

తెలంగాణ తెలంగాణ TELANGANA

38-24 Date: 24/08/2016 100/-

Sold To: Syed Mehdi
S/o. D/o. W/o. Syed Mohammed
Whom: Syed Mehdi

D 744985
K. SAJESH KUMAR

Licence Stamp Vendor
LIC No. 15-95-009/2012
RL No. 11-11-009/2015
Plot No. 227, Opposite Gate of City Civil Court,
West Marredpally, SEC'BAD.
Mobile No: 9849355156

LEASE AGREEMENT

THIS INDENTURE made this 20th day of August, 2016 at Secunderabad between:

1. Mr. Syed Mehdi, Son of Mr. Syed Mohammed aged about 57 years, Occupation: Business
2. Mrs. Razia Bano, Wife of Mr. Syed Mehdi, aged about 47 years, presently both are residing at premises at P.O. Box no. 410002, Jeddah – 21521, Saudi Arabia and Permanent residents of 1-5-16/2/1, Musheerabad, Hyderabad, Telangana State – 500 020, hereinafter for brevity called "THE LESSORS" which term or expression unless excluded by or repugnant to the subject, context or meaning thereof shall be deemed to mean and include his/her heirs, executors, administrators and legal representatives and assigns of the ONE PART.

AND

M/s. NATIONAL INSURANCE COMPANY LIMITED, a Company incorporated under the Indian Companies Act 1956 having its Registered and Head Office at 3, Middleton Street in the town of Calcutta now called Kolkata-700 071 and carrying on business inter alia in the state of Telangana, rep. by its Sr. Divisional Manager Smt. R. Lalithakala, W/o. Mr. R. Pandu Ranga Rao, aged about 48 years, hereinafter called THE LESSEE (which term or expression unless excluded by or repugnant to the subject, context, or meaning thereof shall be deemed to mean and include its successor or successors) of the OTHER PART.

Syed Mehdi

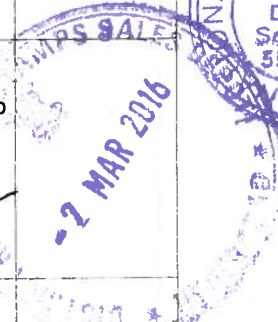
Razia Bano



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 350/- paid between the hours of 12 and 1 on the 17th day of DEC, 2016 by Sri Syed Mehdi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	LE		 M/S. NATIONAL INSURANCE CO [1606-1-2016-2101]	M/S. NATIONAL INSURANCE COMPANY LIMITED REP BY R. LALITHAKALA W/O. R. PANDU RANGA RAO OFFICE NO. 3 MIDDLETON STREET, KOLKATTA	
2	LR		 RAZIA BANO::17/12/2016 [1606-1-2016-2101]	RAZIA BANO W/O. SYED MEHDI 1-5-16/2/1 MUSHEERABAD, HYD	
3	LR		 SYED MEHDI::17/12/2016 [1606-1-2016-2101]	SYED MEHDI S/O. SYED MOHAMMED 1-5-16/2/1 MUSHEERABAD, HYD	



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 Sub Registrar Secunderabad
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Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY: [1606-1-2016-2101]	K PRABHAKAR REDDY 5-4-187/3 4 MG ROAD SEC-BAD	
2		 MS SRINIVASA RAO::17 [1606-1-2016-2101]	MS SRINIVASA RAO 1-4-2771/142 PADMASHALI COLONY BHOLAKPUR HYD	

17th day of December, 2016

Signature of Sub Registrar Secunderabad



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- A. WHEREAS the LESSEE advertised in the News papers inviting offers for letting out office space not less than 1500 sq.ft. in Office area in the City/town of Hyderabad in the State of Telangana.
- B. AND WHEREAS in response to such advertisement the LESSORS offered to let out Office space of 1500 sq.ft (1244 carpet area) on the second floor of the building known as Soham Mansion in the city/town Hyderabad in the State of Telangana (more fully described in the schedule hereunder written).
- C. AND WHEREAS the LESSORS is seized and possessed of and is otherwise well and sufficiently entitled to the said Office space in the said building at the said premises bearing Municipal No. 5-4-187/3 & 6, M. G. Road in the town/city of Hyderabad in the states of Telangana State, having an area of about 1500 sft. (1244 carpet area).
- D. AND WHEREAS the LESSORS has agreed to grant and the LESSEE has agreed to take the said office space (hereinafter for brevity referred to as the 'Demised premises') for a period of ten years commencing from the 18th day of February, 2016 at the rent of Rs 22,500/- (Rupees Twenty two thousand five hundred only) per month for the first five years, that is to say, for the period of 18th day of February, 2016 to 17th day of February, 2021 and at the rate increased by 25% percent of the said rent per month for the second five years is Rs. 28,125/-, that is to say, for the period 18th day of February, 2021 to 17th day of February, 2026.
- E. NOW THIS INDENTURE WITNESSETH that in consideration of the said rent hereby reserved and of the covenants, terms and conditions herein contained and on the part of the LESSEE to be paid observed and performed the LESSORS doth hereby demise unto the LESSEE firstly ALL THAT the office space containing an area of 1500 Sq. Ft. on the Second Floor of building known as Soham Mansion, in the city of Hyderabad in the State of Telangana bearing premises bearing Municipal No. 5-4-187/3 & 6, M. G. Road, Hyderabad together with all rights/easements and appurtenances whatsoever belonging to or appertaining to the demised premises and TO HOLD the demised premises for the term of ten years commencing from 18th day of February, 2016 and ending 17th day of February, 2021 with the option for renewal or renewals on the part of LESSEE.
- F. YIELDING AND PAYING THEREFOR UNTO THE LESSORS during the said term a consolidated rent of Rs.22,500/- (Rupees Twenty Two Thousand Five Hundred Only) per month for the five years that is to say for the period of 18th day of February, 2016 to 17th day of February, 2021 and at the rate increased by 25% percent of the said rent per month for the second five years is Rs. 28,125/-, that is to say, for the period 18th day of February, 2021 to 17th day of February, 2026 inclusive of all Municipal rates and taxes and all other outgoings whatsoever in respect of the demised premises payable on or before 10th day of each and every month according to English Calendar for the month immediately preceding.

