

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 838 Date 2-3-17 A 100L

To:- OTA Falloons Forwarders (P) Ltd. vhp.

Whom:- 2u

G. Satya RAO  
BY 695704

G. SATYA RAO  
Licensed Stamp Vendor  
L. No. 03-304-016/2008  
RL.No.03-304-016/2017  
Main Road,  
K. KOTAPADU-531 034  
Phone No. 99121 95687

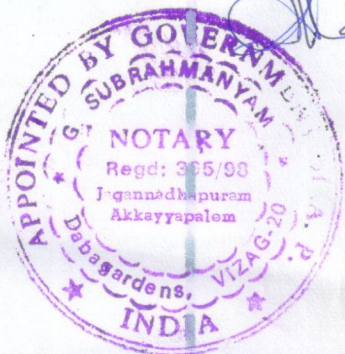
Agreement for Lease of Flat for Official Purpose

This Agreement made this 01/03/2017 (First March Two Thousand Seventeen), is being drawn, agreed, signed and executed at Visakhapatnam, Andhra Pradesh between:

Address: Ms. ARPITA MAHAPATRA, D/O of Shri Abanindra Mahapatra, resident & Owner of AMAY ABODE, 5th Lane VIP ROAD, CBM Compound East Extn., Visakhapatnam 530003, AP, owner of premises # Door No. 9-13-45/2/9(2), 2nd Floor, AMAY ABODE, 5th Lane VIP ROAD, CBM Compound East Extn., Visakhapatnam 530003, Andhra Pradesh, herein after Known as Landlord.

And

OTA Falloons Forwarders Private Limited (a company incorporated under the Companies Act of India) having its registered office at 19 R.N. Mukherjee Road, Kolkata 700001 (West Bengal) (a Group Company of Aero Marine Logistics Pvt Ltd).



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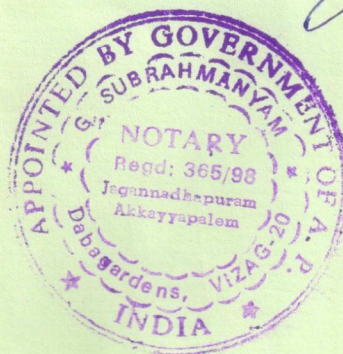


1. That the Flat Owner has offered the # Door No. 9-13-45/2/9(2), 2nd Floor, to the tenant along with the fixtures, lights, fittings as depicted in the photographed CD (which shall form part of the Schedule to this agreement) with rights of usage without let or hindrance for peaceful occupation for purpose of Official Usage of the Tenant with free access of entry and exit in accordance and consonance with the rules and regulations of the Apartment Owners Association (Society) (copy of which may be had on request) on the following terms and conditions :

- a) Lease shall for Four Years & Eleven Months commencing from Date from 01.03.2017 and ending or getting renewed on date 31.01.2022.
- b) Notice of Vacation shall be Three months from either side;
- c) The monthly Rental shall be Rs.25,000/- (Twenty Five Thousand Rupees only) inclusive of parking space for a car and motorcycle of the Tenant;
- d) Monthly Maintenance payable to the Society (Apartment Owners Association) towards upkeep and maintenance of common areas and elevator etc shall be 'at actual' payable by the Tenant to the Flat Owner or the Representative of the Society as may be directed by the Flat Owner. The agreed Maintenance Charge is Rs 2000/- (Rupees Two Thousand Only);
- e) Three month's rent shall be furnished by the Tenant as interest free Security Deposit which shall not be adjusted against the last three months of the tenancy. However, shall be refunded by the owner as soon as the tenant vacates the premises. This amount may be used to recover any costs of damage and or default in electricity bills etc.
- f) It is also agreed that this agreement shall terminate automatically if the Tenant defaults in payment of the rent for three months consecutively;
- g) That upon expiry of twenty-four months ending on Dt: 28.02.2019 the rent shall be enhanced by Seven & Half percent i.e., from Rs 25,000/- to Rs 26,875/- (Rupees Twenty Six Thousand Eight Hundred Seventy Five Only) effective from 01 March 2019 for the balance period of the lease of two years ending on 28<sup>th</sup> February 2021.

