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Amrath s/o Lingardh H
Modi Housing RA H

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DUSA SRINIVAS RAO
LICENSED STAMP VENDOR
LIC. No: 16-05-23 of 1990
RL No: 16-05-21 of 2014
H.No: 12-11-696, Warasiguda, Secunderabad.
Cell No 9247420863

LEASE AGREEMENT

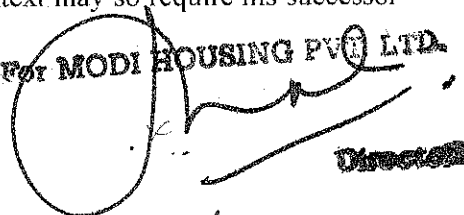
This Lease Agreement for Hoarding is executed at Secunderabad on this the 26th day of June 2015 by and between:

M/s. Toddy Co-operative Society (Geetaa Parisramika Sangham) a registered society bearing No. T.B. 328 having its office at 7-1, Nagaram Village, Keesara Mandal, Ranga Reddy District represented by its Directors Shri. S. Srinivas Goud S/o. S. Chandraiah aged 39 years, Occupation: Business and Shri. G. Mahesh Goud S/o. Shri. G. Pentaiah aged 39 years, Occupation: Business both are residents of 7-1, Nagaram Village, Keesara Mandal, Ranga Reddy District hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

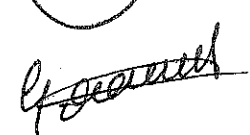
AND

M/s. Modi 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 Director Mr. Soham Modi, S/o. Shri. 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.

For MODI HOUSING PVT LTD.


Director

S. Sreed



- A. WHEREAS the LESSOR is the owner of the land with building bearing no.7-1, Nagaram Village, Keesara Mandal, Ranga Reddy District.
- B. The LESSEE has requested the LESSOR to grant on lease the open land to erect two columns for laying the beam on the columns for the purposes of erection of one hoarding admeasuring about 15 ft in height and 15 ft in width and the LESSOR has agreed to give on lease on the terms and conditions specified hereunder:
- C. 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 open land bearing no. 7-1, Nagaram Village, Keesara Mandal, Ranga Reddy District hereinafter referred to as the Scheduled Property. The details of which are given at the foot of this document.
- D. The LESSOR (**Geetaa Parisramika Sangham**) has issued "No Objection Certificate" to the LESSEE to construct two RCC Columns and a Beam for erection of 15 ft x 15 ft size hoarding.

NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The lease agreement shall be for a period of 5 years commencing from 1st August 2015 and ending on 31st July 2020. The lease can be terminated at the option of the LESSEE with an advance notice of 3 months.
2. The LESSEE shall pay a rent of **Rs.8,000/-** (Rupees Eight Thousand only) inclusive of service tax and subject to deduction of TDS) per month to the LESSOR on or before the 10th of the subsequent month.
3. The LESSEE shall pay an amount of **Rs. 24,000/-** (Rupees Twenty 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.
4. The rent shall be enhanced by **10%** at the end of every every year.
5. The LESSEE shall be entitled to construct two RCC columns and one RCC beam to erect an hoarding on it at its own cost in the Scheduled Property and the LESSOR shall cooperate with the LESSEE for the same.
6. 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 permission. The LESSOR shall provide the necessary documents and sign all applications / forms / NOC, etc., that may be required for the said purpose.
7. The LESSEE shall be entitled to obtain electric power connection for lighting to the above said hoarding 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.
8. On expiry or termination of this lease the LESSEE shall be entitled to remove all fixtures erected by it from the Scheduled Property. The LESSEE shall restore back the premises to the previous condition subject to natural wear and tear at the time of delivery of possession.

For MODI HOUSING PVT LTR.

Director

S. Alavi
G. Srinivas

9. 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. The LESSOR shall give reasonable access to the Scheduled Property.
10. The LESSEE shall be liable to pay property tax or such taxes to the relevant authority only to the extent applicable and relevant to the hoardings being erected.
11. The LESSEE shall have right to let out the hoarding being erected to its associate firms and companies on terms and conditions it may deem fit and proper.
12. 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.
13. This lease shall be registered within a period of 4 months from the date of this agreement and the cost of registration shall be borne by the LESSEE.

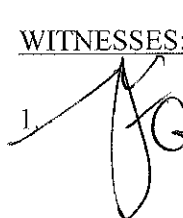
DESCRIPTION OF THE SCHEDULED PROPERTY.

