

తెలంగాణ తెలంగాణ TELANGANA
S.No. 352 Date: 15-04-2015

Sold to: Syed Mehdi
S/o. W/o. D/o.: Syed Mahmood
For Whom: Self

908274
T. LALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Secunderabad on this the 15th day of April' 2015, by and between:

M/s. e.Logic Solutions India Pvt. Ltd., having its registered office at The Mayflower, Plot No. 72, P&T Colony, Karkhana, Secunderabad 500 009, represented by its Director Mrs. Rupali Modi.

hereinafter referred to as the "LESSEE", (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

1. Mr. Syed Mehdi, son of Mr. Syed Mohammed, aged about 56 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
 2. Mrs. Razia Bano, wife of Mr. Syed Mehdi, aged about 46 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020.
- represented by their Specific Power of Attorney Holder M/s. Modi Properties & Investments (P) Limited, having its registered office at 5-4-187/3 & 4, IInd floor, M. G. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the "LESSORS"

hereinafter jointly referred to as the "LESSORS" and severally as LESSOR No. 1 & LESSOR No. 2 respectively (which term shall mean and include whenever the context may so require its successors-in-interest);

WHEREAS the LESSORS are jointly the absolute owners of the 1st Floor of the building known as The Mayflower, situated at Plot No. 72, P & T Colony, Secunderabad admeasuring 1800 sft of super built up area, hereinafter referred to as the said premises.

WHEREAS the LESSORS are unable to look after the day to day management of the said premises and have therefore appointed Mr. Soham Modi, Managing Director, Modi Properties & Investments Private Limited, having its office at 5-4-187/3 4, IInd floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, for the management of the said premises including collection of rent, amenity charges, issue of receipts, negotiate/settle disputes, repair & maintain the premises etc.

The LESSEE has requested the LESSORS to lease the said premises for a period of 5 (five) years and the LESSORS has agreed to lease the said premises on the terms and conditions specified as hereunder:

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the LESSORS doth hereby grant and the LESSEE doth hereby taken on lease a portion on the first floor of the building known as "THE MAYFLOWER", measuring 1,800 sq.ft more particularly described at the foot of this document, on the following terms and conditions:

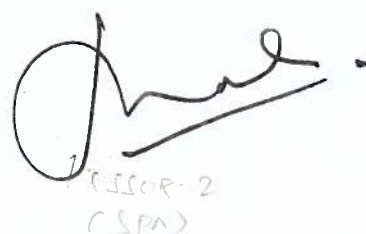
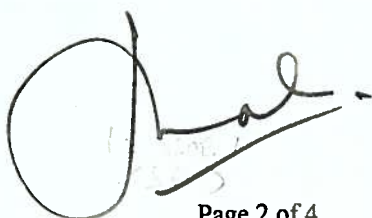
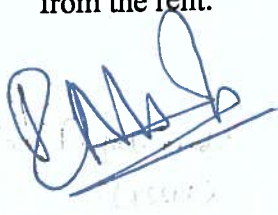
1. The LESSEE shall pay the rent as given under every month exclusive of Water and Electricity consumption charges.

Period	Monthly Rent	Payable In Favour Of
01/06/2015 to 31/05/2018	Rs. 13,500/-	Rs. 6,750/- in favour of Mr.Syed Mehdi Rs. 6,750/- in favour of Mrs.Razia Bano

2. The LESSEE has to pay an amount of Rs. 81,000/- (Rupees Eighty One Thousand Only) as Security Deposit which shall be refunded by the LESSORS to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSORS.
3. The lease shall be for a period of 5 (five) years, commencing from 1st June 2015. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE with an advance notice of three months. This lease shall be extended only on mutual agreed terms on the expiry of this agreement.
4. The LESSORS and the LESSEE hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of the Lease Agreement.
5. The expenses of Stamp Duty and Registration charges of this Agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:

1. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the Owners, as mentioned above.
2. The LESSEE shall pay and bear the Water and Electricity consumption charges apart from the rent.

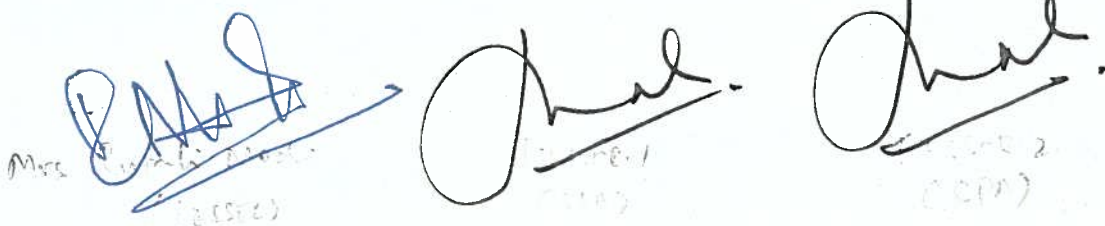


(Lessor-2)
(SPM)

3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carryout all minor repairs and regular maintenance by way of color wash etc., at its own cost.
5. The LESSEE shall utilize the demised portion for its office, including its associated companies in the group, but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
7. The LESSEE shall enhance the rent by 15% at the end of every three years on the then existing rent.
8. The LESSEE shall permit the LESSORS or anyone authorized by it to inspect the demised portion at all reasonable hours of the day.
9. The LESSEE shall put signboards only in the place, designed by the LESSORS.
10. The LESSEE shall not make additions, alterations or structural changes of any kind whatsoever in the demised premises. However, the LESSEE is entitled for making temporary partitions as part of interior changes or decorations to suit the business of the LESSEE, without damaging the premises at their cost.
11. The LESSEE shall keep the demised premises in a neat & clean condition at all times.
12. The LESSEE shall pay the electricity charges promptly as per the bills pertaining to the LESSEE directly to the concerned departments. The LESSEE shall also pay any additional consumption deposit or any other charges to the concerned department. The LESSEE shall enhance the existing electricity power supply at its own cost.
13. The LESSEE hereby agrees to send the correspondence regarding maintenance and any other issues to Mr. Soham Modi, Managing Director, Modi Properties & Investments Private Limited, having its office at 5-4-187/3 4, III floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, who is the authorized property manager for the said premises.

THE LESSORS HEREBY COVENANTS AS UNDER:

1. The LESSORS agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without default as specified above.
2. The LESSORS agrees to pay the property tax and other taxes pertaining to the leased floor.
3. The LESSORS agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease, or on termination of the lease.




DESCRIPTION OF THE DEMISED PORTION

All that portion on the first floor admeasuring 1,800 sq.ft in the building known as "THE MAYFLOWER" situated at Plot No.72, P & T Colony, Secunderabad, bounded on the:

NORTH BY:	30' Wide Road
SOUTH BY:	Plot No. 80
EAST BY:	Plot No. 73
WEST BY:	Road

IN WITNESSES WHEREOF the LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.

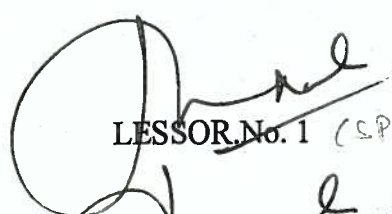
WITNESSES:

1. 
- 2.

LESSEE



LESSOR No. 1 (SPA)



LESSOR No. 2 (SPA)