*[Handwritten Signature]*

*[Handwritten Signature]*



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*[Handwritten Signature]*  
20/03/2019



h) Lease may be renewed for further period(s) as may be mutually agreed to between the two parties;

i) Flat Owner shall provide to the Tenant the aforesaid flat for peaceful occupation by the executives and families of the Tenant solely for purpose of residence without any let, hindrance or intervention;

j) Flat Owner shall ensure with the Society (Apartment Owners Association) for uninterrupted supply of water to the flat as is being enjoyed by all other residents of the Apartment without any discrimination whatsoever;

k) Flat Owner shall provide separate electricity meter for the flat for the Tenant to settle the periodic electricity bill within the due date stated in the electricity bill that shall be furnished by the Flat Owner as per recording. Tenant covenants that they shall pay the electricity bill as per the Rules and Regulations of Andhra Pradesh Electricity Board. For this purpose, the meter recording on the day of occupation shall be duly noted by both the parties as also the last meter reading upon peaceful vacation of the flat by the Tenant for which the Flat Owner shall estimate the sum due based on past average periodic consumption as denoted by the Electricity Bills and the Tenant undertakes to make good any additional sum that may arise as also the Flat Owner shall likewise reciprocate to the Tenant refund of any sum excess collected;

l) Tenant covenants to abide by the Rules and Regulations of the Society (Apartment Owners Association) and to reside peacefully coexisting in harmony and cordiality with other residents of the apartment.

m) Existing Lights, Fans, Fixtures and Fittings in the aforesaid flat shall be for the use of the Tenant and form part of the rent. These are being photographed and recorded in a CD which shall form of the schedule to this agreement. These shall be left behind upon peaceful vacation by the Tenant subject to normal and general wear and tear. Tenant shall take care of the replacement of the items of fittings, fixtures that are considered as 'consumables' and enjoy a 'limited shelf life' and for others the Tenant shall attend to their routine repairs for upkeep and maintenance. In case of any major repair the same shall be brought to the notice of the Flat Owner for rectification.

n) Tenant shall be permitted to install air conditioners, refrigerators, music, computers, visual and telecommunication systems etc that can be aligned with the general power supply provided to the residential flats in the Apartment as may be conducive for harmonious and enjoyable living at their own cost.

*Visakhapatnam*



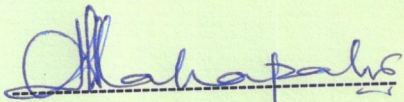
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o) Flat Owner shall handover the aforesaid flat duly cleaned and painted with the pipe work, sanitation and sewerage, plumbing and electrical systems etc. in proper order.

p) This Agreement shall be construed in accordance with applicable laws of India and any dispute arising from the subject matter of this Agreement, except for any jurisdiction implied by law that cannot be waived by the Parties shall be adjudicated only in the Court of competent jurisdiction at Visakhapatnam. No other court shall have any Jurisdiction to adjudicate upon any dispute arising out of this agreement.

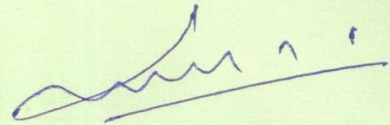
This agreement is executed this Twentieth Day of February Two Thousand and Seventeen at Visakhapatnam, Andhra Pradesh.



Shri Abanindra Mahapatra

Authorized Representative

Of the Flat Owner



For DTA FALLOONS FORWARDERS PVT. LTD  
Mr. Ajay Jha

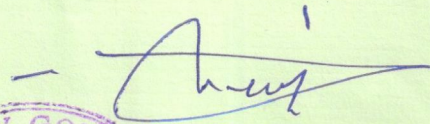
for and on behalf of:  
Authorized Signatory

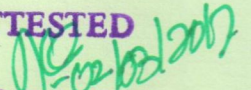
OTA FALLOONS FORWARDERS PVT LIMITED

WITNESS:

1 Chandrasekhar Mantha - Bheecher

2 Dhiraj Kumar



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GANTI SUBRAHMANYAM,  
ADVOCATE & NOTARY  
45-35-26/1, Sri Sai Residency  
Jagannadhapuram, Akkayyapalem  
VISAKHAPATNAM-530 016,