



**DRDR
TECHNOLOGIES**

Plot no 135,lingojiguda, Srinivas Nagar colony,
Saroornagar, Hyderabad- 500035, Telangana.

CIN-No: U62099TS2024PTC187966

GST-IN: 36AALCD0251A1Z8

E-Mail: drdrtech12@gmail.com

Cell: 9704576076

DETAILED AGREEMENT FOR ALLOCATION OF STARTUP OPERATIONS SPACE

This Agreement is entered into on this 04th day of August, 2025("04/08/2025"), by and between:

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

AND

2. Ms. P. Kavya, Designated Executive Officer (DEO) of DRDR Technologies Private Limited, a startup engaged in the development of autonomous rovers, having its registered address at Plot no 135,lingojiguda, Srinivas Nagar colony, Saroornagar, Hyderabad- 500035, Telangana.

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, DRDR Technologies Private Limited has applied for startup incubation support to operate within the MSME Incubation Center of TKRCET;

AND WHEREAS, TKRCET agrees to allocate operational space to DRDR Technologies Private 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 1 cubical to DRDR Technologies Private Limited within the MSME Incubation Center located at Hyderabad

The space shall be utilized solely for the operational activities, research, development, and business purposes of DRDR Technologies Private Limited

DRDR Technologies Private Limited acknowledges that the space is provided on an "as-is" basis following the preparation and furnishing as described in Clause 4.

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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.

3. LEASE COST

DRDR Technologies Private Limited agrees to pay a monthly lease cost of INR 2,000/- (Rupees Two Thousand only) to TKRCET.

Lease payments shall be made on or before the 5th day of each calendar month.

Payments shall be made via bank transfer or other mutually agreed payment methods. Late payments beyond 15 days will attract an additional fee of 2% per month on the overdue amount.

4. PREPARATION AND FURNISHING OF SPACE

The furnishing shall include:

- Essential office infrastructure such as 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.

5. DURATION OF AGREEMENT

This lease agreement shall remain in force for a period of three (3) years, commencing on the Effective Date and expiring on the 04th day of August, 2028.

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

6. OBLIGATIONS OF TKRCET

TKRCET shall:

- Allocate and prepare the operational space as specified in Clauses 1 and 4.
- 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.

7. OBLIGATIONS OF DRDR Technologies Private Limited

DRDR Technologies Private Limited shall:

- Use the allocated space exclusively for its startup operations.
- 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.
- Make timely lease payments as outlined in Clause 3.

Any modifications or alterations to the allocated space must be approved in writing by TKRCET and carried out at the cost of DRDR Technologies Private Limited, unless agreed otherwise.

8. 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 DRDR Technologies Private Limited :

- Fails to make lease payments for three (3) consecutive months.
- Uses the premises for any unlawful or unauthorized activities.
- Violates any terms outlined in this Agreement. Upon termination, DRDR Technologies Private Limited shall vacate the premises and return possession to TKRCET in good condition, except for normal wear and tear.



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9. GOVERNING 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. If unresolved, the disputes shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996, with the arbitration proceedings conducted in Hyderabad.

10. ENTIRE AGREEMENT

This document constitutes the entire Agreement between TKRCET and DRDR Technologies 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.



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Saroonnagar, Hyderabad- 500035, Telangana

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SIGNATURES

For TKRCET:

Name: Dr. D.V. Ravishankar Title:
Principal, TKRCET
Date: 04/08/2025

Name: Dr. B. Rajmoukhanth
Dean Res.
D-ter Otelofas

For DRDR Technologies Private Limited:

Name: Ms. P. Kavya
Title: DEO, DRDR Technologies Private Limited
Date: 04/08/2025



Witnesses:

1. Name:

Signature:

Date:

Enosh

04/08/25

2. Name:

Signature:

Date:

Santhosh Kumar

04/08/25