AND THE LESSEE DOTH HEREBY CONVENANT WITH THE LESSORS AS FOLLOWS:

- i. To pay the rent payable as hereby reserved in the manner herein provided
- ii. To use the said demised premises for any of its business purposes to locate any of its offices store room, Training Centre and such other centres as may be deemed fit including staff canteen and Security Guard's quarter, if required. The LESSEE shall have free right for ingress and egress of the employees, customers, agents and persons interested in inter-acting with the LESSEE.

[Handwritten signature]

Razia Bano



[Handwritten signature]

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	6890	0	0	0	6990
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	350	0	0	0	350
User Charges	NA	0	150	0	0	0	150
Total	100	0	7390	0	0	0	7490

Rs. 6890/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 350/- towards Registration Fees on the chargeable value of Rs. 349500/- was paid by the party through E-Challan/BC/Pay Order No ,1009KC161216 dated ,17-DEC-16 of ,SBH/CHIKKADPALLY HYDERABAD

E-Challan Details Received from Bank :
 (1). AMOUNT PAID: Rs. 7390/-, DATE: 17-DEC-16, BANK NAME: SBH, BRANCH NAME: CHIKKADPALLY HYDERABAD, BANK REFERENCE NO: 000791026, REMITTER NAME: R. LALITHA KALA, EXECUTANT NAME: MR. SYED-MEHDI AND RAZIA BANO, CLAIMANT NAME: NATIONAL INSURANCE COMPANY LIMITED).

Date: 17th day of December, 2016

[Signature]
 Signature of Registering Officer
 Secunderabad

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 Sub Registrar Secunderabad
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CERTIFICATE OF REGISTRATION

Registered as Doct. No. 2071 of 2016
 (1935 SC) of Book I and
 assigned the Identification Number
1606 - I - 2101 - 2016 for Scanning.

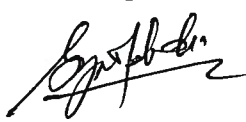


Date: 17/12/2016 *[Signature]*
 Registering Officer

**NOTE : ONE COPY HAS BEEN REGISTERED
 ALONG WITH ORIGINAL**

**SUB-REGISTRAR
 SECUNDERABAD**



- iii. The LESSEE its Officers servants, agents, visitors and customers shall be entitled to unfettered right to use in common with the LESSORS and/or other tenants and occupiers of the building the main entrance, staircase, common lifts, landings and other common passages and areas for the purpose of ingress to and egress from the demised premises and all other amenities and conveniences appertaining to the demised premises and that the LESSORS shall supply water at the demised premises throughout day and night and shall keep and maintain the appurtenances and appliances of and supply connection in good order for adequate supply of water for drinking, flushing, bathing and other purposes by installation of overhead tanks.
- iv. The LESSEE shall comply with and carry out all requisitions of the Municipal Authorities, the Government and/or any other statutory or authorized body in respect of its business to be carried on at the demised premises. The LESSEE shall not cause to be done, permit or suffer upon the demised premises or any portion thereof anything which may be nuisance or cause damage to the LESSORS or the occupiers of the building or neighboring houses.
- v. The LESSEE shall not cause or allow or permit to be caused any injury or damage to the demised premises or any part or portion thereof. If however, any damage or injury is caused to the demised premises by or through any willful act or negligence of the LESSEE or its servants or agents, the LESSEE shall forthwith make good the same at its own costs and expenses. The LESSEE shall not be liable for any damages or injury which may be caused to the demised premises by civil commotion, enemy actions, earthquake, violence of army or mob, fire (not caused through the negligence of the LESSEE, its servants or agents) or any act of God or which is beyond the control of the LESSEE.
- vi. To permit the LESSORS, its workmen, agents, engineers and contractors at all reasonable times in the day time during the said term on giving sufficient prior notice therefore to enter upon to view and examine the state and condition of the demised premises or any part thereof or for attending or doing any necessary work at the demised premises or in any part thereof.
- vii. The LESSEE shall be at liberty to make any additions or alterations to the demised premises or any part thereof as may be necessary for suitable accommodation and layout of the office without causing any structural addition/alteration or damage to the demised premises. Such additions or alterations will be done by the LESSEE at its own costs provided that at the time of vacating the demised premises the LESSEE shall remove all fixtures and fittings and all articles belonging to the LESSEE embodied in or attached to the earth and the LESSORS shall have not claim thereto in any manner whatsoever.
- viii. The LESSEE shall have liberty to fix tube lights and/or other lights and fans or any other electrical and other apparatus and/or fittings for business purpose.
- ix. After the expiration of the term of the Lease or sooner determination thereof the LESSEE shall deliver up vacant and peaceful possession of the demised premises unto the LESSORS in same conditions as it was when let out (normal wear and tear excepted).
- x. The LESSEE shall have full right and power to affix to the demised premises or outer walls Neon sign plate etc. and affix, display and otherwise exhibit thereon or permit or suffer to be affixed, displayed or exhibited any neon sign, sign plates etc. and upon the expiry of or sooner determination or otherwise shall be at liberty to remove all the materials whatsoever and howsoever affixed displayed or exhibited by it and then subsisting and the same shall remain its own absolute property.

