

Facility Management Agreement

DATED 29th August 2025

BETWEEN

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

AND

ALTF SPACES PRIVATE LIMITED COMPANY
(Lessee)

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

Authorised Signatory





తెలంగాణ తెలంగానా TELANGANA

Tran Id: 250828184651755619
Date: 28 AUG 2025, 06:50 PM
Purchased By:
YANJIAAH
S/o LATE Y LINGAIAH
R/o HYDERABAD
For Whom
HARITAH GLOBAL PVT. LTD, HYD

D. Srinivas BM 468064
DUSA SRINIVAS RAO
LICENSED STAMP VENDOR
Lic. No. 23/98
Ren. No. 23/23
12-11-696, WARASIGUDA,
SECUNDERABAD
Ph 9247420863

This Facility Management Agreement (hereinafter referred to as the "Facility Management Agreement" or "FMA") is made on 29th August, 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 Marredpally).

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

[Signature]
Authorised Signatory





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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 Marredpally).
3. **Haritah Global Pvt. Ltd.**, a company incorporated under the relevant Indian statute (CIN: U70100TG2010PTC067673), (PAN no AACCJ3243P), having its registered office at Plot no. 24, Sy. No. 157/7, Seetharam Nagar Colony, Near Diamond Point, Secunderabad (address of registered office), 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.

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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 (address of registered office), through its Authorized Representative — Mr. Soham Modi, duly authorised vide board resolution dated 6-02-2025, referred to as “VCPL”.

“RJK”, “SJK”, “GPL”, “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. AAOCA399M), having its registered office at 5th Floor, Wing A, Statesman House, 148, Barakhamba Road, Connaught Place, New Delhi — 110001, through its Authorized Representative — Mr. Siddhant Yadav, Manager - Legal, duly authorized vide board resolution 1st 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 “Lessor” 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, 1-10-176/4(A), 1-10-176/B, -10-176/C & 1-10-176/D, 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. 1-10-178/3/1 & 1-10-178/3/2

On Behalf of
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situated at Begumpet main road, Hyderabad – 500016 (hereinafter referred to as the “Building”).

- B. The “Lessee” has taken on lease from the “Lessor” by way of lease deed dated _____ (hereinafter referred to as “Lease Deed” or “Lease”), 78,960 sft of super built-up area along with parking space in the basement floors and terrace space 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”.
- C. This “FMA” shall be in force and co-terminus with the “Lease Deed”, and the term of this “FMA” shall be the same as the “Lease Deed”. The “Parties” shall be obliged to perform their obligations under this “FMA” 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 “FMA”, unless explicitly otherwise mentioned herein.
- D. The Parties herein agree that the responsibility of maintaining the “Common Area” of the “Building” and the “Demised Premises” shall be that of the “Lessee” at its risk and cost. Part of the “Building” not forming the “Demised Premises” shall be leased to third parties who shall be obliged to pay “CAM Charges” to the “Lessee”. The scope of work of the “Lessee”, expenditure details and other terms that have been agreed to between the “Parties” are mentioned herein.

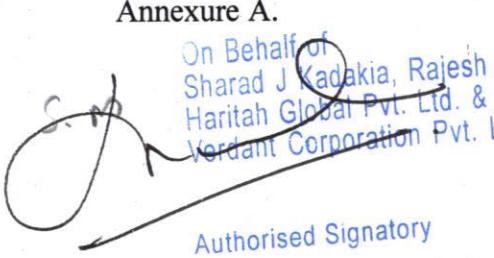
**NOW THIS FACILITY MANAGEMENT AGREEMENT WITNESSETH AS
FOLLOWS:**

1. Scope of work:

- 1.1. The scope of work of the “Lessee” for “Common Area” maintenance is detailed in Annexure A.

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- 1.2. The scope of work broadly covers annual maintenance contract, upkeep, repairs, consumables and expenditure towards:
- 1.2.1. HVAC.
 - 1.2.2. Firefighting system + fire alarm system.
 - 1.2.3. Water supply, drainage, water treatment.
 - 1.2.4. Power supply and power backup.
 - 1.2.5. Lifts.
 - 1.2.6. Housekeeping and gardening of common areas, driveways, parking.
 - 1.2.7. Security services including CC cameras.
 - 1.2.8. Obtaining and renewing required NOCs/permits from statutory authorities.
 - 1.2.9. General upkeep, repairs and maintenance of the common area and external surfaces/façade of the “Building”.
 - 1.2.10. Cost of personnel like facility manager, electricians, plumbers, handyman, painters, supervisors, etc.
 - 1.2.11. Pest control.
 - 1.2.12. Electricity charges for common areas that has been provided by way of a separate transformer and meters. Additional consumption deposit that may be levied from time to time.
 - 1.2.13. Water supply charges through a separately metered connection.

