

తెలంగాణ తెలంగాణ TELANGANA
SI. No. 4963 Dt. 29/3/16
SOLD To: Soham Modi (s/o Sri Satish Modi)
For Whom: self - Rotty J

151556
The Advocates' Co-op. Society
Rep. By. N. Madhusudhan, Licensed Stamp Vendor,
Lic. No. 16-10-10/2015
Metropolitan Criminal Courts,
Nampally, Hyderabad (South), Ph. 040-23313246

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Secunderabad on this the 1st day of October 2016 by and between:

Shri. Soham Modi S/o. Shri. Satish Modi aged about 47 years, Occupation: Business, resident of Plot no.280, Road no.25, Jubilee Hills, Hyderabad – 500 033, and having his office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, herein after referred to as the LESSOR.

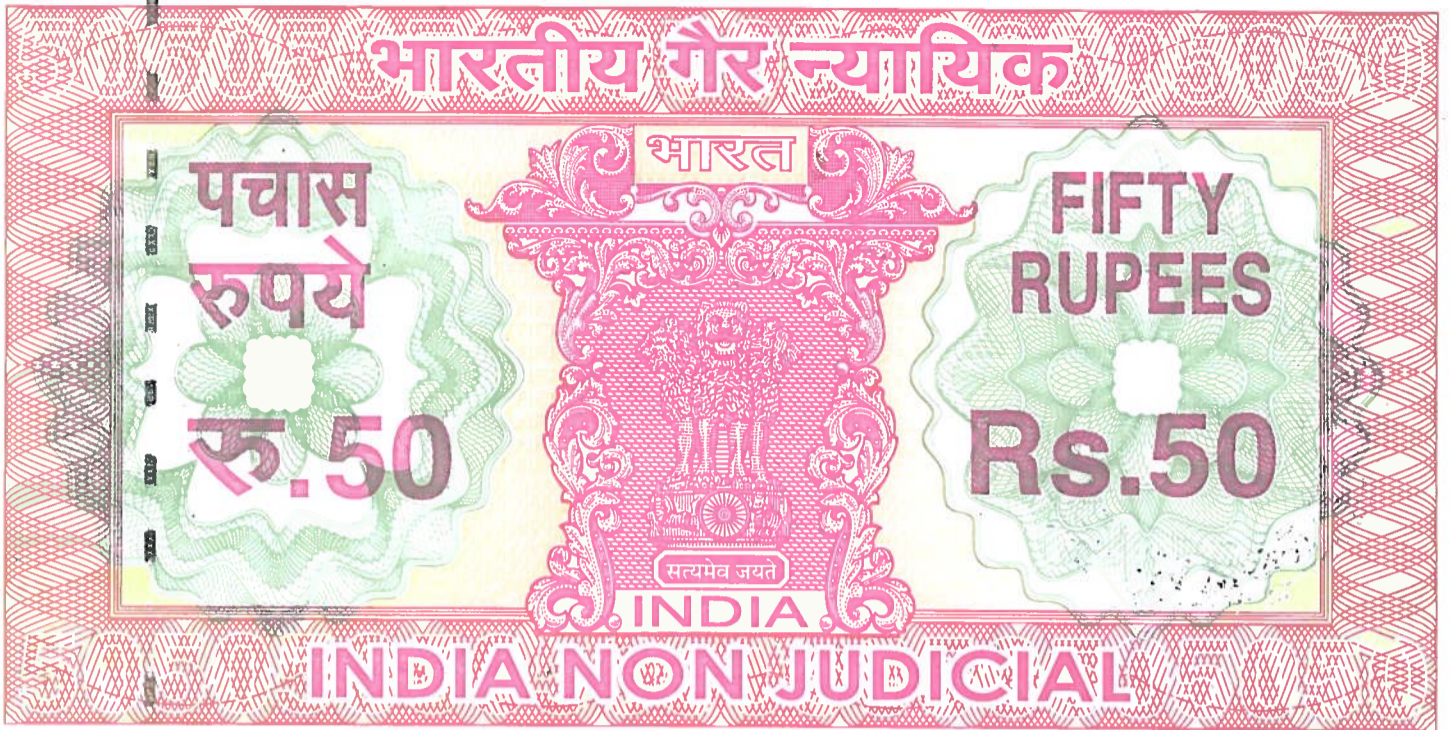
AND

M/s. Silver Oak Realty a registered re-constituted partnership firm (Formerly known as M/s. Mehta & Modi Homes) vide registration No. 873 of 2003 dated 01.09.2015 having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Partner Shri Soham Modi, Son of Sri Satish Modi, aged about 47 years herein after referred to as the LESSEE.

