

తెలంగాణ తెలంగాణ TELANGANA

19/09/2017
M 456175

S.No. 21477 Date: 19-09-2017

Sold to: Murali Mohan

S/o. W/e. D/o. Mallech

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 22th day of September, 2017 by and between:

Sri Banda Srinivasu, S/o. Mutyalu, aged about 45 years, resident of House. No 3-19, Gundrampally Village, Chityal Mandal, Nalgonda District, hereinafter referred to as the Lessor.

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 duly authorized signatory Mr. Soham Modi, aged about 47 years, hereinafter referred to as the Lessee.

For MODI HOUSING PVT. LTD.

Director

B. Srinivasu

The term Lessor and Lessee shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.

A. WHEREAS the Lessor is the absolute owner of the building consisting of one floor constructed on a plot area of about 186.5 sq yds, bearing no. 3-19, Sy. No. 636, Gundrampally Village, Chityal Mandal, Nalgonda District. The Lessor has agreed to give on lease a portion of the terrace floor admeasuring about 600 sft to the Lessee for erecting a hoarding admeasuring about 40 ft in length and 20 ft in height. The said portion on the terrace is hereinafter referred to as the Leased Premises. The Lessee has requested the Lessor to grant on lease the leased premises and the Lessor agreed to give on lease on the terms and conditions specified as hereunder:

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The Lessee shall pay a rent of Rs. 40,000/- (Rupees Forty Thousand Only) per annum exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. The details of the rent payable are as under:

Sl. No.	Rent payable to	Amount	From period	To period
1	Banda Srinivasu	Rs. 40,000/-	01.10.2017	30.09.2018
2	Banda Srinivasu	Rs. 40,000/-	01.10.2018	30.09.2019
3	Banda Srinivasu	Rs. 40,000/-	01.10.2019	30.09.2020

2. The lease shall be for a period of 3 years commencing from 1st day of October, 2017. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice of one month.
3. The Lessor and the Lessee hereby undertake to register this agreement of lease as and when called upon by either of the parties at any time during the currency of the lease agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the Lessee.
4. The Lessee shall pay and bear the electricity consumption charges apart from the rent.
5. The Lessee shall utilize the leased premises only for the purposes of erecting a hoarding. The Lessee shall be free to sub-lease the hoarding to any third party. However, the Lessee shall not be entitled to sub-lease the leased premises to any third party.
6. The Lessor shall permit the Lessee to erect a hoarding on the leased premises. The Lessee shall be entitled to take up civil and fabrication works as it deems fit for erection of the hoarding. The Lessor shall not object to the works being taken up by the Lessee. The Lessee shall be specifically entitled to make minor structural changes to the Leased Premises for erection of the hoarding.

B. Srinivasu

For MODI HOUSING PVT. LTD.
Director

7. The Lessee is responsible and shall indemnify for any loss/damage caused by advertisement hoarding to any person or property.
8. 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.
9. 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.
10. The Lessee shall permit the Lessor or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
11. The Lessee shall be liable to pay all taxes, levies, charges like GST, etc., that are payable or shall become payable to any government or statutorily authority from time to time, only pertaining to rent and other charges payable under this agreement.
12. The Lessor shall pay the property taxes pertaining to the leased premises.
13. The Lessor agrees not to cause any hindrance to the Lessee in the enjoyment of the leased premises provided the Lessee observes all the covenants without defaults as specified above.
14. 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.
15. The Lessor agrees to allow the Lessee to access the Leased Premises for removing/mounting flex on the hoarding or for repairs and maintenance of the hoarding at any reasonable hour of the day. On expiry or termination of this lease the Lessee shall be entitled to remove all fixtures erected by it from the Leased Premises. The Lessee shall restore back the premises to the previous condition subject to natural wear and tear at the time of delivery of possession.

