

RENTAL

AGREEMENT

This Deed of Agreement is made and executed on this day of June 11th 2024 at Hyderabad, by and between:

M/s **CENTER /**, (herein after called "Lessor") Address: - at 8-2-  
Jubilee Hills, Khairtabad,  
Hyderabad. Telangana. India. 500036, represented by

(Hereinafter referred to as the "**First Part**" which term shall mean and include their respective legal heirs, successors, representatives, assignees, nominees, executors etc.,) of the First Part.

- AND

M/S.

Hyderabad

(Hereinafter referred to as the **"Second Part/CLIENT"** which term shall mean and include their respective legal heirs, successors, representatives, assignees, nominees, executors etc.,) of the Second Part

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS: -

In Consideration of the Sum of Rs XXXX/- (**Two thousand rupees only**) (Excluding taxes) Paid by the Client 12 months' rent before the execution of this

deed, the receipt of which "The . here by acknowledges towards Subleasing of Co-working Space for virtual space Property situated at at

Jubilee Hills, Khairatabad, Hyderabad. Telangana. India. 500036 described herein below, to "The Client "For the 'Clients office purpose.

"The **"covenants'** as Follows "took the premises, describe below

as above Para, from . as Lease for the Purpose of

Running its business on name,

TERMS AND CONDITIONS BETWEEN

Rent

**This Agreement Is Effective from XXXXX**

The rent of Rs xxxx/- shall be paid monthly in advance on the fifth day of each month, in respect of any broken period it will be considered as full month. A Setup fee will be applicable to all new package's upgrades, downgrades and suspended accounts re-activating.

| S.NO | PARTICULARS   | PRICE | Rent Per year<br>(Excluding taxes) |
|------|---------------|-------|------------------------------------|
| 1    | Virtual space | -     | xxx/-                              |

Inclusions

**Mail Center:** Entitles the Client to receive mail at the specified in this Agreement. The Client can use the address of the chosen center for business correspondence.

**Fax:** Not included in the agreement.

**Phone Centre:** Not included in agreement

**Internet:** The client has access to the internet during normal working hours. \_\_\_\_\_ will provide internet but subjected to Internet service provided. \_\_\_\_\_ is not responsible or any downtime of the Internet due to technical issue.

**Usage Inclusions:** The Client has access to the business lounge. The following would Be charges for the usage of the conference room.

Free Access details

Conference Room free access for 2 Hours per month per a Workstation.

Rs.500/-Chargeable per hour for Conference Room after the package

The Conference rooms are subjected to availability and the client should book the conference room in advance. The prices are subjected to change with prior intimation.

**Services:** \_\_\_\_\_ shall provide various services to the Client during the term of the agreement. These services include, but are not limited to Stationery, Courier, Secretarial and administrative support, hire a conference room, Phone usage, etc. These services would be typically provided during standard business hours (9:00AM – 19:00PM) from (Monday-Friday). These services are charged as per Usage, and as per a pre-determined tariff, provided by \_\_\_\_\_.

Notice & Lock-in: - 12 months locking period.

**Parking:** 2-Wheeler and 4-wheeler parking is provided at the Basement 1, 2 & 3 of the premises under \_\_\_\_\_ Charges

**Name Board:** (For name board charges are included in the rent)

**Taxes and duty charges:** All Prices quoted are exclusive of taxes. All taxes applicable and allowable by law need to be paid by the Client and are subject to change as per Government notifications.

**Coffee:** - Complementary.

**Invoice:** \_\_\_\_\_ **CENTER** will send all invoices electronically (Where allowed by law). Notification of invoices shall constitute a demand for payment. Rent and other monthly services will be billed in advance and are due by the 1<sup>st</sup> day of each month. Services will be billed at the end of the month as per usage and are due within 5 days of invoice. If the Client disputes any part of invoice the client must pay the amount not in dispute by the due date, The Client shall notify the Designated Manager of any dispute by the due date.

**BUSINESS CENTER** represented by the Designated Manager shall endeavor to resolve the disputed portion of the invoice.

**Late Payment and Defaults:** If the Client does not pay Rent and/or services when due, a fee will be charged on

all overdue balances equivalent to 5% per month of the amount

SAMPLE

Overdue. Declined Credit Cards and dishonor of Cheques will attract a fee equivalent to INR 1,500. The Client shall bear all bank charges. Any amount due for more than 20 days will incur an additional fee at the rate of 5% on the balance due. \_\_\_\_\_ also reserves the right to withhold services (including for the avoidance of doubt, denying the client access to its premises where applicable) while there are any outstanding fees and/or interest or the Client is in breach of this Agreement. If the Client is benefited from a special discount promotion or offer, without any notice all the benefits will be withdrawn if the Client becomes past due on two or more occasions.