All that portion of the land with building admeasuring 15 Sq. yds bearing no. 7-1, situated at, Nagaram Village, Keesara Mandal, Ranga Reddy District and marked in red in the plan enclosed and bounded by:

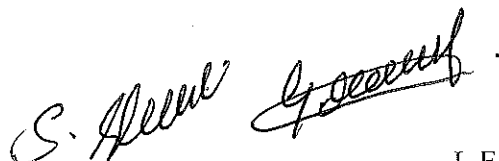
North By : 20' wide road
South By : Open Plot
East By : 100' wide Nagaram Main Road
West by : Open Plot

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

WITNESSES:

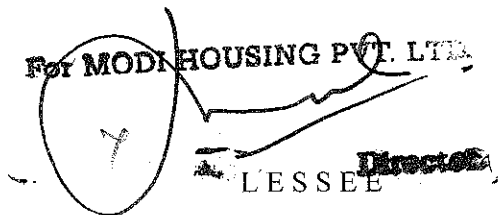

1.  KAWAKARAS

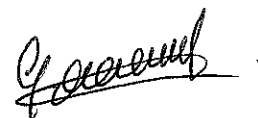
2. 



LESSOR

FOR MODI HOUSING PVT. LTD.

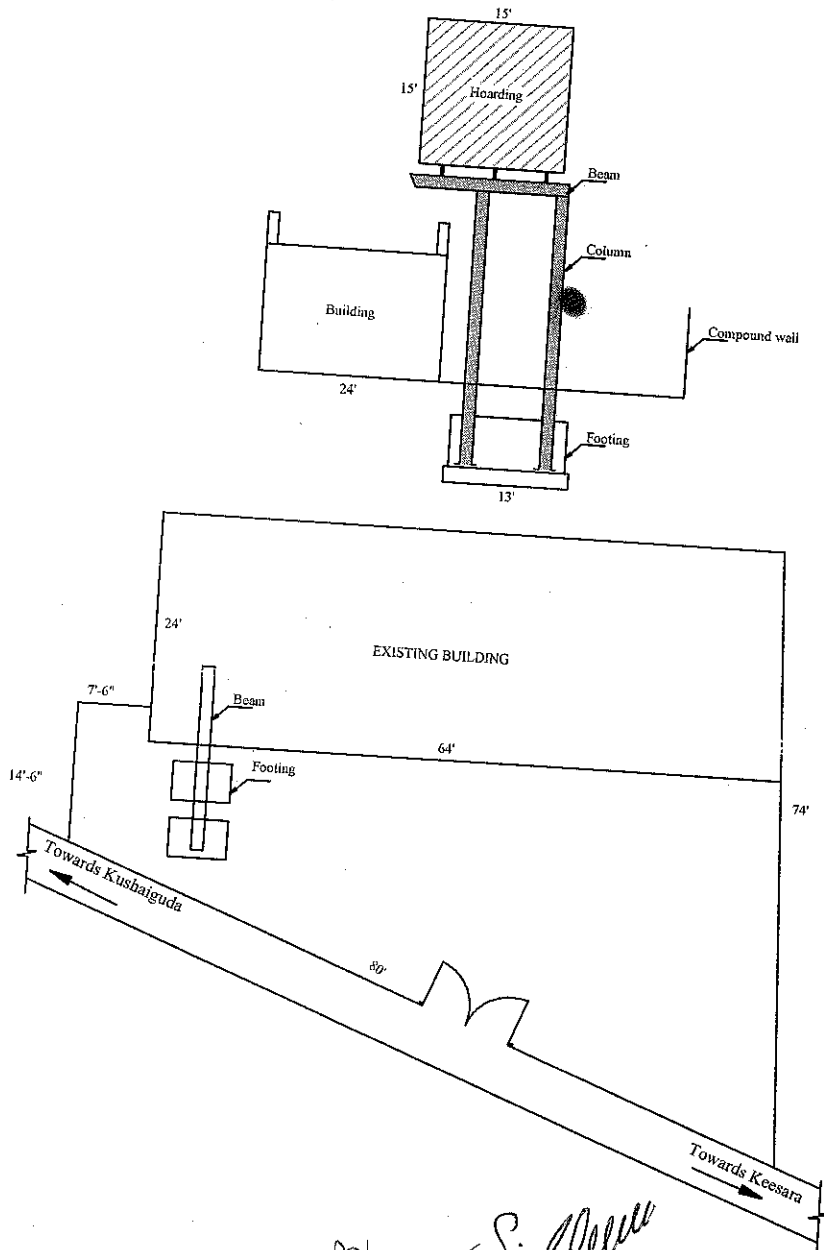

LESSEE 



PLAN FOR LEASE AGREEMENT SHOWING THE LAND AREA ADMEASURING 15 SQ. YDS BEARING No. 7-1, SITUATED AT NAGARAM VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.

LESSOR: Toddy Co-operative Society (Geetaa Parisramika Sangham) represented by its Directors: 1. S. Srinivas Goud S/o. Shri. Chandraiah 2. G. Mallesh Goud S/o. Pentaiah.

LESSEE: M/s. Modi Housing Pvt Ltd represented by its Director Shri. Soham Modi S/o. Shri. Satish Modi.



WITNESSES: 1. *[Signature]*
 2. *[Signature]*

S. Mallesh
[Signature]
 LESSOR
 For MODI HOUSING PVT. LTD.
[Signature]
 LESSEE Director