2. Exclusion:

- 2.1. The exclusions from the scope of work of “Common Area” maintenance are as under. They have to be borne by the respective occupants of the “Building”.
- 2.2. Housekeeping, security within the leased premises of each occupant that do not form part of “Common Area”.
- 2.3. Maintenance of AHUs within the leased premises of each occupant.
- 2.4. Utility charges that can be directly attributable to the occupants of the premises leased to them.

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- 2.5. Civil works due to structural defects, leakages and seepages in the civil structure of the “Building” (excluding seepage in toilets directly attributable for “Common Area” maintenance) shall be in the scope of work of the “Lessor”, in particular “RJK” and “SJK”.
- 2.6. One coat of paint, in the fifth year of the Lease, to the exterior of the “Building”, compound wall, parking areas (excluding interior spaces) shall fall in the scope of the work of “Lessor”, in particular “RJK” and “SJK”.
- 2.7. The “Lessor” shall provide all the MEP equipment like HVAC + firefighting system + fire alarm system + power supply + power back-up + water supply + drainage system, limited to highside, in fully functional condition during the initial period of the “Lease”. The cost of any breakdown, repairs or upkeep not related to the day to day maintenance of the MEP equipment (highside only) shall be borne by the “Lessor”, in particular “HGPL” and “VCPL” upto a period ending on 30th August, 2026.

3. CAM Charges.

- 3.1. The parties herein have estimated the cost of the “Common Area” maintenance. It is attached as Annexure B herein. Accordingly, the “CAM Charges” per sft of super built-up area have been fixed at Rs. 12.50/- per sft per month i.e., a total of Rs. 9,87,000/- per month for the financial year 2025-26. These charges are inclusive of GST.
- 3.2. The “CAM Charges” shall be increased by 5% per annum for the financial years 2026-27, 2027-28 and 2028-29. Thereafter, the “CAM Charges” shall be reviewed based on actuals and “CAM Charges” shall be fixed for a further period of 3 years. Similarly, “CAM Charges” shall be reviewed and fixed every 3 years for the term of the “Lease”.
- 3.3. The contingency fund shall be exclusively utilized for repairs and maintenance that are beyond the scope of regular “Common Area” maintenance given in Annexure B. The contingency fund shall be primarily used for repairs/ replacement of equipment in case of major breakdown.

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- 3.4. The sinking fund shall be exclusively utilized for replacement of large equipment (like chillers, pumps, cooling towers, generators, panels, transformers, lifts, firefighting equipment, etc.) which needs replacement due to its age or irreparable breakdown.
- 3.5. This "FMA" shall come into force i.e., the effective date for collection of "CAM Charges" and the obligation of the "Lessee" under this "FMA" shall be from the "Launch Date" of Phase I.
- 3.6. "Lessee" shall be obliged to pay the "CAM Charges" for the "Demised Premises" at the applicable rates mentioned herein from "Launch Date" of Phase I (estimated as 1st December, 2025).
4. **Utility, chilled water and fuel charges.**
- 4.1. The occupants of the "Building" including the "Lessee" shall be obliged to pay additional charges to the "Lessee" as given under:
- 4.1.1. Utility charges for common areas on a pro-rata basis in case the expenditure exceeds the amounts given in Annexure B.
 - 4.1.2. Water tanker charges on a pro-rata basis.
 - 4.1.3. Diesel charges for diesel generators on a pro-rata basis in case the expenditure exceeds the amounts given in Annexure B.
 - 4.1.4. Chilled water charges on a pro-rata basis based on the BTU meters installed at the battery limits of each floor/wing. These charges shall be primarily based on the electric power utility charges that are required to run/operate the chillers, pumps and cooling towers (limited to highside – excluding AHUs).

