

AMENT CAPITAL

8-8-384/1 No, 2 floor, Green park colony Main Rd, Kharmanghat
Hyderabad, Telangana 500035.

Phone: (957) 326-3944

Email: info@amentcapital.com

INCORPORATION ID: U64990TS2024PTC191735

PAN: ABBCA7734J

DETAILED AGREEMENT FOR ALLOCATION OF SPACE FOR STARTUP OPERATIONS

This Memorandum of Understanding (MoU) is made and entered into on this 17th day of March, 2025, by and between:

1. **TKR College of Engineering and Technology (TKRCET)**, an MSME-recognized host incubator, having its principal office at Hyderabad, Telangana, hereinafter referred to as the "Host Incubator"

AND

2. **Mr. Hemanth Guntaka Chief Executive Officer (CEO) of AMENT CAPITAL Private limited**, a startup engaged in the development of its portfolio companies, having its registered address at Hyderabad, hereinafter referred to as the "Partner for both Internship offering and Office Space Engagement as "Lessee".

Purpose

The purpose of this MoU is to establish a framework for collaboration between the College and the Company to promote academic and industrial interaction for the benefit of students, faculty, and industry professionals through activities such as internships, guest lectures, workshops, training programs, joint research, and campus recruitment.

Scope of Collaboration

The scope of this collaboration shall include but is not limited to the following:

- Internship and training opportunities for students.
- Campus recruitment drives and placement support.
- Organization of technical seminars, expert talks, and workshops.
- Facilitation of industry visits and live projects.
- Collaboration on research and innovation activities.
- Curriculum inputs and skill development support.
- Utilizing the office space provided by College.

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PREAMBLE

WHEREAS TKRCET is committed to promoting innovation and entrepreneurship by providing infrastructural and operational support to startups as part of its MSME Incubation initiative.

WHEREAS AMENT CAPITAL has partnered for startup incubation support to operate within the MSME Incubation Center of TKRCET:

AND WHEREAS, TKRCET agrees to allocate operational space to AMENT CAPITAL PVT LIMITED under the terms and conditions outlined in this Agreement:

- NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, both parties agree as follows:

1. ALLOCATION OF SPACE

TKRCET agrees to allocate a dedicated operational space of 20 Mtr. Sq. to AMENT CAPITAL PVT LIMITED within the MSME. Incubation Center located at RSD Center for Innovation.

The space shall be utilized solely for the operational activities, research, development, and business purposes of AMENT CAPITAL PRIVATE LIMITED.

AMENT CAPITAL PVT LIMITED acknowledges that the space is provided on an "as-is" basis following the preparation and furnishing as described in Clause 4.

2. NATURE OF AGREEMENT

This agreement is a NON-PROFITABLE lease agreement, intended exclusively to support the startup's development and operations.

Both parties agree that the allocation of space is aligned with the MSME Host Incubator guidelines.

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3. PREPARATION AND FURNISHING OF SPACE

TKRCET shall bear the cost of preparing and finishing the allocated space to an extent June 2nd 2025

The furnishing shall include:

- Essential office infrastructure such as workstations, chairs, and tables.
- Basic utilities, including electrical wiring, lighting, and power outlets.
- Provision for high-speed internet connectivity.
- Additional equipment or modifications as mutually agreed, within the budgetary limits.

The furnishing work shall be completed within 60 days from the Effective Date, subject to unavoidable delays due to force majeure.

4. DURATION OF AGREEMENT

This lease agreement shall remain in force for a period of three (3) years, commencing on the Effective Date and expiring in the March of 2027.

The lease may be renewed upon mutual agreement between both parties, subject to revised terms and

5. OBLIGATIONS OF TKRCET

TKRCET shall:

- Allocate and prepare the operational space as specified in Clauses 1 and 3.
- Ensure continuous access to basic amenities, including electricity, water, and security.
- Extend technical and mentorship support as part of its incubation services.
- Provide additional infrastructure support, if required, subject to mutual agreement and availability of resources.

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6. OBLIGATIONS OF AMENT CAPITAL PRIVATE LIMITED

AMENT CAPITAL shall:

- Use the allocated space exclusively for its startup operations.
- Internship meetings, work space with the internship with TKR College of Engineering & Technology.
- Maintain the premises in a clean and orderly condition and ensure no damage to the property or infrastructure.
- Comply with all operational policies, safety guidelines, and legal regulations applicable to the use of the space.

Any modifications or alterations to the allocated space must be approved in writing by TKRCET and carried out at the cost of AMENT CAPITAL PRIVATE LIMITED, unless agreed otherwise.

7. TERMINATION

Either party may terminate this agreement by providing a 90-day written notice, citing valid reasons for the termination,

TKRCET reserves the right to terminate the agreement immediately if AMENT CAPITAL PVT LIMITED:

- Uses the premises for any unlawful or unauthorized activities.
- Violates any terms outlined in this Agreement.

Upon termination, AMENT CAPITAL PRIVATE LIMITED shall vacate the premises and return possession to TKRCET in good condition. Except for normal wear and tear.

8. COVERING LAW AND DISPUTE RESOLUTION

This Agreement shall be governed by the laws of the State of Telangana, India.

Any disputes arising from this Agreement shall be resolved amicably through mutual discussions.

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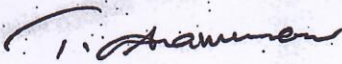
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ENTIRE AGREEMENT


This document constitutes the entire Agreement between TKRCET and AMENT CAPITAL PRIVATE LIMITED and supersedes all prior negotiations, understandings, and agreements.

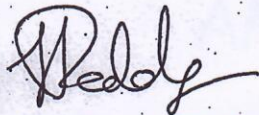
Any amendments or modifications to this Agreement must be made in writing and signed by both parties.

For Signatures



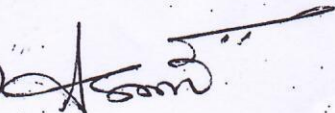
Party 1. TKR College of Engineering & Technology (TKRCET)

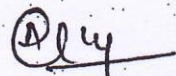

Principal
TKR College of Engineering & Technology
(AUTONOMOUS)
Medbowli, Meerpet, Hyderabad-57.

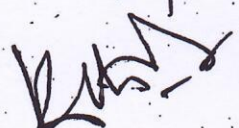


Party 2. AMENT CAPITAL PVT LIMITED

Witnesses

1. Dr. A Suresh Rao (Dean Academics) 

2. Dr. A. Pramod Reddy (Dean Alumni) 

3. Dr. B. Raju Kumar (Dean R&D) 

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