



తెలంగాణ తెలంగాణ TELANGANA

S.No. 19510 Date: 30-08-2017

Sold to: Mahadeva

S/o. W/o. D/o. Mallash

For Whom: Summit Housing LLP

*[Signature]* 30/08/2017  
M 278910

**K.SATISH KUMAR**

LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,  
R.No.16-05-029/2015  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 30<sup>th</sup> day of Aug, 2017 by and between:

1. Ms. Nisha Modi, D/o. of Shri Soham Modi, aged about 21 years, resident of Plot no. 280, Road no. 26, Jubilee Hills, Hyderabad herein after referred to as the LESSOR no. 1.
2. Ms. Nidhi Modi, D/o. of Shri Soham Modi, aged about 21 years, resident of Plot no. 280, Road no. 26, Jubilee Hills, Hyderabad herein after referred to as the LESSOR no. 2.
3. Shri Rahul B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 34 years, Occupation: Business, R/o. Uttam Towers, 4<sup>th</sup> Floor, D. V. Colony, Minister Road, Secunderabad – 500 003 herein after referred to as the LESSOR no. 3.
4. Shri Sudhir U. Mehta, S/o. Late Uttamlal Mehta, aged about 59 years, Occupation: Business, R/o. Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad – 500 003 herein after referred to as the LESSOR no. 4.

*[Signature]*  
NISHA MODI

*[Signature]*  
NIDHI MODI

*[Signature]*  
RAHUL B. MEHTA

*[Signature]*  
SUDHIR U. MEHTA

*[Signature]*  
TEJAS MEHTA

*[Signature]*  
HARSH MEHTA

*[Signature]*  
KARNESH MEHTA

*[Signature]*  
RAHUL MEHTA

*[Signature]*  
SUMMIT HOUSING LLP

5. Shri Tejas D Mehta, S/o. Shri Deepak U Mehta, aged 37 years, Occupation: Business, Resident of 83, Jeera, Secunderabad -500 003, herein after referred to as the LESSOR no. 5.
6. Shri Hardik D Mehta, S/o. Shri Deepak U Mehta, aged 34 years, Occupation: Professional, Resident of 83, Jeera, Secunderabad -500 003, herein after referred to as the LESSOR no. 6.
7. Shri Karna S. Mehta, S/o. Shri Sudhir U Mehta, aged about 21 years, Occupation: Student, R/o. 21, Babu Bagh Colony, Ground Floor, P.G. Road, Secunderabad – 500 00, herein after referred to as the LESSOR no. 7.
8. Shri Meet B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 37 years, Occupation: Business, R/o. Uttam Towers, 4<sup>th</sup> Floor, D. V. Colony, Minister Road, Secunderabad – 500 003, herein after referred to as the LESSOR no. 8.  
Herein after jointly referred to as LESSORS.

AND

M/s. Summit Housing LLP, having its office at #5-4-187/3 and 4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500003 and represented by Mr. Soham Modi, Managing Partner S/o. Shri. Satish Modi, aged about 47 years, R/o. Plot No.280, Road No.25, Jubilee Hills, Hyderabad-500 034. Occupation: Business, herein after referred to as the LESSEE.

The terms LESSORS and LESSEE shall mean and include whenever the context so requires shall mean and include all their legal heirs, successors in interest, legal representatives, administrators, assignees, nominees, etc.

A. WHEREAS the Lessors are the absolute owners of ten independent houses, within a single gated compound, bearing nos. 45A, 45B, 45C to 45J situated at Sy. No. 74 & 75, Cherlapally, Hyderabad and the details of each house are given under. The said ten independent houses are hereinafter referred to as the Scheduled Property.

