



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 23 FEB 2013 AV 827001
 St. No. 4792 Date 23/2/13
 Sold To Ramash
 S/o D/o. W/o. NARASIMHAREDDY M. THEE
 For whom Syed Mehdi and Razia Bano
 S. ANJAMMA
 Licenced Stamp Vendor
 Lic. No. 9/94/R 10/7/005-2013
 H.No. 3-5-948/11, Gandhi Kutter,
 Narayanaguda Hyderabad-500 029,
 Ph: 9394086136, 9866378260

LEASE AGREEMENT

This LEASE AGREEMENT is executed at Secunderabad on this the 23rd day of Feb, 2013, by and between: -

1. Mr. Syed Mehdi, S/o. Syed Mohammed, aged about 54 years, resident of 1-5-16/2/1, musheerabad, Hyderabad-500 020 hereinafter referred to as the "LESSOR NO 1."
2. Mrs. Razia Bano, W/o. Syed Mehdi, aged about 44 years, resident of 1-5-16/2/1, musheerabad, Hyderabad-500 020 hereinafter referred to as the "LESSOR NO 2."
3. Mr. D.B.Rao, S/o. Shri D. Venkateswara Rao, aged about 64 years, residing at Plot No 548-A/9, Near MCR/HRD Institute, Road No 27, Jubilee Hills, Hyderabad-33 hereinafter referred to as the "LESSOR NO 3."
4. Mrs. Vijayashree, W/o. Shri D.B.Rao, aged about 62 years, residing at Plot No 548-A/9, Near MCR/HRD Institute, Road No 27, Jubilee Hills, Hyderabad-33 hereinafter referred to as the "LESSOR NO 4."
5. Mr. D.B.Rao HUF represented by its Karta Mr. D.B.Rao, S/o. Shri D. Venkateswara Rao, aged about 64 years, residing at Plot No 548-A/9, Near MCR/HRD Institute, Road No 27, Jubilee Hills, Hyderabad-33 hereinafter referred to as the "LESSOR NO 5."

Hereinafter jointly referred to as the LESSORS and severally as LESSOR No. 1,2,3,4 & 5 respectively (which term shall mean and include whenever the context may so require his successor-in-interest).

(Handwritten signatures of the lessors)

AND

M/s. eLogic Design Solutions India Pvt Ltd., having its registered office at The Mayflower, Plot No. 72, P & T colony, Karkhana, Secunderabad-500 009. And represented by its Director Ms. Kana Modi, aged 40 years herein after referred to as the "LESSEE", (which term shall mean and include whenever the context may so require its successors-in-interest);

WHEREAS the LESSOR are the absolute owners of about 1,000 sft of office space (2/3 of the basement floor), in the basement floor, of the building known as the , Plot No.72, The Mayflower, P&T Colony, Karkhana, Secunderabad. The LESSEE has requested the LESSOR to lease the said premises and the LESSORS has agreed to give on lease the said premises on the terms and conditions specified hereunder:

Known all men by these presents that in pursuance of the rent hereby reserved ad the covenants agreed hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space situated in the basement floor of the building as known as the Plot No.72, The Mayflower, P&T Colony, Karkhana, Secunderabad having a built-up area of about 1,000 sft. (2/3 of the basement floor), more particularly described at the foot of this document, the following terms and conditions:

1. The LESSEE shall pay the rent of Rs.8,511/- (Rupees Eight thousand Five hundred and Eleven only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder, apportioned amongst the LESSORS as per the details given below:

Lessor No 1	Rs. 2127/-
Lessor No 2	Rs. 2127/-
Lessor No 3	Rs. 1419/-
Lessor No 4	Rs. 1419/-
Lessor No 5	Rs. 1419/-

2. The Lessee shall be for a period of Six years, commencing from 01st day of April 2011. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
3. 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 Lease Agreement.
4. 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.

LESSEE

Kana Modi

LESSOR No. 1

[Signature]

LESSOR No. 2

[Signature]

LESSOR No. 3

[Signature]

LESSOR No. 4

[Signature]

LESSOR No. 5

[Signature]

THE LESSEE HEREBY COVENANTS AS UNDER:

1. The LESSEE shall pay the rent regularly per each month on or before the 10th day of the succeeding month to the LESSOR, as mentioned above.
2. The LESSEE shall pay and bear his proportionate share of the Water and the Electricity consumption charges apart from the rent.
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 colour wash etc., within the said premises 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 the lease in favour of anyone.
7. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent
8. The LESSEE shall pay building maintenance charges amounting to Rs. 900/- per month to The Mayflower Owners Association, towards the maintenance of common areas, water charges etc., subject to increase from time to time.
9. The LESSEE shall permit the LESSORS or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSORS HEREBY COVENANTS AS UNDER:

1. The LESSORS shall pay the property taxes pertaining to the leased premises.
2. 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 defaults as specified above.
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 expire of the lease, or on termination of the lease.

LESSEE

Kanammad.

LESSOR No. 1

[Signature]

LESSOR No. 2

[Signature]

LESSOR No. 3

[Signature]

LESSOR No. 4

[Signature]

LESSOR No. 5

[Signature]

DESCRIPTION OF THE DEMISEED PORTION

All the portion consisting of the office space situated in the basement floor, of the building known as The Mayflower, situated at Plot No. 72, P & T Colony, Secunderabd having a built-up area of about 1000 sft. (2/3 of the basement floor), bounded by:

North By	Open to sky, parking area
South By	Balance portion of basement occupied by the Lessee
East By	Open to Sky and neighbours building
West By	P&T colony Road

IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES: -

1. *G. Sai Kumar*
[Signature]

2.

LESSEE, *Kanammaiah*

LESSOR No. 1 *[Signature]*

LESSOR No. 2 *[Signature]*

LESSOR No. 3 *[Signature]*

LESSOR No. 4 *[Signature]*

LESSOR No. 5 *[Signature]*