

తెలంగాణ తెలంగాణ TELANGANA

S.No. 16660 Date: 12-11-2016

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. MODI REALITY (MIRYALGUDA) LLP.

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 14th day of November, 2016 by and between:

Mr, Jonalagada. Nageshwar Rao, Son of J. Somaiah, aged about 63 Residing at house no: 18-1880/B, Hanumanpet. Miryalaguda bypass road. Miryalaguda - 508207, Nalgonda 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 Reality (Miryalaguda) LLP, Represented by its partner Mr, Karna Mehta son of Mr, Sudhir Mehta aged 25 years, Residing at 21, Bapubagh colony, Ground floor, PG road, Secunderabad - 500003, Occupation Business hereinafter referred to as the LESSEE which term shall mean and include whenever the context may so require his successor-in-interest.

For MODI REALTY (MIRYALAGUDA) LLP

Karna Mehta

Partner

S. S. S. S.

- A. WHEREAS the LESSOR is the owner of house no: 18-1880/B, Hanumanpet, Miryalaguda bypass road, Miryalaguda - 508207, Nalgonda District, Mr. Jonalagada. Nageshwar Rao, Son of J. Somaiah, aged about 63
- B. The LESSEE has requested the LESSOR to grant on lease a portion of the area in building terrace on the above referred property for the purposes of erection of single sided hoarding admeasuring about 20 ft in height and 30 ft in width each and the LESSOR has agreed to give on lease on the terms and conditions specified here-under.
- C. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified here-under the LESSOR both hereby grant and the LESSEE both hereby taken on lease a portion of the area in the building terrace situated at Hanumanpet, beside bypass road, Miryalaguda - 508207, Nalgonda District, 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 14.11.2016 and ending on 1.10.2021. 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. 3,000/- (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. 9,000/- (Rupees Nine 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 one 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 LESSOR shall be solely responsible for obtaining permit for erection of the hoarding from the relevant authorities. However, the LESSEE shall cooperate with the LESSOR for obtaining such a permission. The LESSEE 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 hoardings and the LESSOR shall cooperate with the LESSEE for obtaining the electric power connection. The LESSEE 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.

For MODI REALTY (MIRYALAGUDA) LLP


Partner



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 hoardings 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 building situated at house no: 18-1880/B, Hanumanpet, Miryalaguda bypass road, Miryalaguda - 508207, Nalgonda District, Telangara :

North By : Private Property
South By : Miryalaguda bypass road
East By : Private Property
West by : Private Property

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

WITNESSES:

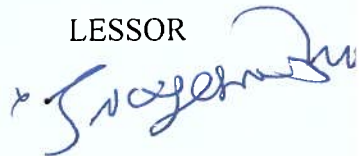
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For MODI REALTY (MIRYALAGUDA) LI


LESSEE

Partn

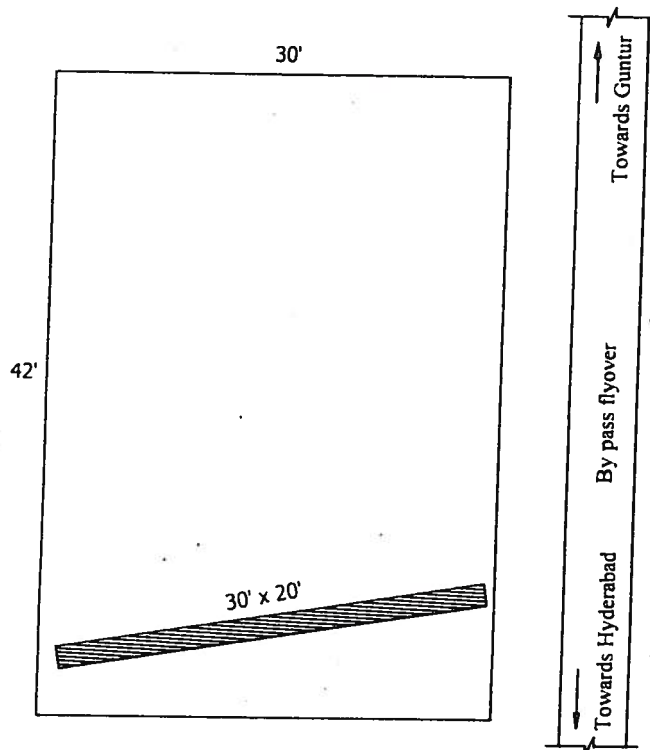
LESSOR



PLAN FOR LEASE AGREEMENT SHOWING THE BUILDING TERRACE AREA BEARING SITUATED AT HOUSE NO: 18-1880/B, HANUMANPET, MIRYALAGUDA BYPASS ROAD, MIRYALAGUDA - 508207, NALGONDA DISTRICT.

LESSOR: Jonalagada Nageshwar Rao, Son of J. Somaiah, aged about 63 Residing at house no: 18-1880/B, Hanumanpet, Miryalaguda bypass road, Miryalaguda - 508207, Nalgonda District.

LESSEE: M/s. Modi Realty (Miryalaguda) LLP, Represented by its partner Mr, Karna Mehta son of Mr. Sudhir Mehta aged 25 years, Residing at 21, Bapubagh colony, Ground floor, PG road, Secundrabad - 500003.



WITNESSES:

- 1.
- 2.

LESSOR

LESSEE

For MODI REALTY (MIRYALAGUDA) LLP

Partner