 Razia Bano  






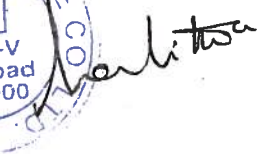
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Secunderabad

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THE LESSORS DO THEREBY COVENANT WITH THE LESSEE AS FOLLOWS:

- a) That the LESSORS has full power and absolute right to grant this lease for the period hereinbefore mentioned and for the renewed period or periods of the Lease.
- b) That the LESSEE duly paying the said monthly rent hereby reserved and observing and performing all the covenants, terms, conditions and stipulations on its part to be observed and performed, shall hold possess and enjoy the demised premises during the said terms hereby created without eviction, interruption, disturbance, hindrance or claim by or on behalf of the LESSORS or any person or persons lawfully claiming through or under him/her/it.
- c) The LESSORS shall pay both the owner's as well as occupier's share of the existing municipal rates and taxes and assessment payable in respect of the demised premises and any enhancement thereof and also the land revenue, if any, for the said premises.
- d) The LESSORS shall at its costs keep the demised premises wind and water tight and shall carry out all structural or other necessary repairs as and when require and shall keep the demised premises in good repairs and habitable condition. The LESSORS shall also paint the demised premises every alternate year and painting of doors and windows every three years. The LESSORS shall also be liable for the maintenance repairs services and cleaning as also the proper lighting of the common passages, paths, staircases attached to the demised premises.
- e) The LESSORS shall not let out or give Leave and Licence or allow any other person to use or carry on any unusual or harmful occupation or business in or upon any part of the demised premises which may cause annoyance to and/or otherwise likely to prejudice the business of the LESSEE at the demised premises.
- f) The LESSORS shall bear all Municipal and Government rates and taxes in respect of the demised premises. If the LESSEE is ever called upon to pay any taxes or rates by any authorities owing to default on the part of the LESSORS or for any other reason whatsoever the LESSEE shall be at liberty to pay such rates and taxes and to recover the same by deduction and/or adjustment from the monthly rental payable by the LESSEE to the LESSORS in terms hereof and until such recovery the LESSORS shall pay interest at 12% per annum from the date of such payment by the LESSEE subject however to the condition that non-payment of rent and/or any adjustment aforesaid shall not be treated as a default on the part of the LESSEE so as to create a ground for eviction or otherwise which the LESSORS doth hereby waive as agreed upon.
- g) The staircase leading to the demised premises together with paths yards and entrances from the main road leading to the demised premises shall be kept by the LESSORS unobstructed and for the use of the LESSEE its staff and clients during the period of Office working. The LESSORS should arrange proper flow of light and electricity in all the common areas including the stair cases for the use of the LESSEE, its staff and clients.
- h) The LESSEE shall be entitled to fix at his own costs counter and bring furniture, steel safes and cabinets.

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Sub Registrar
Secunderabad



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- i) If the LESSORS fails or neglects to carry out the necessary repairs and performs any of their obligations in terms of this Lease and LESSEE shall be at liberty to do the same on behalf of the LESSORS on LESSORS's account and such costs which may be necessary to be incurred will be paid by the LESSORS to the LESSEE on demand failing which the LESSEE may recover the same with interest thereon at the rate of interest payable under the Interest Act.
- j) The LESSORS shall provide sanitary latrines urinals, lavatory with water taps, wash basins and flushings and other necessary modern appliances in the demised premises.
- k) The LESSORS should make necessary arrangement to provide supply of 6 KW electricity in the demised premises so as to enable the LESSEE to use their Computers to be installed by the LESSEE in the demised premises.
- l) Any notice that may be required to be served upon the parties hereto will be deemed to have been properly and effectively served on the parties if sent by registered post to the address of the party concerned mentioned herein or to the last known address of the same.

