



తెలంగాణ తేలంగానా TELANGANA

*Ravinder* AN 112628

S.No. 5354, Dt : 15-12-2021, Rs. 100/-  
Sold to: Mr. J. Srinivas  
S/o, W/o, D/o. Mr. Komaraiah, R/o. Hyd.  
For whom: -----Self-----

**N. RAVINDER**  
LICENCED STAMP VENDOR  
S.V.L.No. 16-02-009/2013, R.No.16-02-011/2019  
2-2-1167/1/A/B, Tilaknagar,  
New Nallakunta, Hyd-44. Ph: 9849682768

### RENTAL AGREEMENT

The Lease Agreement is made on this 13<sup>th</sup> May, 2022 by and between **OSMANIA UNIVERSITY** Hyderabad, Telangana State – 500007 represented by **Prof. Pappula Laxminarayana, Registrar of Osmania University.**

Hereinafter referred to as the "LESSOR", which expression shall mean and include, (unless repugnant to the meaning or context thereof), all its successors in interest, legal representatives, executors, administrators. agents and assigns of the FIRST PART.

**AND**

**M/S. NATIONAL CENTER FOR ADDITIVE MANUFACTURING FOUNDATION** a Company registered under Section 8(1) of Companies Act, 2013, having its registered office at ITE&C Department, 5th Floor, BRKR Bhavan, Telangana Secretariat, Hyderabad – 500063 Telangana State, India represented by **Sh. Jaspreet Sidhu** Chief Executive Officer - National Centre for Additive Manufacturing (NCAM).

Herein after referred to as the "LESSEE", which expression shall mean and include, (unless repugnant to the meaning or context thereof), all its successors in interest, legal representatives, executors, administrators. agents and assigns of the SECOND PART.

*J. Srinivas*

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*Jaspreet Sidhu*

WHEREAS,

I, The Lessor has at the request for the lessee agreed to grant to the Lessee a lease of the premises more fully described in Schedule hereunder and the Lessee has agreed to take the premises on the lease under the terms and conditions specified below:

The lessor being seized and possessed or otherwise well and sufficiently entitled to the premises particularly described in the Schedule hereto and entitled to grant a lease of premises have agreed particularly described in the Schedule and Lessee for the same. Pursuant to said offer and acceptance, the parties hereto have finalized terms and conditions of the Lease as follows:

Now this **INDENTURE WITNESSES** that in consideration of the rent hereinafter reserved and the covenants and stipulations hereinafter contained and on the part the lessee to be performed and observed, the lessor do hereby demise unto the lessee the premises as described in the schedule here together with easements, liberties, appendages and appurtenances there unto belongings with exclusive and independent entry to the said premises and compound through paths, staircases, lifts, and from public road the right to pass and re-pass over the open spaces / compound in and around the said premises and the buildings and the right to park vehicles therein and thereon to have and to hold the said premises (hereinafter referred to as the "demised premises") unto the lessee for the term of Five (5) years commencing from 01-05-2022 with absolute option to Technology Development Centre, Osmania University to renew the term lease for further one (1) terms of Five (5) years, paying thereof unto the lessor at a rate of **Rs 12/- per Sft per month as a base rent for three years yielding a monthly rent of Rs 2,40,000 (two lakh forty thousand rupees only) including GST. Hereinafter the rent shall increase 15% every year as per mutually agreed terms and conditions.** The rent shall be disbursed by the lessee to lessor or before 10<sup>th</sup> day of the following month in consideration of the lease of the premises the lessee hereby covenants with the lessors that:

1. The Lessee to the intent that the obligations may continue throughout the term hereby created covenant with the lessor as follows:-
  - I. To pay by Banker's Cheque or otherwise as agreed by the lessor, the said monthly rent hereby reserved on the day and in the manner aforesaid subject to TDS.
  - II. To pay 2 month's rent as advance deposit which is refundable interest free at the time of termination of lease. However, the lessor at the time of termination of lease and vacation of the premises thereon, is entitled to adjust the said deposit towards the rent (subject to TDS) due if any, as on the date and for the damages to the premises occurred during the lease term either by lessee or his/her agents.
  - III. To pay all the charges for electricity and water consumed by the lessee in the demised premises to all the appropriate authorities according to the readings of the electric meters and water meters which are installed demised premises by the lessor at his/their costs for the lessee's use.



