




తెలంగాణ తెలంగాణ TELANGANA

 B 580429

S.No: 2380 Date: 09-02-2015

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

Sold to: M. Sanjeet Kumar

S/o. M. Balraj

For Whom: Modi Housing Pvt. Ltd.

LEASE AGREEMENT

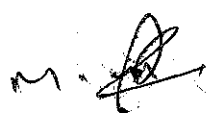
This Lease Agreement executed at Secunderabd on this the 10th day of February, 2015 by and between:

Sri. Macha Mahendar Goud, S/o. Macha Nagabhushanam, aged about 36 years, resident of H. No. 1-10-28/30, Nagarjuna Nagar Colony, Road no. 1, Kushaiguda, ECIL Post - 500062 Ranga Reddy District hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Modi Housing Pvt. Ltd., having its registered office at 5-4-187/3&4, II floor, Soham Mansion, M.G.Road, Secunderabad-500 003, represented by its Director Mr. Soham Modi, Son of Sri Satish Modi, aged about 45 years, Occupation: Business (Modi Housing Pvt. Ltd., is in the process of being converted to an LLP, namely Modi Housing LLP) hereinafter referred to as the LESSEE which term shall mean and include whenever the context may so require his successor-in-interest.

A. WHEREAS the LESSOR is the owner of building bearing municipal no. H. No. 1-10-28/30, Nagarjuna Nagar Colony, Road no. 1, Kushaiguda, ECIL Post - 500062 Ranga Reddy District consisting of Ground plus First floor on about 288 sq yds of

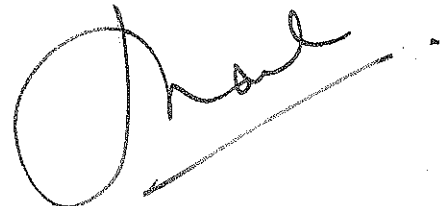
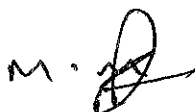




- A. WHEREAS the LESSOR is the owner of building bearing municipal no. H. No. 1-10-28/30, Nagarjuna Nagar Colony, Road no. 1, Kushaiguda, ECIL Post - 500062 Ranga Reddy District consisting of Ground plus First floor on about 288 sq yds of land. The LESSOR purchased the said property by way of registered sale deed bearing document no. 6632/90, registered at SRO Malkajgiri.
- B. The LESSEE has requested the LESSOR to grant on lease a portion of the First floor on the above referred property for the purposes of erection of two hoardings admeasuring about 15'in height and 20' in width and the LESSOR has agreed to give on lease on the terms and conditions specified hereunder:
- C. 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 a portion of the terrace floor in the building bearing municipal no. H. No. 1-10-28/30, Nagarjuna Nagar Colony, Road no. 1, Kushaiguda, ECIL Post - 500062 Ranga Reddy District consisting of Ground plus First floor on about 288 sq yds of land, hereinafter referred to as the Scheduled Property, details of which are given at the foot of this document.

NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The lease agreement shall be for a period of 5 years commencing from 01.03.2015 and ending on 28.02.2020. The lease can be terminated at the option of the LESSEE with an advance notice of 3 months.
2. The LESSEE shall pay a rent of Rs. 12,000/- (inclusive of service tax and subject to deduction of TDS) per month to the LESSOR on or before the 10th of the subsequent month.
3. The rent shall be enhanced by 15% at the end of every 3 years.
4. The LESSEE shall be entitled to erect an hoarding at its cost on the Scheduled Property and the LESSOR shall cooperate with the LESSEE for the same.
5. The LESSEE shall be solely responsible for obtaining permit for erection of the hoarding from the relevant authorities. However, the LESSOR shall cooperate with the LESSEE for obtaining such a permission. The LESSOR shall provide the necessary documents and sign all applications / forms / NOC, etc., that may be required for the said purpose.
6. The LESSEE shall be entitled to obtain electric power connection for lighting the said hoardings and the LESSOR shall cooperate with the LESSEE for obtaining the electric power connection. The LESSOR shall provide the necessary documents and sign all applications / forms / NOC, etc., that may be required for the said purpose.
7. On expiry or termination of this lease the LESSEE shall be entitled to remove all fixtures erected by it from the Scheduled Property. The LESSEE shall restore back the premises to the previous condition subject to natural wear and tear at the time of delivery of possession.