IT IS HEREBY AGREEED BY AND BETWEEN THE PARTIES as follows:

1. If the monthly rent hereby reserved or any part thereof shall remain unpaid for a period of six months without any cogent reason or the LESSEE commits breach of any of the covenants terms or conditions on its part to be observed and performed it shall be lawful (but not compulsory) for the LESSORS to determine the Lease and to re-enter the demised premises or any part thereof in the name of the whole and to take possession thereof.
2. In case of acquisition of the demised premises or any portion thereof by the Government or any other Public Body under the Land Acquisition Act or any other Act, Ordinance or Rule for the time being in force at any time during the subsistence of the Lease the LESSORS shall be entitled to such compensation money as may be awarded to the LESSORS for such acquisition and the LESSEE shall be entitled to such compensation as may be awarded to it for its Lease hold interest in accordance with the provisions of the law and subject to this and lease shall determine and stand cancelled PROVIDED HOWEVER that in case only a portion of such demised premises is acquired the LESSEE shall have the option to surrender the lease for the unexpired period of the lease for the remaining portion of the demised premises after giving reasonable notice in writing to the LESSORS and upon expiry of the one month thereafter the lease shall stand determined. If the LESSEE wants to occupy the portion of the demised premises not acquired then and in such case the LESSEE shall be liable to pay the proportionate rent.
3. In the event of the demised premises being wholly or partially destroyed by civil commotion, enemy action, earthquake, violence of mob and fire (not caused through the negligence of the LESSEE or its servants or agents or the act of its servants in the course of the employment) at any time during the subsistence of this Lease, then the Lease shall at the option of the LESSEE, stand determined or if so called upon by the LESSEE, the LESSORS shall take all steps to reinstate repair and the LESSEE shall be entitled to the whole or proportionate abatement of the monthly rent, as the case may be till the demised premises or part thereof reinstated repaired and made fit for occupation of the LESSEE stand determined or if so call by the Lessee.

[Handwritten signature]

Razia Bano

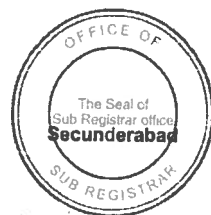


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Secunderabad

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4. In case the parties agree for renewal of the Lease of the demised premises for a further period of 3 years, then and in such case the LESSORS shall grant to the LESSEE a renewal of the Lease of the demised premises for a further period of 3 years on the same covenants, terms and conditions as herein contained except that the monthly rent which shall be decided at the rate mutually agreed upon.
5. The Lease shall be executed in duplicate the LESSEE shall pay 50% of the Stamp Duty on the original and duplicate Lease. The original Lease shall be registered, 50% of the cost of which shall be paid by the LESSEE and 50% by the LESSORS. The registered original Lease shall remain in possession of the LESSEE and the signed duplicate copy thereof shall be kept by the LESSORS. Each party hereto shall pay and bear its own Lawyer's charges.


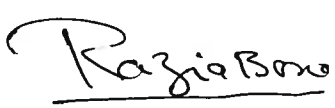
SCHEDULE OF THE DEMISED PREMISES

All that office space having built-up area of 1500 sft. (1244 carpet area) on the second floor in the building known as Soham Mansion, bearing Municipal No. 5-4-187/3 & 6, situated at M. G. Road, Secunderad and bounded as given below:

East By : M. G. Road
West By : Premises occupied by M/s. Luharuka Associates
North By : Open to sky & 20' wide passage
South By : Lobby & Staircase

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first above written.

SIGNED SEALED AND DELIVERED BY

1)  MR. SYED MEHDI 2)  MRS. RAZIA BANO

The said LESSORS in the presence of:

SIGNED SEALED AND DELIVERED

By M/s NATIONAL INSURANCE COMPANY LIMITED,

 
REPRESENTED BY R. LALITHAKALA
NATIONAL INSURANCE COMPANY LIMITED, HYDERABAD

Of the LESSEE in the presence of:

1. 
2. 

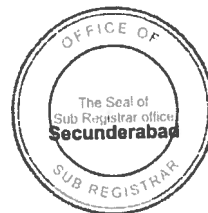
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Secunderabad

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2071/2016



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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

భారత ప్రభుత్వం

Unique Identification Authority of India

నమోదు సంఖ్య/ Enrollment No. : 2017/00023/41134

నమోదు క్రమసంఖ్య/Enrolment No.: 1171/00070/08215

To: Razia Bano
(రజియా బానో)
W/O Syed Mehdi
1-5-16/2/1
Krishna Nagar Colony
Opp Vani Vilas school
Musheerabad
Musheerabad
Hyderabad
Andhra Pradesh - 500020

Date: 08/08/2011

Ref. No : 00001374-00048972-00032167-



UA 03632438 8 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3313 5580 3148

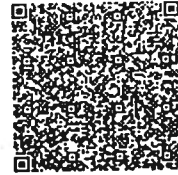
ఆధార్ - సామాన్యని హక్కు

23/01/2012

To
Reddi Lalitha Kala
రెడ్డి లలిత కళ
W/O Reddi Pandu Ranga Rao
FLAT NO 102 SAI ASHISH APARTMENTS H NO 2-2-647/95/1
CENTRAL EXCISE COLONY
OPPOSITE KARUR VYSYA BANK ATM
BAGH AMBERPET
Amberpet
Amberpet,Hyderabad
Andhra Pradesh - 500013
9849698739

