



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BF 511186

CH. SHRAVANI

LICENSED STAMP VENDOR  
LIC.No.15-31-029/2013,  
House On P.No.21, W.S. Colony,  
Abdullapurmet (V), Hayathnagar (M)  
R.R.Dist-501512. Ph:7842562342

S.No. 4026 Date : 21-02-2014

Sold to: RAMESH

S/o.: NARSING RAO

For Whom: M/s.B&C ESTATES

### LEASE AGREEMENT

This Lease Agreement executed at Secunderabd on this the 1st September 2014 by and between:

Sri Tirumala Residency, Address, 3-4-97/1, Beside Bharat Petroleum, Mallapur Main Road Hyderabad- 500 076, represented by its General Secretary Mr. K. Srinivas Prabhakar, Son of Mr. K. Sai Prasada Rao, aged about 29 years, resident of Flatno: 303, 3<sup>rd</sup> floor, Sri Tirumala Residency, Hyderabad-76 hereinafter referred to as the LESSOR (which term shall mean and include wherever the context may so require his successor-in-interest).

AND

M/S. B & C Estates, a registered firm having its registered office at 5-4-187/3&4, II floor, Soham Mansion, M.G.Road, Secunderabad-500 003, represented by its Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 45 years, Occupation: Business, hereinafter referred to as the LESSEE (which term shall mean and include wherever the context may so require his successor-in-interest).

For B & C ESTATES  
  
Partner

- A. WHEREAS the LESSOR is the society in-charge of maintenance & management of common facilities of the building bearing no. 3-4-97/1, besides Bharat Petroleum, Mallapur Main Road Hyderabad- 500 076,. The LESSEE has requested the LESSOR to grant on lease the southern wall of the said building for the purpose of erecting a hoarding admeasuring about 40'-00" in height and 10'- 00" in width and the LESSOR agreed to give on lease on the terms and conditions specified 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 southern wall space on the building bearing no. 3-4-97/1, besides Bharat Petroleum , Mallapur Main Road Hyderabad- 500 076, more particularly described at the foot of this document, on the following terms and conditions.
1. The lease agreement shall be valid for five years commencing from 1<sup>st</sup> day of September 2014 and ending as 31<sup>st</sup> August 2019.
  2. The LESSEE shall pay a rent of Rs. 60000 per annum to the LESSOR with 10 % increase in the rent for next 5 years as given below:
    - From 01-09-2014 to 31-08-2015 shall be – Rs. 60000/-
    - From 01-09-2015 to 31-08-2016 shall be – Rs. 66000 /-
    - From 01-09-2016 to 31-08-2017 shall be – Rs. 72600/-
    - From 01-09-2017 to 31-08-2018 shall be – Rs. 79860 /-
    - From 01-09-2018 to 31-08-2019 shall be – Rs. 87846/-
  3. That the LESSEE has today paid the rent for the first year of Rs. 60000/- (Rupees Sixty Thousand in the shape of cheque no. 001174, dated 08.09.2014, drawn on HDFC Bank, S.D.Road Branch in favour of LESSOR. The lease agreement is subject to realization of the said cheque.
  4. The LESSEE shall pay the rent in advance at the beginning of each year i.e., on or before 10<sup>th</sup> September to the LESSOR without any delay or default.
  5. The LESSEE shall not make any structural additions or alterations to the premises of the building.
  6. The LESSEE must restore back the premises to the previous condition subject to natural wear and tear at the time of delivery of possession.
  7. 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 with our defaults as specified above.
  8. During the course of the lease period any damage is caused to the said building on account of the hoarding due to the heavy wind, torrential rains, and or smilar natural calamities, the LESSEE must restore such damages or portion to the previous condition.
  9. The LESSEE independent of the rent payable to the LESSOR shall pay all taxes including local tax, duties and such other statutory commitments arising on account of the said hoarding directly to the departments with the information to the LESSOR.

**FOI B & C ESTATES**

Partner

DIMENSIONS OF THE HOARDING (DEMISED PORTION)

Width of the Hoarding: 10' - 00" Feet  
Height of the Hoarding: 40' - 00" Feet

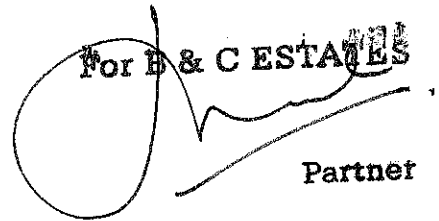
DESCRIPTION OF THE DEMISED PORTION

All that demised portion of the western wall forming a part of 3-4-97/1, situated at Besides Bharat Petroleum, Mallapur Main Road Hyderabad- 500 076, Bounded by:

North By : NTR Nagar Road  
South By : Bharat Petroleum  
East By : NFC Main Road  
West by : Banda Bavi (Open Land)

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

WITNESSES:

  
For B & C ESTATES  
Partner  
LESSEE

  
LESSOR