8. 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. The LESSOR shall give reasonable access to the Scheduled Property.
9. The LESSEE shall be liable to pay property tax or such taxes to the relevant authority only to the extent applicable and relevant to the hoardings being erected.
10. The LESSEE shall have right to let out the hoarding being erected to its associate firms and companies or to any third parties on terms and conditions it may deem fit and proper.
11. All the disputes or differences between the parties herein arising out of or in connection with this understanding shall be decided through arbitration. The venue of the arbitration proceedings shall be in Hyderabad and the provisions of Arbitration and Conciliation Act, 1996, shall be applicable to such proceedings. Law courts in Hyderabad shall alone have exclusive jurisdiction over all matters arising out of, or in connection with this agreement to the exclusion of all other law courts.
12. This lease shall be registered within a period of 4 months from the date of this agreement and the cost of registration shall be borne by the LESSOR and LESSEE equally.



DESCRIPTION OF THE SCHEDULED PROPERTIES

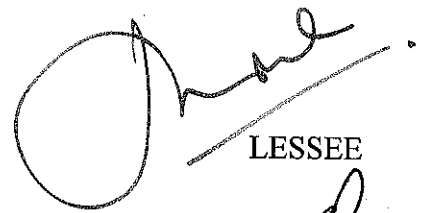

All that portion of the terrace admeasuring about 750 sft, on the building bearing municipal H. No. 1-10-28/30, Nagarjuna Nagar Colony, Road no. 1, Kushaiguda, ECIL Post - 500062 Ranga Reddy District consisting of Ground plus First floor on about 288 sq yds of land marked in red in the plan enclosed and bounded by:

North By : Plot no. 84
South By : Road
East By : Plot no. 86
West by : 30 ft wide road

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

WITNESSES:

1. 
2. 


LESSEE

LESSOR

REGISTRATION PLAN SHOWING

288 sq yds FORMING A PART

IN SURVEY NO.

H. NO. 1-10-28/30,

Situated at

NAGARJUNA NAGAR COLONY, ROAD NO. 1, KUSHAIGUDA, ECIL POST

Mandal, R.R. Dist.

LESSOR:

MACHA MAHENDER GOUD, S/O. MACHA NAGABHUSHANAM

LESSEE:

M/S. MODI HOUSING PVT. LTD.,

REFERENCE:

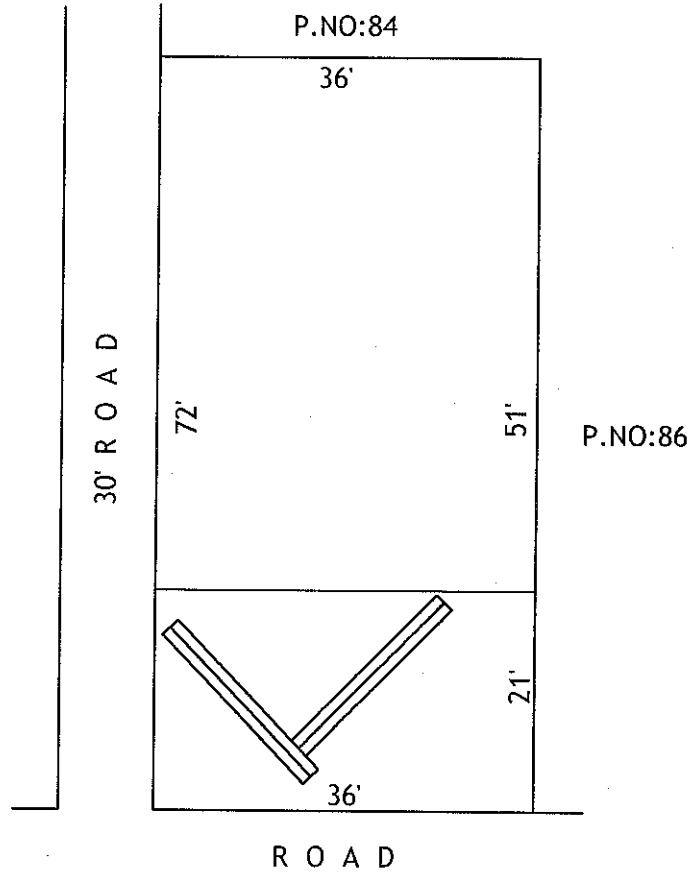
AREA: 288

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:

N



WITNESSES:

- 1.
- 2.

SIGN. OF THE LESSOR

SIGN. OF THE LESSEE