

తెలంగాణ తెలంగాణ TELANGANA
S.No. 357 Date: 15-04-2015

Sold to: M. Sanjeev Kumar -

S/o. W/o. D/o.: M. Balraj

For Whom: M/s. Modi properties and Investments Pvt Ltd

 908279
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 executed at Secunderabad on this the 26th day of March, 2016 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Ashish Modi, S/o. Late. Shri Pramod Chandra Modi, aged about 48 years, resident of plot no.1-8-165, P.G. Road, Secunderabad - 500 003, (which term shall mean and include whenever the context may so require his successor-in-interest, assigns, heirs, legal representatives, etc.).

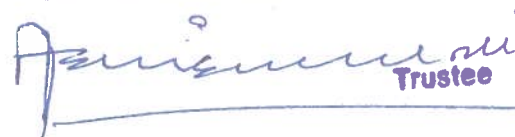
AND

M/s. Modi Properties & Investments 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 Managing Director, Mr. Soham Modi, aged about 47 years, R/o. Plot no. 280, Jubilee hills, Hyderabad, herein after referred to as the LESSEE (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

For Modi Properties & Investments Pvt. Ltd.


Managing Director

For M/s. MC MODI EDUCATION TRUST


Trustee

- A. WHEREAS the LESSOR is the absolute owner of the office space situated on the second floor of the building known as Soham Mansion, bearing No. 5-4-187/ 3 & 4, II Floor, situated at M.G. Road, Secunderabad, having a super-built area of about 3000 sft. The LESSEE has requested the LESSOR to grant on lease the office space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:
- B. 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 the office space situated on the II floor, of the building known as Soham mansion, bearing no. 5-4-187/3 and 4, situated at M.G. Road, Secunderabad – 500061, having a super-built area of about 3.000 sft. more particularly described at the foot of this document, on the following terms and conditions.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSEE shall pay a rent of Rs. 21,412/- (Rupees twenty one thousand four hundred and twelve only) per month exclusive of water & 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:
2. The LESSEE has already paid an amount of Rs. 1,44,000/- (Rupees one lakh forty four 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. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSOR. The LESSEE shall not be entitled to adjust arrears of rent and other charges with the Security Deposit at the time of vacating the premises or at any other time.
3. The lease shall be for a period of five years commencing from 01st day of April, 2016. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six months. However, the initial period of 02 years shall be the lock-in period, i.e., the LESSOR shall not be entitled to terminate this lease on or before 31st March, 2018.
4. 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 in full.
5. The LESSEE shall pay the rent regularly each month on or before the 7th day of the month to the LESSOR.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For M/s. MC MODI EDUCATION TRUST

Trustee

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DESCRIPTION OF THE LEASED PREMISES

All that portion consisting of the office space situated on the II floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 061, admeasuring about 3,000 sft bounded by

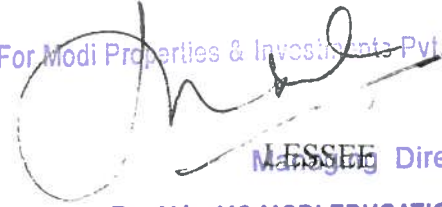
North By : Staircase & Lobby
South By : Premises belong to neighbor
East By : M. G. Road
West By : Open to sky

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

WITNESSES:

1. 
2. B. PRAVEEN 

For Modi Properties & Investments Pvt. Ltd.



LESSEE Director

For M/s. MC MODI EDUCATION TRUST



LESSOR

Trustee

6. The LESSEE shall pay and bear the water & electricity consumption charges including any additional consumption deposit that may be levied from time to time, apart from the rent.
7. The LESSEE shall keep the leased premises in a neat and habitable condition.
8. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc. at its own cost.
9. The LESSEE shall utilize the leased premises for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
10. The LESSEE shall be permitted to use / or sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
11. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
12. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
13. The LESSEE shall be liable to pay all taxes, levies, charges like VAT, service tax, etc., that are payable or shall become payable to any government or statutorily authority from time to time pertaining to rent and other charges payable under this agreement.
14. The LESSOR shall pay the property taxes pertaining to the leased premises.
15. 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.
16. The LESSOR 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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For M/s. MC MODI EDUCATION TRUST

Trustee