UF051451145IN

5145114



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7138 8631 8322

ఆధార్ - సామాన్యని హక్కు

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA



రజియా బానో
Razia Bano
పుట్టిన సంవత్సరం / Year of Birth : 1968
స్త్రీ / Female

3313 5580 3148



ఆధార్ - సామాన్యని హక్కు

6587 3264 8906

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



రెడ్డి లలిత కళ
Reddi Lalitha Kala

పుట్టిన సంవత్సరం/Year of Birth : 1967
స్త్రీ / Female

7138 8631 8322



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సయ్యద్ మెహ్దీ
Syed Mehdi

పుట్టిన సంవత్సరం/Year of Birth: 1958
పురుషుడు / Male

6587 3264 8906



INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995

PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013



Signature
Issued On: 18/12/2014

Licensing Authority
RTA-HYDERABAD-EZ

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207/1/2016

Sub Registrar
Secunderabad

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CS
2101

తెలంగాణ తెలంగాణ TELANGANA

3823 Date 24/03/2016

Issued To: Syed Mehdi
 No. D/o. W/o: Syed Mohammed
 Whom: Self

K. SATISH KUMAR

D 744984

Licenced Stamp Vendor

LIC.No.16-05-059/2012

RL.No.16-05-029/2015

Plot No.227, Opp:Bank Gate of City Civil Court,
West Marredpally, SEC'BAD.

Mobile No:9849355156

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2. Mrs. Razia Bano, Wife of Mr. Syed Mehdi, aged about 47 years, presently both are residing at premises at P.O. Box no. 410002, Jeddah – 21521, Saudi Arabia and Permanent residents of 1-5-16/2/1, Musheerabad, Hyderabad, Telangana State – 500 020, hereinafter for brevity called "THE LESSORS" which term or expression unless excluded by or repugnant to the subject, context or meaning thereof shall be deemed to mean and include his/her heirs, executors, administrators and legal representatives and assigns of the ONE PART.

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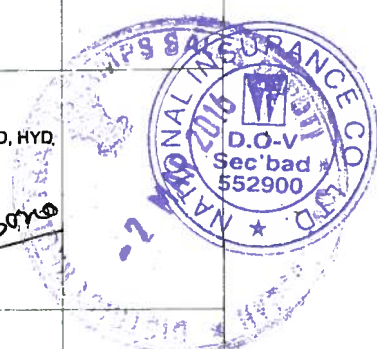
Syed Mehdi
Razia Bano



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 350/- paid between the hours of 12 and 1 on the 17th day of DEC, 2016 by Sri Syed Mehdi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):						Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address		
1	LE			M/S. NATIONAL INSURANCE COMPANY LIMITED REP BY R. LALITHAKALA W/O. R. PANDU RANGA RAO OFFICE NO. 3 MIDDLETON STREET, KOLKATTA		
2	LR			RAZIA BANO W/O. SYED MEHDI 1-5-16/2/1 MUSHEERABAD, HYD.		
3	LR			SYED MEHDI S/O. SYED MOHAMMED 1-5-16/2/1 MUSHEERABAD, HYD		



Identified by Witness:				
Sl No	Thumb Impression	Photo	Name & Address	Signature
1			K PRABHAKAR REDDY 5-4-187/3 4 MG ROAD SEC-BAD	
2			MS SRINIVASA RAO 1-4-27/71/142 PADMASHALI COLONY EHLAKPUR HYD	

17th day of December, 2016

Signature of Sub Registrar Secunderabad

I hereby certify that on the production of the original instrument, I have satisfied section 14 myself that the stamp duty of Rs. 100 has been paid therefor

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 Sub Registrar Secunderabad



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- A. WHEREAS the LESSEE advertised in the News papers inviting offers for letting out office space not less than 1500 sq.ft. in Office area in the City/town of Hyderabad in the State of Telangana.
- B. AND WHEREAS in response to such advertisement the LESSORS offered to let out Office space of 1500 sq.ft (1244 carpet area) on the second floor of the building known as Soham Mansion in the city/town Hyderabad in the State of Telangana (more fully described in the schedule hereunder written).
- C. AND WHEREAS the LESSORS is seized and possessed of and is otherwise well and sufficiently entitled to the said Office space in the said building at the said premises bearing Municipal No. 5-4-187/3 & 6, M. G. Road in the town/city of Hyderabad in the states of Telangana State, having an area of about 1500 sft. (1244 carpet area).
- D. AND WHEREAS the LESSORS has agreed to grant and the LESSEE has agreed to take the said office space (hereinafter for brevity referred to as the 'Demised premises') for a period of ten years commencing from the 18th day of February, 2016 at the rent of Rs 22,500/- (Rupees Twenty two thousand five hundred only) per month for the first five years, that is to say, for the period of 18th day of February, 2016 to 17th day of February, 2021 and at the rate increased by 25% percent of the said rent per month for the second five years is Rs. 28,125/-, that is to say, for the period 18th day of February, 2021 to 17th day of February, 2026.
- E. NOW THIS INDENTURE WITNESSETH that in consideration of the said rent hereby reserved and of the covenants, terms and conditions herein contained and on the part of the LESSEE to be paid observed and performed the LESSORS doth hereby demise unto the LESSEE firstly ALL THAT the office space containing an area of 1500 Sq. Ft. on the Second Floor of building known as Soham Mansion, in the city of Hyderabad in the State of Telangana bearing premises bearing Municipal No. 5-4-187/3 & 6, M. G. Road, Hyderabad together with all rights/easements and appurtenances whatsoever belonging to or appertaining to the demised premises and TO HOLD the demised premises for the term of ten years commencing from 18th day of February, 2016 and ending 17th day of February, 2021 with the option for renewal or renewals on the part of LESSEE.
- F. YIELDING AND PAYING THEREFOR UNTO THE LESSORS during the said term a consolidated rent of Rs.22,500/- (Rupees Twenty Two Thousand Five Hundred Only) per month for the five years that is to say for the period of 18th day of February, 2016 to 17th day of February, 2021 and at the rate increased by 25% percent of the said rent per month for the second five years is Rs. 28,125/-, that is to say, for the period 18th day of February, 2021 to 17th day of February, 2026 inclusive of all Municipal rates and taxes and all other outgoings whatsoever in respect of the demised premises payable on or before 10th day of each and every month according to English Calendar for the month immediately preceding.