S.M
On Behalf of
Sharad J Kadakia, Rajesh J Kadakia,
Haritha Global Pvt. Ltd. &
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5. Bank account and fixed deposit.

- 5.1. The "Lessee" shall maintain a separate bank account for collection of "CAM Charges" and expenditure towards "Common Area" maintenance.
- 5.2. The "Lessee" and other occupants shall be obliged to pay **CAM Charges** before the 15th of every month in advance.
- 5.3. The "Lessee" shall set aside/deposit the sinking fund and contingency amount as given in Annexure B, every month as long term fixed deposits in the same bank. The fixed deposits shall be liquidated only when the necessity for the funds arises.

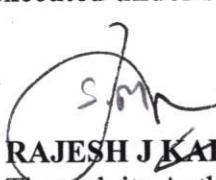
6. Termination

- 6.1. Upon termination/expiry of the Lease, the responsibility of "Common Area" maintenance shall devolve to the "Lessor" or any agency appointed by the "Lessor".
- 6.2. Any deposits maintained under the head of sinking fund and contingency shall be transferred to the "Lessor".
- 6.3. After drawing up accounts, and on mutual agreement, any surplus on the count of **CAM charges** collected by the "Lessee" shall be transferred to the "Lessor".

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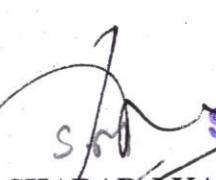
IN WITNESS WHEREOF, the Parties have set their hands to this "Lease Deed" to be executed under seal as on the day month and year first written above.


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

1. Witness

Name: Sayed Waseem Akhtar

Address: #10-2-318/1/87888

Floor 2 Gandhi Nagar
Hyderabad - 500028

2. Witness

Name: ASV THOMAS

Address:

611 RAINBOW VILLE,
GENERAL'S ROAD,
BESIDES BHANU ENCLAVE,
YAPRAK, SECUNDERABAD - 500057

ANNEXURE A

SCOPE OF COMMON AREA MAINTENANCE SERVICES

The “Lessee” shall be responsible for the maintenance and upkeep of the “Common Area” of “Building”, annual maintenance contracts and NOCs of all equipment including but not limited to:

1. Air conditioning chillers, pumps, cooling towers and network of pipes and fittings which constitute the “High-side” of the HVAC infrastructure. The HVAC installed in the “Building” consists of 2 numbers 200TR screw chillers, plus an additional stores standby chiller, 2 numbers cooling towers, 9 circulation pumps with associate pipes + valves + gauges + panels + insulation. The servicing and spare parts along with consumables are the sole responsibility of the “Lessee”. “Lessee” shall take the Annual Maintenance Contract for the same and shall provide a copy to the “Lessor” at all times during the Lease tenure. There are primary and secondary pumps along with two cooling units which shall be constantly chemically dosed and the fins of which shall be maintained on a regular basis by the “Lessee”. The HVAC infrastructure in the “Building” shall be managed by the “Lessee”. The responsibility of maintaining the air handing units (AHUs) within the Demised Premises or the premises not leased to the “Lessee” shall be excluded from the scope of work. Such AHUs shall be managed and maintained by the respective occupants.
2. Power back-up facilities including diesel generators: The “Building” includes four diesel generators of 500KVA + 500KVA + 250KVA + 125KVA for backup of electricity for the ”Building” including “Common Areas”. This in turn ensures that the ”Building” is fully operational for 24 hours, even when there is no electricity supplied from the grid. The maintenance of the inventory of diesel to ensure smooth running, and periodical servicing of all the diesel generators along with their consumables and spare parts shall be the sole responsibility of the “Lessee”.

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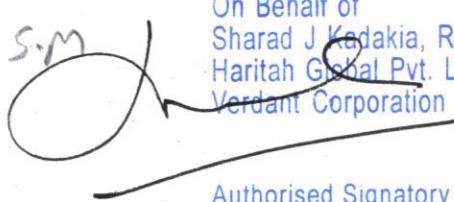


