords its approval to enter into a Letter of Intent (LOI), Lease Deed, and such other agreements and arrangements, including but not limited to fit-out agreement, revenue sharing agreement, or any other documents as may be necessary in connection with the said arrangement.

FURTHER RESOLVED THAT Mr. Soham Satish Modi, Director (DIN: 00522546) of the Company, be and is hereby authorized to:

- Represent the Company in all discussions and negotiations related to the proposed arrangement;
- Sign, execute, and deliver the LOI, Lease Deed, and any other agreements, deeds, or documents necessary to give effect to the transaction;
- Make such modifications, amendments, or changes to the terms and conditions as may be necessary and in the best interests of the Company;
- Take all necessary steps, including liaising with regulatory authorities, obtaining approvals, and completing all legal, financial, or procedural formalities required for the successful execution of the arrangement.

FURTHER RESOLVED THAT a certified copy of this resolution be provided to any concerned party or authority, as and when required."

FOR VERDANT CORPORATION PRIVATE LIMITED



Soham Satish Modi

Director

DIN: 00522546



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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ALTF SPACES PRIVATE LIMITED HELD ON TUESDAY, 01.07.2025 AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 5TH FLOOR, WING A, STATESMAN HOUSE 148 BARAKHAMBHA ROAD, CONNAUGHT PLACE, NEW DELHI.**

RESOLVED THAT pursuant to the provisions of the Companies Act, 2013 and the Articles of Association of AltF Spaces Private Limited, the Board of Directors hereby authorise Mr. Siddhant Yadav, Manager-Legal, to sign, execute and deliver on behalf of the Company any and all customer agreements, deeds, agreements, contracts, instruments, applications, forms and other writings of whatever nature and description, as may be necessary or desirable in the ordinary course of business.

RESOLVED FURTHER THAT Mr. Siddhant Yadav be and is hereby further authorized to appear and represent the Company before the office of sub registrar for registration of Lease Deeds, Leave and License Agreement and any other document, as maybe applicable and to further execute all other writings, documents, applications, undertakings, affidavits etc. thereof whether incidental or supplementary thereto as may be required for effectuating the such registrations as per the law in force.

FURTHER RESOLVED THAT the signature of Mr. Siddhant Yadav shall be binding on the Company and shall be deemed to be the signature of the Company for all purposes whatsoever mentioned above. The documents executed by Mr. Siddhant Yadav shall represent the company's interests, with no personal liability assumed by him.

**For AltF Spaces Private Limited**



**Director**  
**Name: Sarthak Chhabra**  
**DIN: 07507544**  
**Address: F - 159 S - 1, 2nd Floor,**  
**Rajouri Garden, Delhi - 110027**



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भारत सरकार  
GOVERNMENT OF INDIA



సోహం సతీష్ మోడి  
Soham Satish Modi  
పుట్టిన సం./YOB: 1969  
పురుషుడు Male



4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: సతీష్ మోడి, ప్లాట్ నెం-  
280, రోడ్ నెం-25, పెద్దమ్మ  
దేవాలయం దగ్గర జుబిలీ హిల్స్  
ఖైరాబాద్, టంగూరా హిల్స్,  
హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500034

Address:  
S/O: Satish Modi, plot no-280,  
road no-25, near peddamma  
temple jubilee hills,  
Khairatabad, Banjara Hills,  
Hyderabad  
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार  
Government of India



సిద్ధాంత యాదవ్  
Siddhant Yadav  
జన్మ తేదీ/DOB: 08/01/1994  
పురుషుడు/ MALE

Issue Date: 13/10/2011

*Siddhant*

4814

VID : 9120 7893 7638 6130

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
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పేరు:  
S/O సుశిల్ కుమార్ యాదవ్, బి-1347, 4వ ఫ్లోర్, పాలం  
విహార్, అపొజైట్ పాలం విహార్ సబ్ పోస్ట్ ఆఫీస్, గుర్గావ్,  
కార్తరపూరి అలీయాస్ దౌలత్పూర్ నసిరాబాద్ (63, గుర్గావ్,  
హర్యానా - 122017

Address:  
S/O Sushil Kumar Yadav, B-1347, 4th Floor,  
Palam Vihar, Opposite Palam Vihar Sub Post  
Office, Gurgaon, Cartarpuri Alias Daulatpur  
Nasirabad (63, Gurgaon,  
Haryana - 122017