AND THE LESSEE DOTH HEREBY CONVENANT WITH THE LESSORS AS FOLLOWS:

- i. To pay the rent payable as hereby reserved in the manner herein provided
- ii. To use the said demised premises for any of its business purposes to locate any of its offices store room, Training Centre and such other centres as may be deemed fit including staff canteen and Security Guard's quarter, if required. The LESSEE shall have free right for ingress and egress of the employees, customers, agents and persons interested in inter-acting with the LESSEE.

 Razia Bano



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	6890	0	0	0	6990
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	350	0	0	0	350
User Charges	NA	0	150	0	0	0	150
Total	100	0	7390	0	0	0	7490

Rs. 6890/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 350/- towards Registration Fees on the chargeable value of Rs. 349500/- was paid by the party through E-Challan/BC/Pay Order No ,1009KC161216 dated ,17-DEC-16 of ,SBH/CHIKKADPALLY HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 7390/-, DATE: 17-DEC-16, BANK NAME: SBH, BRANCH NAME: CHIKKADPALLY HYDERABAD, BANK REFERENCE NO: 000791026, REMITTER NAME: R. LALITHA KALA, EXECUTANT NAME: MR. SYED MEHDI AND RAZIA BANO, CLAIMANT NAME: NATIONAL INSURANCE COMPANY LIMITED).

Date:
17th day of December, 2016

[Signature]
Signature of Registering Officer
Secunderabad

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Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 2071 of 2016
(1988 SC) of Book I and
assigned the Identification Number
1606 - I - 2101 - 2016 for Scanning.

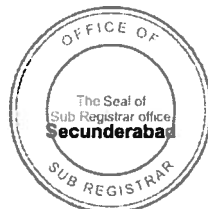
Date: 17/12/2016 *[Signature]*
Registering Officer

Difference between the original and
Duplicate Interlineations erasures
alterations. Blanks in this

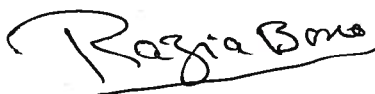
COMPAIRED BY { (READER) *[Signature]*
(EXAMINER) *[Signature]*

DATE: 17/12/16

SUB-REGISTRAR



- iii. The LESSEE its Officers servants, agents, visitors and customers shall be entitled to unfettered right to use in common with the LESSORS and/or other tenants and occupiers of the building the main entrance, staircase, common lifts, landings and other common passages and areas for the purpose of ingress to and egress from the demised premises and all other amenities and conveniences appertaining to the demised premises and that the LESSORS shall supply water at the demised premises throughout day and night and shall keep and maintain the appurtenances and appliances of and supply connection in good order for adequate supply of water for drinking, flushing, bathing and other purposes by installation of overhead tanks.
- iv. The LESSEE shall comply with and carry out all requisitions of the Municipal Authorities, the Government and/or any other statutory or authorized body in respect of its business to be carried on at the demised premises. The LESSEE shall not cause to be done, permit or suffer upon the demised premises or any portion thereof anything which may be nuisance or cause damage to the LESSORS or the occupiers of the building or neighboring houses.
- v. The LESSEE shall not cause or allow or permit to be caused any injury or damage to the demised premises or any part or portion thereof. If however, any damage or injury is caused to the demised premises by or through any willful act or negligence of the LESSEE or its servants or agents, the LESSEE shall forthwith make good the same at its own costs and expenses. The LESSEE shall not be liable for any damages or injury which may be caused to the demised premises by civil commotion, enemy actions, earthquake, violence of army or mob, fire (not caused through the negligence of the LESSEE, its servants or agents) or any act of God or which is beyond the control of the LESSEE.
- vi. To permit the LESSORS, its workmen, agents, engineers and contractors at all reasonable times in the day time during the said term on giving sufficient prior notice therefore to enter upon to view and examine the state and condition of the demised premises or any part thereof or for attending or doing any necessary work at the demised premises or in any part thereof.
- vii. The LESSEE shall be at liberty to make any additions or alterations to the demised premises or any part thereof as may be necessary for suitable accommodation and layout of the office without causing any structural addition/alteration or damage to the demised premises. Such additions or alterations will be done by the LESSEE at its own costs provided that at the time of vacating the demised premises the LESSEE shall remove all fixtures and fittings and all articles belonging to the LESSEE embodied in or attached to the earth and the LESSORS shall have not claim thereto in any manner whatsoever.
- viii. The LESSEE shall have liberty to fix tube lights and/or other lights and fans or any other electrical and other apparatus and/or fittings for business purpose.
- ix. After the expiration of the term of the Lease or sooner determination thereof the LESSEE shall deliver up vacant and peaceful possession of the demised premises unto the LESSORS in same conditions as it was when let out (normal wear and tear excepted).
- x. The LESSEE shall have full right and power to affix to the demised premises or outer walls Neon sign plate etc. and affix, display and otherwise exhibit thereon or permit or suffer to be affixed, displayed or exhibited any neon sign, sign plates etc. and upon the expiry of or sooner determination or otherwise shall be at liberty to remove all the materials whatsoever and howsoever affixed displayed or exhibited by it and then subsisting and the same shall remain its own absolute property.