2. I. The lessee shall be entitled at any time during the said terms; to install, erect, fix and set up such internal partitions, walls and electrical power as required and sanitary and other fixtures and fittings, counters, doors, gates, air-conditioning plants in the demised premises and every part thereof as the lessee may require without causing any material damage or injury or alteration to the demised premises and upon the expiration or sooner termination of this lease, to remove the same and every part thereof at its own costs without causing any material damage to the demised premises.

II. To use the demised premises for the purpose/s mentioned hereinbelow:

- a) Skill Development and Training Centre
- b) Establishing State of Art Additive Manufacturing Facility
- a) General Office Space for running operations
- b) Startup Incubation Facility
- c) AM Research and Development Labs etc

III. To display its signboard/boards, hoardings, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the lessee may intend to, subject to the approval of the lessor for outside the leasehold premises and outer wall of the demised premises and provided its reasonable and doesn't materially alter or damage the demised premises.

IV. To yield and deliver peacefully and quietly vacant possession of the demised premises to the lessor at the expiration or earlier termination of the lease period as the case may be, in a good condition.

V. To allow the lessor or his agents to enter with or without workmen and / or architects, contractors etc., the demised premises or any part thereof by giving prior notice to the lessee to inspect the state and condition of the premises or any part thereon for the purpose of carrying out such repairs/refurbishment/interior development as required / found necessary under law or otherwise.

3. The Lessor do and each of them both hereby covenant with the lessee as follows:

I. On the lessee paying monthly rent hereby reserved and covenants and conditions herein contained on the part of the lessee to be observed the lessee shall quietly hold, possess and enjoy the demised premises and every part thereof, during the period of lease or any extension allowed thereof, without any interruption from or by the lessor or any person or persons lawfully or equitably claiming by/through/under or in trust for the lessor or successors or assignees.

II. The lessor, during the lease or extension thereof shall pay all present and future municipal taxes assessments and/ or other outgoing or impositions whatsoever payable by the owner in respect of the demised premises under the law for the time being in force and shall keep the lessee indemnified against all claims, demands, actions, suits and proceedings in respect of the same.



- III. The lessor shall maintain at his cost adequate and continuous supply of electricity subject to prevailing conditions and hygienic, potable filtered and / or tube-well water by means of electrical water pumps and overhead tanks or otherwise for the use of the lessee in the demised premises and to operate and maintain the water pumps in proper condition at their own cost.
- IV. The lessor shall undertake to carry out necessary repair works of the leased premises including repairs on terrace portion of the premises to arrest any kind of water seepage / leakages, which are causing hindrance to the peaceful functioning of the lessee in the premises.
- V. The lessor warrants that he has good, rightful power, absolute authority and indefeasible title to the demised premises to the lessee in the manner herein appearing free from all encumbrances, trusts, his dependents, executions and attachments whatsoever.
- VI. The lessor will not during the currency of the lease transfer, mortgage, sell, assign or otherwise create any interest in the demised premises without the prior notice to the lessee in writing.
- VII. The lessor shall have no objection whatsoever to the lessee installing, providing and operating any other power source of required capacity in the demised premises.
- VIII. The lessor shall arrange the required Electrical Power source for the demised premises or part thereof. In future, if the lessee requires additional power the lessor shall make arrangements for such additional power as per the lessee's requirement as per the market cost and expenses.