4814

VID : 9120 7893 7638 6130

1947

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Government of India



అజు తోమాస్  
Aju Thomas  
పుట్టిన తేదీ/ DOB: 12/07/1974  
పురుషుడు / MALE

*Aju Thomas*

4595

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
S/O చ వి తోమాస్, G 11, రైన్బో విల్లే,  
గనరేడ్స్ రోడ్, యాప్రల్ ఎంక్లవ్ ప్రక్కన,  
యాప్రల్, జవహర్ నగర్, కె.వి.రంగారెడ్డి,  
తెలంగాణ - 500087

Address:  
S/O C V Thomas, G 11, rainbow  
ville, generals road, beside bhanu  
enclave, yapral, Jawahamagar, K.v.  
Rangareddy,  
Telangana - 500087

4595

1947

help@uidai.gov.in

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భారత ప్రభుత్వం  
Government of India



సయీద్ వసీమ్ అఖ్తర్  
Sayed Waseem Akhtar  
పుట్టిన తేదీ/DOB: 07/08/1981  
పురుషుడు/ MALE

Issue Date: 07/03/2012

*Sayed Waseem Akhtar*

3465

VID : 9170 2877 1832 2205

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India



చిరునామా:  
S/O సయీద్ ఇబ్రాహీం షాహ్, #0100/సి, జే ఎమ్  
రోడ్, బిందా కట్టా బీజాపూర్, బీజాపూర్,  
కర్ణాటక - 586104

Address:  
S/O Sayed Iqbal Pasha, #1701/C, JM ROAD,  
JHANDA KATTA, Bijapur, Bijapur,  
Karnataka - 586104



3465

VID : 9170 2877 1832 2205

1947

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LEASE AGREEMENT: GREENS TOWERS + GUEST HOUSE							
TENURE : 9 yrs							
Commencement : 01-09-2025							
Sl. No	Period	Period	No. of Months	Lease Per Month	Minimum Gurantee	Total Rent Per Month	Annual Rent
1	01-09-2025 - 31-03-2026	7 Months	7	-	-	-	0
2	01-04-2026 - 31-10-2026	7 Months	7	13,85,000	-	13,85,000	96,95,000
3	01-11-2026 - 30-05-2027	7 Months	7	31,40,000	10,00,000	41,40,000	2,89,80,000
3	01-06-2027 - 30-11-2028	18 Months	18	40,00,000	10,00,000	50,00,000	9,00,00,000
4	01-12-2028 - 30-11-2031	36 Months	36	46,00,000	11,50,000	57,50,000	20,70,00,000
5	01-12-2031 - 31-08-2024	33 Months	33	52,90,000	13,22,500	66,12,500	21,82,12,500
			108				
							55,38,87,500
						Total Rent	55,38,87,500
						Average Annual Rent for 9 yrs	6,15,43,056
						AAR - Rounded	6,15,44,000
						Stamp Duty 2% on AAR	12,30,780
						Registration Fees 0.2% on AAR	1,23,088
						User Charges	2000
						H Nidhi	50
						Total Stampduty Payable:	13,55,918

Generated on: 29/09/2025 12:03:03

Bk - 1, CS No 2012/2025 & Doct No 20621 2024.

Digitally Signed by:  
Name: THOTAPALLY PANDU RANGA REDDY  
Location: SRO SECUNDERABAD  
Reason: Endorsement Sign  
Date: Mon Sep 29 12:27:41 IST 2025

Sheet 79 of 80







## Registration & Stamps Department Government of Telangana

### Undertaking/Declaration to be filed by the Property Owner/Executant

I do hereby solemnly affirm and state as follows :

I intend to transfer the following property to Sri Alt Spaces Pvt. Limited Rep By Siddhant Yadav.

