



REVON UNMANNED SYSTEMS PVT LTD.

H.NO.977, D.NO. 4-42-820/6, SECOND FLOOR
ASBESTOS COLONY, LAST BUS STOP
HYDERABAD, TELANGANA 500037.
GSTIN: 36AAMCR4748P1ZG
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DETAILED AGREEMENT FOR ALLOCATION OF SPACE FOR STARTUP OPERATIONS

This Agreement is entered into on this 12th day of June, 2024 ("Effective Date"), by and between:

1. TKRCET 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. Mr. P. Enosh, Designated Executive Officer (DEO) of REVON Unmanned Systems Private limited, a startup engaged in the development of unmanned systems, having its registered address at Hyderabad hereinafter referred to as the "Lessee".

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, REVON Unmanned Systems has applied for startup incubation support to operate within the MSME Incubation Center of TKRCET;
AND WHEREAS, TKRCET agrees to allocate operational space to REVON Unmanned Systems 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 400 square feet to REVON Unmanned Systems within the MSME Incubation Center located at R&D center for Innovation.
The space shall be utilized solely for the operational activities, research, development, and business purposes of REVON Unmanned Systems.
REVON Unmanned Systems 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.

3. LEASE COST

REVON Unmanned Systems agrees to pay a monthly lease cost of INR 15,000/- (Rupees Fifteen 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

TKRCET shall bear the cost of preparing and furnishing the allocated space to an extent of INR 22, 00, 000/- (Rupees twenty two lakhs only).

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.

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 12th day of June, 2027.

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 REVON UNMANNED SYSTEMS

REVON Unmanned Systems 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 REVON Unmanned Systems, 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 REVON Unmanned Systems:

- 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, REVON Unmanned Systems shall vacate the premises and return possession to TKRCET in good condition, except for normal wear and tear.

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 REVON Unmanned Systems 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.

SIGNATURES

For TKRCET:

Principal

Name: Dr. D.V. Ravishankar TKR College of Engineering & Technology
Title: Principal, TKRCET (AUTONOMOUS)
Date: _____ Medbowli, Meerpet, Hyderabad-97.



For REVON Unmanned Systems:

Name: Mr. P. Enosh
Title: DEO, REVON Unmanned Systems
Date: 12/06/2024



Witnesses:

1. _____
Name: G. LAXMI NARSI MHA REDDY
Signature: _____
Date: _____
• ADMINISTRATIVE OFFICER
T.K.R. EDUCATIONAL SOCIETY
Medbowli, Meerpet, Hyd - 79.

2. _____
Name: Dr. B. Raju kalyan
Signature: _____
Date: _____