

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 3787 Date 08/05/2014 100/-

Sold To... G. Murali Mohan

S/o D/o. W/o... G. Malleh

For Whom... M/S. Modi Properties Investment Pvt Ltd

P. Prasad Rao  
BH 238876  
P. PRASAD RAO  
LICENSED STAMP VENDOR  
L.No. 16-11-03/97, R.No. 16-11-19/2013  
R/o 6-3-1125/164, BEGUMPET  
HYDERABAD.  
HYDERABAD (SOUTH) DIST.  
Cell : 9866978522

### LEASE AGREEMENT

This Lease Agreement executed at Secunderabd on this the 07<sup>th</sup> May 2014 by and between:

Mrs. T. LAKSHMI, W/O Late Mr. T. ANNAIAH, aged about 55 years residing at Shed no. 4, Phase-I, IDA, Cherlapally, Hyderabad- 500 051, 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 PROPERTIES & INVESTMENTS PVT LTD, a registered firm 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, Son of Sri Satish Modi, aged about 45 years, Occupation: Business, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require his successor-in-interest).

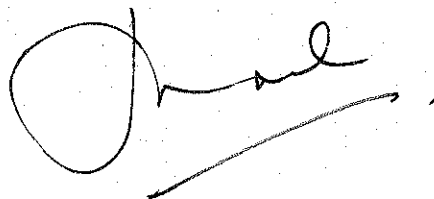
T. Lakshmi  
Soham Modi

WHEREAS the LESSOR is the absolute owner of the building bearing no. H. No. 1-10-1/70/1, situated at Nagarjuna Nagar Colony, Chakripuram, Kushaiguda, Hyderabad- 500 062. The LESSEE has requested the LESSOR to grant on lease the western wall of the said building for the purpose of erecting a hoarding admeasuring about 21' -6" in height and 30' -1" in width and the LESSOR agreed to give on lease on the terms and conditions specified and hereunder:

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 western wall space on the building bearing H. No. 1-10-1/70/1, situated at Nagarjuna Nagar Colony, Chakripuram, Kushaiguda, Hyderabad- 500 062, more particularly described at the foot of this document, on the following terms and conditions.

1. The lease agreement is for five years commencing from 1<sup>st</sup> day of April 2014 and ending as 31<sup>st</sup> March 2019.
2. The LESSEE shall pay a rent of Rs. 50,000/- (Rupees Fifty Thousand Only) per annum to the LESSOR with an increase of Rs. 5,000/- every year for the next 4 years as given below:  
From 01-04-2014 to 31-03-2015 shall be – Rs. 50,000 /-  
From 01-04-2015 to 31-03-2016 shall be – Rs. 55,000 /-  
From 01-04-2016 to 31-03-2017 shall be – Rs. 60,000 /-  
From 01-04-2017 to 31-03-2018 shall be – Rs. 65,000 /-  
From 01-04-2018 to 31-03-2019 shall be – Rs. 70,000 /-
3. That the LESSEE has today paid the rent for the first year of Rs. 50,000/- (Rupees Fifty Thousand Only) to the LESSOR.
4. The LESSEE shall pay the rent in advance at the beginning of the year i.e., in March 2015 to the LESSOR without any delay or default.
5. The LESSEE is responsible for taking permission for erecting and maintaining the hoardings from the Municipality.
6. The LESSEE shall pay all charges on the account of Municipal, Electricity, Maintenance etc., in respect of the erecting and maintaining of the hoarding.
7. The LESSEE shall not make any structural additions or alterations to the premises of the building.
8. The LESSEE must restore back the premises to the previous condition subject to natural wear and tear at the time of delivery of possession.
9. The LESSOR shall pay the property taxes of the building.
10. The LESSEE shall utilize the demised portion for installation and maintenance of hoarding on western wall of said building.
11. Any damages or loss to the building due the hoarding shall be borne by LESSEE.
12. The LESSOR is legible for advertising any of his associate projects on the said hoarding.
13. 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.

T. S. S. S.



DIMENSIONS OF THE HOARDING (DEMISED PORTION)

Width of the Hoarding: 30.1 Feet

Height of the Hoarding: 21.6 Feet

DESCRIPTION OF THE DEMISED PORTION

All that demised portion of the western wall forming a part of H. No. 1-10-1/70/1, situated at Nagarjuna Nagar Colony, Chakripuram, Kusaiguda, Hyderabad- 500 062, admeasuring about 600 sft. Bounded by:

North By : 150' wide road (leads to Nagaram)

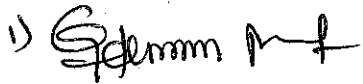
South By : Open land belongs to Lessor

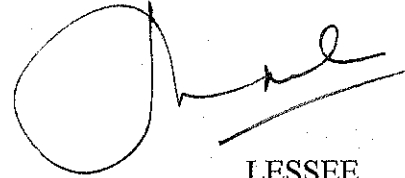
East By : Constructed building belongs to Lessor

West by : 100' wide road (leads to Cherlapally)

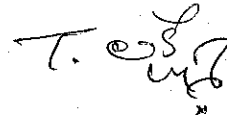
In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

1)   
(G. HANUMAN PRASAD)



LESSEE



LESSOR