ULB Name	: GHMC	District	: HYDERABAD
SRO	: SECUNDERABAD	Ward	: 1
Block	: 10	Locality	: BEGUMPET FLY OVER TO PATIGUDDA NTR STATUE-2

Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet	Parking area in Sq. feet
--	--	1-10-176/4A Flat No. -	5080	83043	0

1.	I am the absolute owner and possessor of the above said property. The details of property owned by me mentioned herein are correct.	<input checked="" type="checkbox"/>
2.	I have not sold or transferred the said property to anyone else.	<input checked="" type="checkbox"/>
3.	There are no unpaid dues in respect of property tax, electricity or water bills for the property mentioned herein.	<input checked="" type="checkbox"/>
4.	The said property is not Forest, Endowment, Wakf or Government property. The transfer of the property is not prohibited under Section 22A of Registration Act, 1908.	<input checked="" type="checkbox"/>
5.	There is no court order or injunction restraining transfer of the said property.	<input checked="" type="checkbox"/>
6.	The proposed property transfer is not in contravention of the following laws: <ul style="list-style-type: none"> <li>• The Telangana Scheduled Area Land Transfer Regulation, 1970.</li> <li>• The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.</li> </ul>	<input checked="" type="checkbox"/>
7.	I bear the responsibility for the genuineness of the enclosures submitted along with the document at SRO.	<input checked="" type="checkbox"/>

### Declaration

☒ I have carefully read and understood/clearly been made aware of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

Date:

Place:

#### Signature

Name : Sharad J Kadakia Rep By Gpa Holder Soham Modi  
S/o :Late Satish Modi  
R/o Village/ULB : Hyderabad  
Mandal : Hyderabad  
District : Hyderabad  
State : Telangana

#### Signature

Name : Rajesh J Kadakia Rep By Gpa Holder Soham Modi  
S/o :Late Satish Modi  
R/o Village/ULB : Hyderabad  
Mandal : Hyderabad  
District : Hyderabad  
State : Telangana

#### Signature

Name : Verdant Corporation Pvt. Ltd Rep By Soham Modi  
S/o :Late Satish Modi  
R/o Village/ULB : Hyderabad  
Mandal : Hyderabad  
District : Hyderabad  
State : Telangana



#### Signature

Name : Haritah Global Pvt. Ltd Rep By Soham Modi  
S/o :Late Satish Modi  
R/o Village/ULB : Hyderabad  
Mandal : Hyderabad  
District : Hyderabad  
State : Telangana



On Behalf of  
Sharad J Kadakia Rajesh J Kadakia  
Haritah Global Pvt. Ltd &  
Verdant Corporation Pvt. Ltd  
  
Authorised Signatory



**e- STAMPS**  
**Document Registration online eChallan**

Online Challan Proforma [SRO copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana	
Challan No: 589ZW0260925	
	
Bank Code : SBIN	Payment : NEFT/RTGS
<b>Remitter Details</b>	
Name	MR. SOHAM MODI
PAN Card No	AERPK6958C
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
<b>Executant Details</b>	
Name	MR. RAJESH J KADAKIA AND OTHERS
Address	HYDERABAD
<b>Claimant Details</b>	
Name	ALT F SAPCES PRIVATE LIMITED
Address	NEW DELHI
<b>Document Nature</b>	
Nature of Document	Lease Deed
Property Situated in(District)	HYDERABAD
SRO Name	SECUNDERABAD
<b>Amount Details</b>	
Stamp Duty	1230780
Transfer Duty	0
Registration Fee	123090
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	1354920
Total in Words	Thirteen Lakh Fifty Four Thousand Nine Hundred Twenty Rupees Only
Date(DD-MM-YYYY)	26-09-2025
Transaction Id	0384437441146
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.

Online Challan Proforma [Citizen copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana	
Challan No: 589ZW0260925	
	
Bank Code : SBIN	Payment : NEFT/RTGS
<b>Remitter Details</b>	
Name	MR. SOHAM MODI
PAN Card No	AERPK6958C
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
<b>Executant Details</b>	
Name	MR. RAJESH J KADAKIA AND OTHERS
Address	HYDERABAD
<b>Claimant Details</b>	
Name	ALT F SAPCES PRIVATE LIMITED
Address	NEW DELHI
<b>Document Nature</b>	
Nature of Document	Lease Deed
Property Situated in(District)	HYDERABAD
SRO Name	SECUNDERABAD
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Note: Scan the QR code to verify the challan details and go through refund policy.

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Bk - 1, CS No 2012/2025 & Doct No 2061 2025

Sheet80 of 80

Digitally Signed by:  
Name: THOTAPALLY PANDU RANGA REDDY  
Location: SRO SECUNDERABAD  
Reason: Endorsement Sign  
Date: Mon Sep 29 12:27:41 IST 2025