13/01/2015

For MODI HOUSING PVT. LTD.
Director



DESCRIPTION OF THE LEASED PREMISES

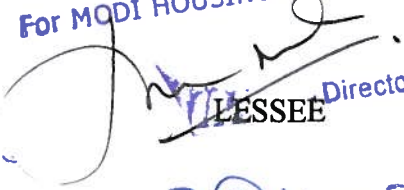
All that portion of terrace area admeasuring 600 sft space situated on the terrace floor of the building bearing house no. 3-19. Sy. No. 636, situated at Gundrampally Village, Chityal Mandal, Nalgonda District, marked in red in the plan enclosed and bounded by


North By : 20' wide road
South By : National high way no. 9.
East By : House belonging to Banda Anjaiah
West By : House belonging to Banda Ramulu

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

WITNESSES:

1. 
2. 

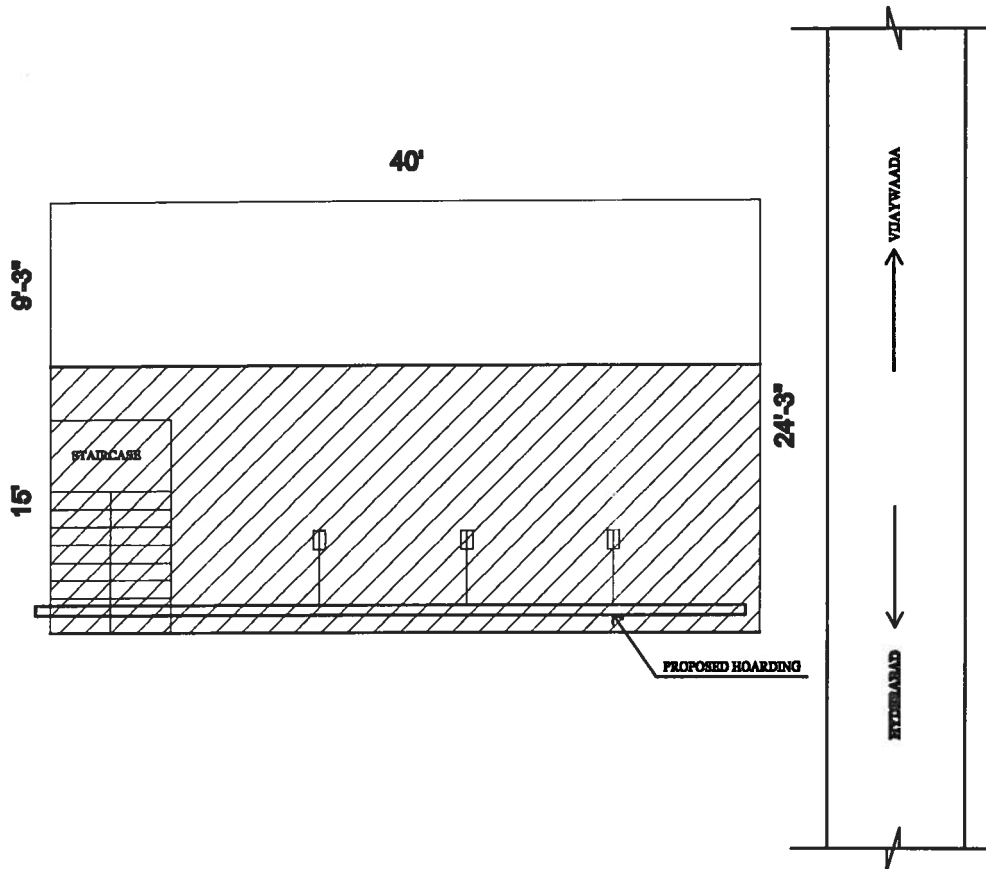

For MQDI HOUSING PVT. LTD.
LESSEE Director


LESSOR

PLAN for lease: Premises on the terrace floor, housing bearing no. 3-19 Gundrampally Village, Chityala Mandal, Nalgonda District.

LESSOR: Sri Banda Srinivasu, S/o. Mutyalu, aged about 45 years, resident of House. No 3-19, Gundrampally Villege, Chityal Mandal, Nalgonda District.

LESSEE: 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.



WITNESSES: 1.

2.

B. Srinivasu
LESSOR
For MODI HOUSING PVT. LTD.

LESSEE
Director