| Sl. No. | Plot no./ house no | Owned by  | Constructed area | Land area    | Description                 |
|---------|--------------------|---|------------------|--------------|-----------------------------|
| 1.      | 45E                | Nisha Modi, Lessor no. 1 herein                                   | 665 sft          | 106.7 sq yds | 2 bedroom independent house |
| 2.      | 45F                | Nisha Modi, Lessor no. 1 herein                                   | 665 sft          | 106.7 sq yds | 2 bedroom independent house |
| 3.      | 45C                | Nidhi Modi, Lessor no. 2 herein                                   | 665 sft          | 106.7 sq yds | 2 bedroom independent house |
| 4.      | 45D                | Nidhi Modi, Lessor no. 2 herein                                   | 665 sft          | 106.7 sq yds | 2 bedroom independent house |
| 5.      | 45A                | Rahul B. Mehta, Lessor no. 3 herein                               | 665 sft          | 106.7 sq yds | 2 bedroom independent house |
| 6.      | 45B                | Sudhir U. Mehta, Lessor no. 4 herein                              | 665 sft          | 106.7 sq yds | 2 bedroom independent house |
| 7.      | 45G                | Tejas D Mehta, Lessor no.5<br>Hardik D Mehta, Lessor no. 6 herein | 665 sft          | 106.7 sq yds | 2 bedroom independent house |

(\*) Nisha Modi  
NISHA MODI

(\*) Nidhi Modi  
NIDHI MODI

(\*) Rahul Mehta  
RAHUL MEHTA

(\*) Sudhir Mehta  
SUDHIR MEHTA

(\*) Hardik Mehta  
HARDIK MEHTA

(\*) Karna Mehta  
KARNA MEHTA

(\*) Meet Mehta  
MEET MEHTA

(\*) Soham Modi  
SOHAM MODI

|     |     |   |         |              |                             |
|-----|-----|---|---------|--------------|-----------------------------|
| 8.  | 45H | Karna S. Mehta, Lessor no. 7 herein                               | 665 sft | 106.7 sq yds | 2 bedroom independent house |
| 9.  | 45I | Meet B. Mehta, Lessor no. 8 herein                                | 665 sft | 106.7 sq yds | 2 bedroom independent house |
| 10. | 45J | Tejas D Mehta, Lessor no.5<br>Hardik D Mehta, Lessor no. 6 herein | 665 sft | 106.7 sq yds | 2 bedroom independent house |

B. The Lessee has requested the Lessors to grant on lease the said ten houses, i.e., the Scheduled Property and the Lessors has agreed to give on lease on the terms and conditions specified as hereunder.

C. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the Lessors doth hereby grant and the Lessee doth hereby taken on lease the Scheduled Property 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. 6,000/- (Rupees Six Thousand only) per month exclusive of water & electricity consumption charges, for each independent house i.e., an aggregate of Rs. 60,000/- per month for the 10 independent houses as per the details given under and subject to the clause pertaining to the enhancement of rent contained hereunder.

| Sl. No. | Name of Lessor                | Plot no./ house no | Monthly rent payable |
|---------|-------------------------------|--------------------|----------------------|
| 1.      | Nisha Modi, Lessor no. 1      | 45E                | Rs. 6,000/-          |
| 2.      | Nisha Modi, Lessor no. 1      | 45F                | Rs. 6,000/-          |
| 3.      | Nidhi Modi, Lessor no. 2      | 45C                | Rs. 6,000/-          |
| 4.      | Nidhi Modi, Lessor no. 2      | 45D                | Rs. 6,000/-          |
| 5.      | Rahul B. Mehta, Lessor no. 3  | 45A                | Rs. 6,000/-          |
| 6.      | Sudhir U. Mehta, Lessor no. 4 | 45B                | Rs. 6,000/-          |
| 7.      | Tejas D Mehta, Lessor no. 5   | 45G                | Rs. 3,000/-          |
| 8.      | Hardik D Mehta, Lessor no. 6  | 45G                | Rs. 3,000/-          |
| 9.      | Karna S. Mehta, Lessor no. 7  | 45H                | Rs. 6,000/-          |
| 10.     | Meet B. Mehta, Lessor no. 8   | 45I                | Rs. 6,000/-          |
| 11.     | Tejas D Mehta, Lessor no. 5   | 45J                | Rs. 3,000/-          |
| 12.     | Hardik D Mehta, Lessor no. 6  | 45J                | Rs. 3,000/-          |

2. The lease shall be for a period of 3 years commencing from 1<sup>st</sup> day of September, 2017. This agreement of lease between the said Lessors and the said Lessee can be terminated by the Lessee with an advance notice of two months. However, the Lessee shall not be entitled to terminate the lease in the middle of the English calendar month.