4. It is hereby agreed by and between the parties hereto as follows:

- I. In case of default in the payment of the taxes and other statutory dues, service charges, due to society by the lessor and a demand notice is served on the lessee, the lessee may make payment of the same and such payment shall be against adjustment of future rents payable.
- II. If the lessor shall fail or neglect to pay taxes, impositions, outgoing and ceases howsoever or whatsoever payable by owner or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in reasonably good repair and condition and/or to keep the demised premises insured for such sum and against such risks as may be necessary it shall be lawful (but not obligatory) for the lessee to pay such rates, revenues, taxes, impositions, outgoing and ceases, to incur expenses to keep the demised premises and every part thereof in reasonably good repair and condition to keep the demised premises insured for a reasonable sum and against such risks as discussed and mutually agreed upon by both the lessor and the lessee. If such agreed payments were made by the lessee on behalf of the lessor, then the lessee may deduct such payments and expenses as aforesaid after arriving at a consensus with lessor, from the future rents payable hereby reserved.



- III. In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riots or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the lessee, be void but in the event of the lessee desiring to continue the lease and the lessor agreeing to repair the damage or injury the lessee shall vacate such portion of the demised premises as may be required to enable the lessor to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.
- IV. In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for the time being in force this Lease shall be determined and the parties shall be entitled to such compensation as they may respectively be entitled under the law.
- V. Notwithstanding anything to the contrary herein before contained, the lessee and/or lessor shall be entitled and shall have the option to terminate this lease at any time on giving six (6) calendar months' prior notice in writing to the other party and on this expiration of the period to be mentioned in such notice, this lease shall cease to be operative.
- VI. If the lessor shall at any time fail and neglect to perform and observe any of the covenants and conditions herein contained and, on his part, to be observed and performed then the lessee shall be entitled at its option to forthwith determine its lease. Additionally, if the lessee at any time fails and neglects to perform and observe any of the covenants and conditions herein contained and, on his part, to be observed and performed then the lessor shall be entitled at its option to forthwith determine its lease.
- VII. In case the lessee desires to obtain a lease of further floor/any space in the said premises, the lessor may grant such lease to the lessee if there is a mutually agreed and negotiated stance provided there is available space for leasing purposes, then the rent for such further floor area shall be determined considering the prevailing circumstances for the time being and the period of such lease shall be co-extensive and co-terminus with the period of the lease in respect of the premises already leased in favor of lessee.
- VIII. The lessee shall not disturb the academic ambience of the University.



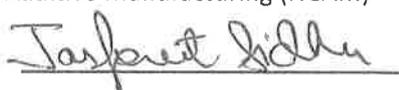
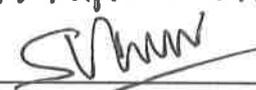
The schedule above referred to IN WITNESSES WHEREOF THE PARTIES hereto have executed these presents the day and year first above written.

**Schedule ABOVE – REFERRED TO:**

All that piece of built-up area measuring **20,000 Square Feet** including Basement, Ground Floor, First Floor, Auditorium of the Technology Development Centre (TDC) building belongs to the Lessor situated at University College of Engineering, Osmania University Hyderabad Campus, Telangana State – 500007.

#	Item	Area (in Sft)
1.	Basement Area	6,000
2.	Ground Floor	5,000
3.	First Floor	9,000
	<b>Total</b>	<b>20,000</b>

**SIGNED SEALED AND DELIVERED**

for & on behalf of Lessor	for & on behalf of Lessee
<b>Name:</b> - Prof. Pappula Laxminarayana <b>Designation:</b> - Registrar, Osmania University <b>Signature:</b> - 	<b>Name:</b> - Sh. Jaspreet Sidhu <b>Designation:</b> - Chief Executive Officer - National Centre for Additive Manufacturing (NCAM) <b>Signature:</b> - 
<b>Witness 1</b> <b>Name:</b> - Prof. Srinivas Venkatesh <b>Designation:</b> - Principal & Director CPDAM <b>Signature:</b> - 	<b>Witness 1</b> <b>Name:</b> - <b>Designation:</b> - <b>Signature:</b> - _____
<b>Witness 2</b> <b>Name:</b> - Prof. L. SIVA RAMA KRISHNA <b>Designation:</b> - Professor, Jt. Director CPDAM <b>Signature:</b> - 	<b>Witness 2</b> <b>Name:</b> - <b>Designation:</b> - <b>Signature:</b> - _____