



తెలంగాణ తేలంగానా TELANGANA

D 719628

S.No. **15451** Date: **02-11-2015**

Sold to: **CH. KRISHNA**

S/o. **NARSAIAH**

For Whom: **MODI HOUSING PVT., LTD.,**

K.SATISH KUMAR

LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015.
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 17th day of November, 2015 by and between:

Sri. Adepu Balakrishna, S/o. Sri. Yadagiri, aged about 47 years, resident of H.No. 1-12/3, Muraharipally Village, Medchal Mandal, Ranga Reddy District, & Sri. Boddu Bal Narsaiah, S/o Sri. Ramulu, aged about 53 years, resident of Thunki Kalsa Village, Vargal Mandal, Medak District, hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

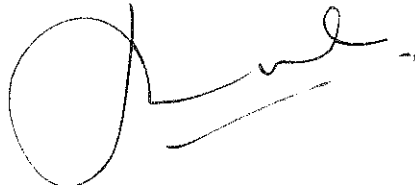
M/s. Modi Housing Pvt. Ltd., having its registered office at 5-4-187/3&4, II floor, Soham Mansion, M.G.Road, Secunderabad-500 003, represented by its Director Mr. Soham Modi, Son of Sri Satish Modi, aged about 46 years, Occupation: Business (Modi Housing Pvt. Ltd., is in the process of being converted 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. Balakrishna B. Balnarsaiah

- A. WHEREAS the LESSOR are the owners of building bearing Plot no. 32, admeasuring 292 sq yds, under Survey Nos. 259 to 267 & 269, at Village & Grampanchayat: Turkapally, Mandal Shamirpet, Ranga Reddy District, consisting of ground plus one upper floor on about 292 sq yds of land. The LESSOR purchased the said property by way of registered sale deed bearing document nos. 265/2012 & 1744/08, registered at SRO Shameerpet, Ranga Reddy District.
- B. The LESSEE has requested the LESSOR to grant on lease a portion of the terrace on the above referred property for the purposes of erection of one hoarding admeasuring about 20 ft in height and 40 ft in width each 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 in the property bearing Plot no. 32, admeasuring 292 sq yds, under Survey Nos. 259 to 267 & 269, at Village & Grampanchayat: Turkapally, Mandal Shamirpet, Ranga Reddy District, consisting of ground plus one upper floor on about 292 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 16.12.2015 and ending on 15.12.2020. 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. 4,000/- (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 LESSEE shall pay an amount of Rs. 12,000/- (Rupees Twelve Thousand Only) as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises.
4. The rent shall be enhanced by 5% at the end of every year.
5. The LESSEE shall be entitled to erect one hoarding at its cost on the Scheduled Property and the LESSOR shall cooperate with the LESSEE for the same.
6. 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.
7. The LESSEE shall be entitled to obtain electric power connection for lighting the said hoarding 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.
8. 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.



9. 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.
10. 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 hoarding being erected.
11. The LESSEE shall have right to let out the hoarding being erected to its associate firms and companies on terms and conditions it may deem fit and proper.
12. 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.
13. 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 LESSEE.

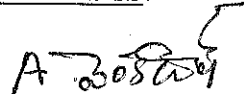
DESCRIPTION OF THE SCHEDULED PROPERTIES

All that portion of the terrace admeasuring 200 sft, on the building bearing Plot no. 32, admeasuring 292 sq yds, under Survey Nos. 259 to 267 & 269, at Village & Grampanchayat: Turkapally, Mandal Shamirpet, Ranga Reddy District, consisting of ground plus one upper floor on about 292 sq yds of land marked in red in the plan enclosed and bounded by:

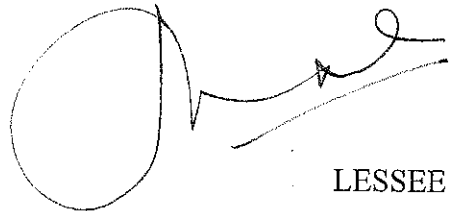
North By : 30' Wide Road
 South By : Plot No. 31
 East By : Road
 West by : Plot No. 49

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

A. Balakrishna

B. Balnarsaid

LESSOR