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Rajesh J Kadakia



3. Electrical panels and “**High-side**” power distribution systems: There are many electrical panels in the “**Building**”. The “**Lessee**” shall maintain all the electrical panels along with their spare parts and conduct periodic servicing of all the electrical panels and carry out upgradations, if necessary for the uninterrupted functioning of the electrical panels. Further electric supply to all office units is ensured and minor day-to-day electric complaints shall be attended to by the “**Lessee**” without unreasonable delay. A power distribution system including transformers, VCB and AMF Panel with circuit breaker shall be periodically serviced and inventory of consumables and spare parts shall be maintained by the “**Lessee**”.
4. Plumbing: The “**Lessee**” shall ensure at all times, the availability of plumbers such that the general plumbing of the ”**Building**” is maintained and is always in working condition. The “**Lessee**” shall ensure the availability of consumables and spare parts that are necessary to maintain the overall plumbing operations. The plumbing of the kitchen, pantry and all toilets together with the maintenance of septic tanks along with the sewer lines shall be monitored regularly to ensure the smooth functioning of the “**Building**”.
5. Fire fighting with scheduled maintenance and drill: The “**Lessee**” shall maintain firewater tanks and fire pump rooms with their replacements, as and when required. All wet rises along with hose reels in common areas and around the premises, a sprinkler system located on all the floors shall be periodically checked and maintained by the “**Lessee**”. The maintenance and replacement of fire extinguishers kept in all common areas and at important installations in the “**Building**” shall be the sole responsibility of the “**Lessee**”. The “**Building**” has installed fire panels, which shall be maintained along with smoke detectors, heat detectors and PA system. All the above shall be in accordance with any norms prescribed by government bodies. The “**Lessee**” shall also in consultation with the Lessee conduct periodic fire drills in the “**Building**”.


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6. External housekeeping and cleaning: The “Lessee” shall handle the housekeeping including day-to-day basic maintenance of the “Common Areas”. This includes but is not limited to the upkeep of the “Common Areas” by sweeping and cleaning the “Common Areas” with recommended chemicals to ensure standard hygiene is maintained. The “Lessee” shall also ensure the cleaning of the exterior of the “Building” with necessary cleaning equipment and chemicals. The day-to-day cleaning of driver toilets and other such areas shall also be maintained by the “Lessee”. The “Lessee” shall also carry out minor repair works such as painting, small civil repair works, glass façade breakage, etc. This ensures that the “Building” is presentable at all times and overall aesthetics of the “Building” are well maintained.
7. External gardening: The “Lessee” shall maintain the landscaping and gardens around the “Building”. It shall also maintain the water and irrigation systems installed at the “Building”. This includes the replacement of plants periodically to make the “Building” look more attractive. There is also a need to constantly monitor and add manure, fertilizers, and insecticide, and regular maintenance of the water and irrigation systems. General upkeep of plants and trees shall also be monitored through dedicated manpower.
8. Internal “Building” parking management: The “Building” premises has parking space within and surrounding the property boundary. Maintaining internal and surrounding parking with proper guidance and efficiency is under “Lessee's” scope. Any type of parking assistance or optimization shall be under the “Common Area” Maintenance scope.
9. Safety and security services: The premise should be well covered by installing CCTV cameras throughout the entire common area and this is monitored at all times in the control room through dedicated staff. This system requires constant maintenance and upgradations along with readily available spare parts kept in the premises. A highly reputed company is hired to monitor the premises round the clock, which includes a

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supervisor per shift to monitor the guards and overall security of the premises. All entry and exits of the premises are manned by guards 24x7x365 days. Any data storage details required by the occupants of the “Building” shall be made available to the occupants only if it pertains to the last 10 days from the date of demand

10. Pest and moisture control: An external agency is hired to carry out the pest and moisture control inside and outside of the premises on a daily basis. Manpower, equipment and consumables are part of the contract.
11. Maintenance and upkeep of common staircases, terrace and other non-operational areas: There are 3 lifts in the “Building”, and general maintenance of all lifts and AMC of the lift is very crucial for any premises. The maintenance team should be very active in getting the servicing, maintenance and cleaning of the lifts from the manufacturers on regular intervals to ensure minimum breakdown. Some parts that are not covered in AMC are also procured by us to ensure smooth operations of lifts. Also includes obtaining all government licences as and when required.
12. AMC and NOC of all equipments: This includes the annual renewal fees for all relevant licences and the process of obtaining licences from government officials. Fire NOC, Lift NOC, Electrical NOC, PCB NOC, Environment NOC, and Explosive NOC are among the necessary documents that the Lessee must renew on a yearly basis.
13. Delay and deficiencies in “CAM”: In case of any delay or shortcomings in Common Area Maintenance activities or operations, occupants shall have the right to get the same done without any delay or prior approval from the “Lessee” and shall deduct the amount from the “CAM Charges” account on the following formula basis. **CAM Charges** (-) Bill amount + 10% of Bill amount. The Lessee shall endeavor to ensure that the quality of CAM services is up to the mark and in line with A Grade buildings in Hyderabad.

