

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AZ 751432

S.No. 174108 Date 27/12/13 Rs. 100/-
Sold To... Soham... M. C. Modi
S/o, D/o, W/o... Satish... M. C. Modi
For Whom... M. C. Modi Educational Trust.

B. Srinivas
B. SRINIVAS

Licensed Stamp Vendor
L.No.15-30-006/2002
RL.No.15-30-009/2011
H.No.5-81, Nagaram (V)
Keesara (M) R.R.Dist.
Pin-500083 Cell: 9985510658

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 1st day of March 2014 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, IInd Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Soham Modi, aged about 45 years, herein after referred to as the LESSOR, having his office at 5-4-187/3&4, IInd Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, herein after referred to as the LESSOR.

AND

Shri. AJAY MEHTA, S/o. Shri. C. C. Mehta aged about 56 years, Occupation: Chartered Account, residing at Flat No. 103, Chandradhir Apartments, Plot No. 8, Avanthi Co-op Society, Balamrai, Secunderabad – 500 003, herein after referred to as the LESSEE.

(The terms LESSOR and LESSEE which term shall mean and include all their heirs, successors, legal representatives, administrators, assigns, etc).

MC MODI EDUCATION TRUST
[Signature]
Trustee

[Signature]
AJAY MEHTA

- A. WHEREAS the LESSOR is the absolute owner of the office space situated on the First floor, of the building known as soham mansion, bearing no. 5-4-187/3 & 4, situated at M.G.Road, Secunderabad – 500 003, having a super-built area of about 1,200 sft. The LESSEE has requested the LESSOR to grant on lease the office space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:
- B. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space situated on the first floor, of the building known as Soham Mansion, bearing no. 5-4-187/3 & 4, situated at M.G.Road, Secunderabad – 500 003, having a super-built area of about 1,200 sft. more particularly described at the foot of this document, on the following terms and conditions.
1. The LESSEE shall pay a single bullet amount of Rs. 7,24,167/- (Rupees Seven Lakhs Twenty Four Thousand One Hundred and Sixty Seven Only) + Service Tax @12.36% of Rs. 89,507/- to the LESSOR which shall be non-refundable under any circumstances. The amount shall bear no interest. The above amount shall be exclusive of water & electricity consumption charges.
 2. The LESSEE by virtue of the payment of single bullet amount as stated above, shall pay to the LESSOR reduced monthly rent of Rs.100/- (Rupees One Hundred Only)+ service tax at the applicable rates.
 3. The lease shall be for a period of five years commencing from 1st day of March, 2014. This lease shall be extended for further period of five years at the option of Lessee on the same terms and conditions, subject to the clause pertaining to the enhancement of rent.
 4. The LESSEE in pursuance of this agreement has paid an amount of Rs. 7,41,257/- (Rupees Seven Lakhs Fourty One Thousand Two Hundred and Fifty Seven Only) by way of Cheque No.000153 dated 01.03.2014 drawn on HDFC Bank, S.D.Road Branch, Secunderabad as required in Clause (1) above and the LESSOR hereby admits and acknowledges the receipt of the same. The break up of payment made is as under:

Lease rent for five years single payment:	Rs. 7, 24,167
Add: Service Tax@12.36%	Rs. 89,507


	Rs. 8, 13,674
Less: TDS@10% on 7, 24,167	Rs. 72,417

	Rs. 7, 41,257

5. The LESSOR shall not terminate the Lease Agreement before the expiry of a period of five years i.e., upto 28.02.2019
6. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
7. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the parties equally.
8. The LESSEE shall pay the rent regularly per each month on or before the 10th day of the succeeding month to the LESSOR.
9. The LESSEE shall pay and bear the water & electricity consumption charges including any additional consumption deposit that may be levied from time to time, apart from the rent.

MC MODI EDUCATION TRUST

 Trustee


 (AJAY MEHTA)

10. The LESSEE shall keep the demised portion in a neat and habitable condition.
11. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
12. The LESSEE shall utilize the demised portion for its office including its associated firms/ companies in the group but shall not use the said portion for residence or any illegal activity.
13. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
14. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
15. The LESSEE shall be liable to pay all taxes, levies, charges like VAT, service tax, etc., that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
16. The LESSOR shall pay the property taxes pertaining to the leased premises.
17. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
18. The LESSOR agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.


DESCRIPTION OF THE DEMISED PORTION.

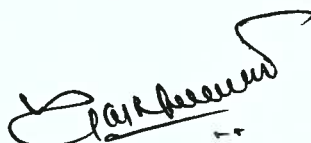
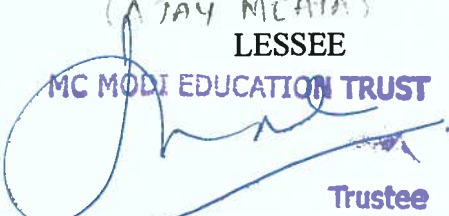
All that portion consisting of the office space situated on the first floor, of the building known as Soham Mansion, bearing no. 5-4-187/3 & 4, situated at M.G.Road, Secunderabad – 500 003, admeasuring about 1,200 sft bounded by

North By : Premises belonging to Nirmalaben kantilal Desai Charitable Trust
 South By : M.C. Modi Educational Trust
 East By : Stair Case
 West By : Open to sky

In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. G. JAI KUMAR. 
- 2.


 (JAY MEHTA)
 LESSEE

 MC MODI EDUCATION TRUST
 Trustee
 LESSOR