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THE LESSORS DO THEREBY COVENANT WITH THE LESSEE AS FOLLOWS:

- a) That the LESSORS has full power and absolute right to grant this lease for the period hereinbefore mentioned and for the renewed period or periods of the Lease.
- b) That the LESSEE duly paying the said monthly rent hereby reserved and observing and performing all the covenants, terms, conditions and stipulations on its part to be observed and performed, shall hold possess and enjoy the demised premises during the said terms hereby created without eviction, interruption, disturbance, hindrance or claim by or on behalf of the LESSORS or any person or persons lawfully claiming through or under him/her/it.
- c) The LESSORS shall pay both the owner's as well as occupier's share of the existing municipal rates and taxes and assessment payable in respect of the demised premises and any enhancement thereof and also the land revenue, if any, for the said premises.
- d) The LESSORS shall at its costs keep the demised premises wind and water tight and shall carry out all structural or other necessary repairs as and when require and shall keep the demised premises in good repairs and habitable condition. The LESSORS shall also paint the demised premises every alternate year and painting of doors and windows every three years. The LESSORS shall also be liable for the maintenance repairs services and cleaning as also the proper lighting of the common passages, paths, staircases attached to the demised premises.
- e) The LESSORS shall not let out or give Leave and Licence or allow any other person to use or carry on any unusual or harmful occupation or business in or upon any part of the demised premises which may cause annoyance to and/or otherwise likely to prejudice the business of the LESSEE at the demised premises.
- f) The LESSORS shall bear all Municipal and Government rates and taxes in respect of the demised premises. If the LESSEE is ever called upon to pay any taxes or rates by any authorities owing to default on the part of the LESSORS or for any other reason whatsoever the LESSEE shall be at liberty to pay such rates and taxes and to recover the same by deduction and/or adjustment from the monthly rental payable by the LESSEE to the LESSORS in terms hereof and until such recovery the LESSORS shall pay interest at 12% per annum from the date of such payment by the LESSEE subject however to the condition that non-payment of rent and/or any adjustment aforesaid shall not be treated as a default on the part of the LESSEE so as to create a ground for eviction or otherwise which the LESSORS doth hereby waive as agreed upon.
- g) The staircase leading to the demised premises together with paths yards and entrances from the main road leading to the demised premises shall be kept by the LESSORS unobstructed and for the use of the LESSEE its staff and clients during the period of Office working. The LESSORS should arrange proper flow of light and electricity in all the common areas including the stair cases for the use of the LESSEE, its staff and clients.
- h) The LESSEE shall be entitled to fix at his own costs counter and bring furniture, steel safes and cabinets.

[Handwritten signature]

Rajia Bano



[Handwritten signature]

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Sub Registrar
Secunderabad



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- i) If the LESSORS fails or neglects to carry out the necessary repairs and performs any of their obligations in terms of this Lease and LESSEE shall be at liberty to do the same on behalf of the LESSORS on LESSORS's account and such costs which may be necessary to be incurred will be paid by the LESSORS to the LESSEE on demand failing which the LESSEE may recover the same with interest thereon at the rate of interest payable under the Interest Act.
- j) The LESSORS shall provide sanitary latrines urinals, lavatory with water taps, wash basins and flushings and other necessary modern appliances in the demised premises.
- k) The LESSORS should make necessary arrangement to provide supply of 6 KW electricity in the demised premises so as to enable the LESSEE to use their Computers to be installed by the LESSEE in the demised premises.
- l) Any notice that may be required to be served upon the parties hereto will be deemed to have been properly and effectively served on the parties if sent by registered post to the address of the party concerned mentioned herein or to the last known address of the same.

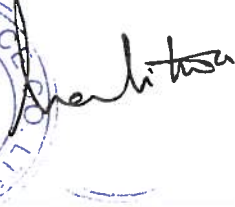
IT IS HEREBY AGREEED BY AND BETWEEN THE PARTIES as follows:

1. If the monthly rent hereby reserved or any part thereof shall remain unpaid for a period of six months without any cogent reason or the LESSEE commits breach of any of the covenants terms or conditions on its part to be observed and performed it shall be lawful (but not compulsory) for the LESSORS to determine the Lease and to re-enter the demised premises or any part thereof in the name of the whole and to take possession thereof.
2. In case of acquisition of the demised premises or any portion thereof by the Government or any other Public Body under the Land Acquisition Act or any other Act, Ordinance or Rule for the time being in force at any time during the subsistence of the Lease the LESSORS shall be entitled to such compensation money as may be awarded to the LESSORS for such acquisition and the LESSEE shall be entitled to such compensation as may be awarded to it for its Lease hold interest in accordance with the provisions of the law and subject to this and lease shall determine and stand cancelled PROVIDED HOWEVER that in case only a portion of such demised premises is acquired the LESSEE shall have the option to surrender the lease for the unexpired period of the lease for the remaining portion of the demised premises after giving reasonable notice in writing to the LESSORS and upon expiry of the one month thereafter the lease shall stand determined. If the LESSEE wants to occupy the portion of the demised premises not acquired then and in such case the LESSEE shall be liable to pay the proportionate rent.
3. In the event of the demised premises being wholly or partially destroyed by civil commotion, enemy action, earthquake, violence of mob and fire (not caused through the negligence of the LESSEE or its servants or agents or the act of its servants in the course of the employment) at any time during the subsistence of this Lease, then the Lease shall at the option of the LESSEE, stand determined or if so called upon by the LESSEE, the LESSORS shall take all steps to reinstate repair and the LESSEE shall be entitled to the whole or proportionate abatement of the monthly rent, as the case may be till the demised premises or part thereof reinstated repaired and made fit for occupation of the LESSEE stand determined or if so call by the Lessee.



Razia Bano







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4. In case the parties agree for renewal of the Lease of the demised premises for a further period of 3 years, then and in such case the LESSORS shall grant to the LESSEE a renewal of the Lease of the demised premises for a further period of 3 years on the same covenants, terms and conditions as herein contained except that the monthly rent which shall be decided at the rate mutually agreed upon.
5. The Lease shall be executed in duplicate the LESSEE shall pay 50% of the Stamp Duty on the original and duplicate Lease. The original Lease shall be registered, 50% of the cost of which shall be paid by the LESSEE and 50% by the LESSORS. The registered original Lease shall remain in possession of the LESSEE and the signed duplicate copy thereof shall be kept by the LESSORS. Each party hereto shall pay and bear its own Lawyer's charges.


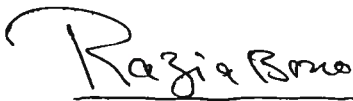
SCHEDULE OF THE DEMISED PREMISES

All that office space having built-up area of 1500 sft. (1244 carpet area) on the second floor in the building known as Soham Mansion, bearing Municipal No. 5-4-187/3 & 6, situated at M. G. Road, Secunderad and bounded as given below:

East By : M. G. Road
West By : Premises occupied by M/s. Luharuka Associates
North By : Open to sky & 20' wide passage
South By : Lobby & Staircase

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first above written.

SIGNED SEALED AND DELIVERED BY

1)  MR. SYED MEHDI
2)  MRS. RAZIA BANO

The said LESSORS in the presence of:



SIGNED SEALED AND DELIVERED

By M/s NATIONAL INSURANCE COMPANY LIMITED,


REPRESENTED BY R. LALITHAKALA
NATIONAL INSURANCE COMPANY LIMITED, HYDERABAD



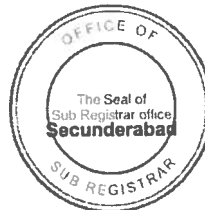
Of the LESSEE in the presence of:

1.  R
2. 

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Secunderabad
2071/2016



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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

భారత ప్రభుత్వం

Unique Identification Authority of India

సమాచార సంఖ్య / Enrollment No. : 2017/00023/41134

సమాచార సంఖ్య / Enrollment No.: 1171/00070/08215

To: Razia Bano
(రజియా బానో)
W/O Syed Mehdi
1-5-16/2/1
Krishna Nagar Colony
Opp Vani Vilas school
Musheerabad
Musheerabad
Hyderabad
Andhra Pradesh - 500020

Date: 08/08/2011

Ref. No : 00001374-00048972-00032167-



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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3313 5580 3148

ఆధార్ - సామాన్యని హక్కు

To
Reddi Lalitha Kala
రెడ్డి లలిత కళ
W/O Reddi Pandu Ranga Rao
FLAT NO 102 SAI ASHISH APARTMENTS H NO 2-2-647/95/1
CENTRAL EXCISE COLONY
OPPOSITE KARUR VYSYA BANK ATM
BAGH AMBERPET
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013
9849698739

23/01/2012



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5145114



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7138 8631 8322

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



రజియా బానో
Razia Bano
పుట్టిన సంవత్సరం / Year of Birth : 1968
స్త్రీ / Female

3313 5580 3148



ఆధార్ - సామాన్యని హక్కు

6587 3264 8906

ఆధార్ - సామాన్యని హక్కు



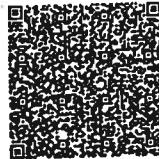
భారత ప్రభుత్వం
GOVERNMENT OF INDIA



రెడ్డి లలిత కళ
Reddi Lalitha Kala

పుట్టిన సంవత్సరం / Year of Birth : 1967
స్త్రీ / Female

7138 8631 8322



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సయ్యద్ మెహ్దీ
Syed Mehdi

పుట్టిన సంవత్సరం / Year of Birth: 1958
పురుషుడు / Male

6587 3264 8906



INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995

PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/102/1
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013



Signature
Issued On: 18/12/2014

Licencing Authority
RTA-HYDERABAD-EZ

(Signature)

Razia Bano

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Secunderabad

2071/2016



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