

## RENT AGREEMENT

This Rent Agreement is made on **20-06-2025** (hereinafter referred to as "Agreement Date") and valid up to **18-06-2026** (hereinafter referred to as "Expiry Date") between **Spacelance Office Solutions Private Limited** having registered office **#198 CMH Road, 2nd Floor, Indiranagar, Bangalore - 560038** (herein after referred to as "Spacelance").

AND

**PRABODHA KUMAR NAYAK** representing company "**SARVAVIDYAM ACADEMIC CRAFT PRIVATE LIMITED**" (Company under incorporation) located / residing at Erabanga Erabanga, Puri, Orissa - 752116 (hereinafter referred to as "the Client").

WHEREAS, the Client is interested in using Office Space from Spacelance at its premises located at **204 Sapphire Chambers, First Floor,, Baner Road, Baner, Pune 411045** (hereinafter referred to as the "The Premises").

The whole of the Premises remains the property of the Spacelance and remains in the Spacelance's possession and control. Spacelance has agreed to allow the usage of space at **#204 Sapphire Chambers, First Floor, Desk # 190, Baner Road, Baner, Pune 411045**, for a period of 11 months 29 days from "Agreement Date" to carry out legal business by the Client on following terms:

1. That, the Client has paid the rent of Rs.21,600.00 including 18% GST in advance.
2. That, the Client has submitted the following documents for all directors/partners:
  - (i) Copy of Identity Proof such as Aadhaar Card and PAN Card
  - (ii) Passport Size Photograph
3. That the Client is allowed to use one Dedicated "Desk Space" during this agreement term, on any day between 10 am and 5 pm Monday to Friday.



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**Spacelance Office Solutions Private Limited**

Reg. Office : #198, CMH Road, 2nd Floor, Indiranagar, Bangalore, Karnataka, India 560 038

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[www.spacelance.com](http://www.spacelance.com)

4. That, the Client is authorizing Spacelance to collect letters/couriers/postages received for the Client at the Premises' address without prejudice to all the rights of Spacelance.
5. That, Spacelance will display the name board of the Client inside or outside of the Premises as per the Companies Act of 2013 and as per GST Law, in a prescribed format. The Client has to pay necessary fees to Spacelance to make the name board.
6. That, if the Client applies and obtains GST registration at Premises' address, the Client agrees to share the "GST Certificate" to Spacelance without any delay. Once received, Spacelance will keep a copy of the "GST Certificate" of the Client in the Premises.
7. That, if the Client applies and obtains GST registration at the Premises address, the Client agrees to keep and maintain in the Premises, a true and correct account as per provisions of GST Act including but not limited to the following:
- a) Copy of monthly GST Return Documents such as GSTR-3B and GSTR-1;
  - b) Books of records as per the Companies Act of 2013 and GST Law;
  - c) Inward and outward supply of goods or services or both;
  - d) Such other particulars as may be prescribed;
8. That, this agreement can be renewed for further period by mutual consent of the Client and the Spacelance subject to any necessary revision of the terms and conditions.
9. That, in case the Client decides not to renew this agreement on its expiry, the Client must immediately vacate and stop using the Premises address on all of its Communications, Registrations and Licenses including Registrar of Companies (ROC), GST, IEC, Shop and Establishments etc. Also, the Client need to stop using the Premises address on Business Cards, Stationaries, Website, Google Business Listing and anywhere else it has been used.
10. That, Spacelance WILL NOT directly or indirectly involve in Client's business activities. This Agreement creates ONLY a "Space Provider to Tenant" relationship between Spacelance and the Client and NOT any other type of relationship such as partnership, collaboration in Client's business. Spacelance will not be responsible for any actions done by the Client in its business.



11. That the Client is not entitled for any refund of rent or any other fees paid to Spacelance after signing this Agreement, unless mutually agreed by the Client and Spacelance in writing.

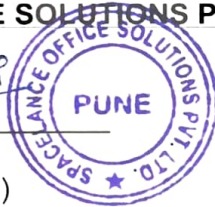
12. That, the Client has agreed to change the addresses of all Government Registration & Licenses that the Client has taken in the Premises, within 30 calendar days on expiry or termination of this agreement. If not done, Spacelance will inform the respective government authorities / departments from which any registrations / licenses have been obtained by the Client, to take necessary actions.

13. That, The Client or Spacelance can terminate this Rent agreement with 30 (thirty) days prior written notice. Spacelance can terminate this Agreement with 1 (one) day written notice, in case the Client violates any terms in this agreement or found doing illegal business.

14. That, in case of any dispute, the decision of the Spacelance shall be final and binding upon the Client. In all matters the jurisdiction shall be Courts in Pune only.

**FOR SPACELANCE OFFICE SOLUTIONS PRIVATE LIMITED :**

  
\_\_\_\_\_  
**NILESH MHETRE**  
(AUTHORIZED SIGNATORY)



**FOR SARVAVIDYAM ACADEMIC CRAFT PRIVATE LIMITED** (Company under incorporation) :

  
\_\_\_\_\_  
**PRABODHA KUMAR NAYAK**  
(DIRECTOR)

**WITNESS 1 :** \_\_\_\_\_

**Name :**

**WITNESS 2 :** \_\_\_\_\_

**Name :**