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Annexure B

Details of CAM charges from the first year of launch:

The details of CAM charges have been estimated by the parties herein as under.

S. No.	Description	Monthly charges in Rs.	Annual charges in Rs.
1.	Sweepers - 2 nos @ 18,000	36,000	4,32,000
2.	Sweeping Machine Operator	20,000	2,40,000
3.	Security Guards (3 day + 3 night)	1,50,000	18,00,000
4.	Security Sup	30,000	3,60,000
5.	Gardner's Semi Skilled	20,000	2,40,000
6.	Handyman/ Supervisor	-	-
7.	Electrician	24,000	2,88,000
8.	Plumber	23,000	2,76,000
9.	Manager	87,000	10,44,000
10.	Accountant	15,000	1,80,000
11.	Sub-total A	4,05,000	48,60,000
12.	Common area electricity charges	75,000	9,00,000
13.	Common area Diesel	10,000	1,20,000
14.	Water Charges	15,000	1,80,000
15.	Consumables	10,000	1,20,000
16.	Sub-total B	1,10,000	13,20,000
17.	Insurance	12,000	1,44,000
18.	Glazing & ACP Cleaning 2 time per year	10,000	1,20,000
19.	Sub-total C	22,000	1,20,000
20.	Total leasable area in sft	78,960	
21.	Repairs & Maint	50,000	6,00,000
22.	Sinking fund	1,00,000	12,00,000
23.	Contingency	75,000	9,00,000
24.	Sub-total D	2,25,000	27,00,000
25.	Total (A + B + C + D)	7,62,000	90,00,000
26.	CAM charges per sft per month (in Rs.)	9.65	
27.	CAM charges - rounded off (Rs. per sft)	10.50	

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Details of CAM charges from the second year of launch:

The details of CAM charges have been estimated by the parties herein as under.

S. No.	Description	Monthly charges in Rs.	Annual charges in Rs.
28.	Sweepers - 2 nos @ 18,000	36,000	4,32,000
29.	Sweeping Machine Operator	20,000	2,40,000
30.	Security Guards (3 day + 3 night)	1,50,000	18,00,000
31.	Security Sup	30,000	3,60,000
32.	Gardner's Semi Skilled	20,000	2,40,000
33.	Handyman/ Supervisor	-	-
34.	Electrician	24,000	2,88,000
35.	Plumber	23,000	2,76,000
36.	Manager	87,000	10,44,000
37.	Accountant	15,000	1,80,000
38.	Sub-total A	4,05,000	48,60,000
39.	Common area electricity charges	75,000	9,00,000
40.	Common area Diesel	10,000	1,20,000
41.	Water Charges	15,000	1,80,000
42.	Consumables	10,000	1,20,000
43.	Sub-total B	1,10,000	13,20,000
44.	Insurance	12,000	1,44,000
45.	DG AMC + consumables	25,000	3,00,000
46.	Passenger Lifts AMC	22,500	2,70,000
47.	Service Lift AMC	11,250	1,35,000
48.	LT Panels AMC + T/F oil filtration + breaker	20,000	2,40,000
49.	UPS 10 KVA AMC	2,000	24,000
50.	HVAC AMC	80,000	9,60,000
51.	FAS & Fire hydrant AMC	30,000	3,60,000
52.	Glazing & ACP Cleaning 2 time per year	10,000	1,20,000
53.	Sub-total C	2,12,750	25,48,000
54.	Total leasable area in sft	78,960	
55.	Repairs & Maint	50,000	6,00,000
56.	Sinking fund	1,00,000	12,00,000
57.	Contingency	75,000	9,00,000
58.	Sub-total D	2,25,000	27,00,000
59.	Total (A + B + C + D)	9,52,750	1,14,33,000
60.	CAM charges per sft per month (in Rs.)	12.07	
61.	CAM charges - rounded off (Rs. per sft)	12.50	

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