3. The Lessors 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.

Nisha Modi  
NISHA MODI  
TEJAS D. MEHTA  
TEJAS

Nidhi Modi  
NIDHI MODI  
Hardik Mehta  
HARDIK MEHTA

Rahul Mehta  
RAHUL MEHTA  
Karna Mehta  
KARNA MEHTA

Sudhir Mehta  
SUDHIR MEHTA  
Meet Mehta  
MEET MEHTA  
Hardik Mehta  
HARDIK MEHTA  
Page 3 of 7  
Sudhir Mehta LLP

4. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the Lessors and Lessee equally.
5. The Lessee shall pay the rent regularly per each month on or before the 7<sup>th</sup> day of the succeeding month to the Lessors.
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 maintain the ten independent houses including the common road and other common facilities at its cost. The Lessee shall make provisions for security, housekeeping, gardening, etc., at its cost.
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 not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
11. The Lessee shall be entitled to renew this lease for further period on the same terms and conditions given herein. However, the Lessee shall intimate the Lessors in writing its intention to renew the lease for a further period of five years atleast one month in advance.
12. The Lessee shall permit the Lessors or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
13. The Lessee shall be liable to pay all taxes, levies, charges like GST, etc., that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
14. The Lessors shall pay the property taxes pertaining to the leased premises.
15. 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.
16. 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 expiry of the lease or on termination of the lease.

① Nisha Modi  
KUSUM...

② Nidhi...  
KUSUM...

③ [Signature]  
KUSUM...

④ [Signature]  
KUSUM...

⑤ Suresh D. Mehra  
KUSUM...

⑥ Harjit Mehra  
KUSUM...

⑦ [Signature]  
KUSUM...

⑧ [Signature]  
KUSUM...

SCHEDULE OF PROPERTY – Plot/House no. 45A

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45B  
West : Neighbors Land

SCHEDULE OF PROPERTY – Plot/House no. 45B

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45B  
West : Neighbors Land

SCHEDULE OF PROPERTY – Plot/House no. 45C

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45B  
West : Neighbors Land

SCHEDULE OF PROPERTY – Plot/House no. 45D

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45B  
West : Neighbors Land

*Nidhi Modi*  
Nidhi Modi

*Nidhi Modi*  
Nidhi Modi

*[Signature]*

*[Signature]*  
Sudhir Mehta

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*  
Sudhir Mehta

SCHEDULE OF PROPERTY – Plot/House no. 45E

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45B  
West : Neighbors Land

SCHEDULE OF PROPERTY – Plot/House no. 45F

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45B  
West : Neighbors Land

SCHEDULE OF PROPERTY – Plot/House no. 45G

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45B  
West : Neighbors Land

SCHEDULE OF PROPERTY – Plot/House no. 45H

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45B  
West : Neighbors Land

*Nishka Modi*  
*Handik. Melka*

*Nishka Modi*  
*Handik. Melka*

*Kanishka Modi*  
*Mark*

*Handik. Melka*  
*Handik. Melka*

SCHEDULE OF PROPERTY – Plot/House no. 45I

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45B  
West : Neighbors Land

SCHEDULE OF PROPERTY – Plot/House no. 45J

All that part and parcel of land admeasuring about 106.7 sq. yds., bearing Plot No. 45A, along with a constructed 2 bedroom house admeasuring about 665 sft forming a part of Sy. Nos. 74 & 75 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Road  
South : Neighbors Land  
East : Plot No. 45B  
West : Neighbors Land

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

WITNESSES:

1. *G. Jain Kumar Dangi*

2. *Nisha Modi*

LESSOR NO. 1  
(NISHA MODI)

*Sudhir U. Mehta*

LESSOR NO. 4  
(SUDHIR U. MEHTA)

*Karna S. Mehta*

LESSOR NO. 7  
(KARNA S. MEHTA)

*Nidhi Modi*

LESSOR NO. 2  
(NIDHI MODI)

*Tejas D. Mehta*

LESSOR NO. 5  
(TEJAS D. MEHTA)

*Meet B. Mehta*

LESSOR NO. 8  
(MEET B. MEHTA)

*Rahul B. Mehta*

LESSOR NO. 3  
(RAHUL B. MEHTA)

*Hardik D. Mehta*

LESSOR NO. 6  
(HARDIK D. MEHTA)

*Summit Trading LLP*

LESSEE  
(M/S. SUMMIT TRADING LLP)  
REP. BY SOHAM MODI

MANAGING PARTNER