(The terms LESSOR and LESSEE which term shall mean and include all their heirs, successors, legal representatives, administrators, assigns, etc).

FOR SILVER OAK REALTY

Partner



తెలంగాణ తేలంగానా TELANGANA

151557
The Advocates' Co-op. Society

Rep. By. N. Madhusudhan, Licensed Stamp Vendor,
Lic. No. 16-10-10/2015
Metropolitan Criminal Courts,
Nampally, Hyderabad (South), Ph. 040-23313246

Sl. No. 4964 Dt. 29/3/16 Rs. 50/-

SOLD TO: Soham Modi, s/o Late Sri Saffish Modi

For Whom: Self

Plotted

-2-

- A. WHEREAS the LESSOR is the absolute owner of the office space situated on the Third Floor, of the building known as Soham Mansion, bearing no. 5-4-187/3 & 4/7/B, situated at M. G. Road, Secunderabad – 500 003, having a super-built area of about 2,343 Sq. ft. 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 Third Floor, of the building known as Soham Mansion, bearing no. 5-4-187/3 & 4/7/B, situated at M. G. Road, Secunderabad – 500 003, having a super-built area of about 2,343 Sq. ft. more particularly described at the foot of this document, on the following terms and conditions.

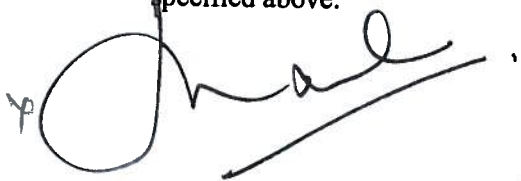
NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSEE shall pay a rent of Rs. 15,000/- (Rupees Fifteen Thousand only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE shall pay an amount of Rs.45,000/- (Rupees Forty Five 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 the arrears of rent or other charges against the security deposit at the time of vacating the premises or at any other time.

For SILVER OAK REALTY

Partner

3. The lease shall be for a period of 3 (three) years commencing from 1st day of October, 2016. This agreement of lease between the said LESSOR and the said LESSEE can be terminated with an advance notice of three months. However, the LESSEE shall not be entitled to terminate the lease in the middle of the English calendar month.
4. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as 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 parties equally.
6. The LESSEE shall pay the rent regularly per each month on or before the 10th day of the succeeding month to the LESSOR.
7. 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.
8. The LESSEE shall keep the demised portion in a neat and habitable condition.
9. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
10. 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.
11. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
12. The LESSEE shall be entitled to add/modify its internal fit lay-out, infrastructure and all other non-structural interior works as per its business needs with in the demised premises subject to statutory approvals, if any. Further the LESSOR shall be entitled to leave behind all fixed immovable assets such as false ceiling, lighting, cabling, partitions, and other fixed improvements added by the LESSEE without any cost to the LESSOR.
13. The LESSEE shall enhance the rent by 15% at the end of every three years on the then existing rent.
14. The LESSEE shall permit the LESSOR or anyone authorized by it to inspect the demised portion at all reasonable hours of the day.
15. 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 as applicable.
16. The LESSOR shall pay the property taxes pertaining to the leased premises.
17. 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 without defaults as specified above.



For SILVER OAK REALTY

Partner

18. 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.

DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the office space admeasuring about 2,343 Sq. ft situated on the Third Floor of the building known as Soham Mansion, bearing no. 5-4-187/3 & 4/7/B, situated at M. G. Road, Secunderabad – 500 003, bounded by:

North By : Open to Sky and Neighbor's Building
South By : Premises belonging to Mr. Sourabh Modi
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.

(Handwritten signatures and names of witnesses)
1. *(Signature)*
2. *(Signature)*
M. S. S.
(M. S. S. Pratik Kash)

(Handwritten signature)
LESSEE
FOR SILVER OAK REALTY
(Handwritten signature)
LESSOR Partner