**Increase:** \_\_\_\_\_ **CENTER** can increase the monthly membership fee you giving 1 Month notice upon completion of the Agreement. \_\_\_\_\_ **CENTER** can amend services pricing by giving one month's notice to the Clients.

The Client must pay any reasonable and proper costs including legal fees that \_\_\_\_\_ **CENTER** incurs in recovering amounts due. Under this agreement.

Any damage to the furniture or glass caused by the Client will be billed actual to the client.

Use

**Use of Address:** The Client may use the address for all the business communication. However, the client is not permitted to use the address for business registration and registration of other similar statutory and tax requirements until and unless permitted by the law and by \_\_\_\_\_ **CENTER**.

The Client must provide any service directly or through its affiliates which is provided by

**CENTER** and hence must not be involved in a business that competes with \_\_\_\_\_ **CENTER**.

The Client must only use service for that Company/Business as registered in the front page of agreement.

Should the Client choose to use the services, provided by \_\_\_\_\_ **CENTER**

\_\_\_\_\_ **CENTER** for an additional company an additional charge per month and per company name may apply.

The Client agrees to use services as provided and included in the agreement Package chosen under the agreement. Should the client use services not included package will automatically be ungraded for a period of at least on month to ensure inclusion of the services used.

Termination:

The term of agreement is defined on the 1<sup>st</sup> page of the agreement and either \_\_\_\_\_ **CENTER** or the client can terminate this agreement at the end date or at the end of any extension or renewal period by giving at least One month written notice to the other. To Clarify the Client shall not be entitled to terminate this Agreement prior to the expiry of its term in the absence of the term of agreement.

These are deemed to be on a month-to-month basis and in such cases one month's written notice is required by either

Party to Terminate this Agreement. All formal notices, must be addressed to the Designated Manager of . All notices to the client. Would be sent as per address provided in the front page of the agreement. Upon receipt of notice to downgrade or terminate the Membership, an administration/disconnection fee equivalent to the set-up fees will be applied to the Client's account. reserves the right to terminate this agreement immediately by giving notice to the client in the event that (i) its team members are being harassed by the Client or persons attempting to contact the Client (ii) The Client becomes insolvent, bankrupt, goes into liquidation or becomes unable to pay its debts as they fall due. (iii) The Client is in breach of one of its obligations which cannot be put right. (iv) Has reason to suspect immoral, unethical, illegal or fraudulent business practice.

If puts an end to this Agreement for any of these reasons it does not put an end to any outstanding obligations including the payment of any additional services used as well as the monthly fee for the remainder of the period for which this Agreement would have lasted if. has not ended it.

Indemnity, Confidentiality and Applicability.

shall be expressly indemnified by the Client against any loss, damage, howsoever caused, whether it be caused corruption of data or any loss of information from hardware, Software, Mechanical, Internet damage or any errors by Staff or any other reason.

The terms of this Agreement are confidential. Neither the Client nor. may disclose them without the other's consent unless required to do so by law or an official authority. The obligation continues after this Agreement ends.

Civil Courts of the city in which is located shall have exclusive jurisdiction in the event any disputes or difference arise in respect of, out of, relating to and/or touching this agreement. This agreement is interpreted and enforced in accordance with the law of the place where the relevant Centre in located. The Client must pay any reasonable and proper costs including legal fees that. incurs in enforcing this Agreement.

## Identification Documents

The Client agrees to provide all documents, pertaining to the identification of the Company (mentioned in the agreement) and of the person (executing the agreement) as deemed relevant by \_\_\_\_\_ for the purpose of verification of legitimate existence of the business.

Client authorized \_\_\_\_\_ to conduct verification of legitimate existence of Client's business and/or standard business verification to execute the agreement.

The Client confirms that he/she has read and understood the terms and conditions above. We, the Client and \_\_\_\_\_ agree to be bound by them and comply with those terms and our obligations as set out by them.

**Authorized Signatory**

**Authorized Signatory**

Represented by

XXXXXXXXXX

**CENTER**

**XXXXX**

Date: 09-09-2024

Date: 09-09-2024

Signature (with c common seal)

Signature (with common seal):

SAMPLE

SAMPLE