



తెలంగాణ తెలంగాణ, TELANGANA
SI.No...7685...Date...3/11/2017
Sold to D...S...Shankar
S/o W/o D/o...D...Rajy
For whom...Summit Housing LLP.

Sabiha K 686346
Smt. SABIHA BEGUM
LICENSED STAMP VENDOR
Lic.No.15-23-014/2013
Ren.No.15-23-038/2016
H.No.13-5-139/2 V. Ramakrishna Nagar,
Mothi Nagar, Borabanda,
Balanagar (M), Ranga Reddy District
Cell:9052777508

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 01st day of November, 2017 by and between:

Smt. Geeta Desai, w/o. Shri. Mahesh Desai, aged 74 years, R/o. 1-11-222/3/1, Guru murthy Lane, Begumpet, Hyderabad - 500016, herein after referred to as the LESSOR.

AND

M/s. Summit Housing LLP, having its registered office at 5-4-187/3 & 4, Soham Mansion, II Floor, M. G. Road, Secunderabad - 500003, represented by its Managing Partner Mr. Soham Modi aged about 48 years, R/o. Plot No.280. Road No.25, Jubilee hills, herein after referred to as the LESSEE.

The term LESSOR and LESSEE shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.

(x) *Geeta Desai*
Smt. Geeta Desai

For SUMMIT HOUSING LLP
[Signature]
Partner

A. WHEREAS the LESSOR is the absolute owner of the Godown space situated on the basement floor, of the building known as Soham Mansion bearing No. 5-4-187/3 and 4, Basement Floor, situated at M.G.Road, Secunderabad, having a built-up area of about 579 sft, hereinafter referred to as the Leased Premises. The LESSEE has requested the LESSOR to grant on lease the Godown space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSEE shall pay a rent of Rs. 10,000/- (Rupees ten thousand only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. The details of the rent payable are as under:
2. The lease shall be for a period of 03 years commencing from 15th day of November, 2017. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of 03 months. However, the initial period of 03 years shall be the lock-in period, i.e., the LESSOR shall not be entitled to terminate this lease on or before 15th November 2020.
3. The LESSOR and the LESSEE hereby undertake to register this agreement of lease as and when called upon by either of the parties at any time during the currency of the lease agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSOR and LESSEE equally.
4. The LESSEE shall pay the rent regularly each month on or before the 7th day of the month to the LESSOR.
5. 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.
6. The LESSEE shall keep the leased premises in a neat and habitable condition.
7. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
8. The LESSEE shall utilize the leased premises for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.

(x) *E.M. Desai*
Smt. Geeta Desai

[Signature]
For SUMMIT HOUSING LLP
Partner

9. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
10. The LESSEE shall enhance the rent by 15% at the end of three years on the then existing rent.
11. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
12. The LESSEE shall be liable to pay all taxes, levies, charges like VAT, Service Tax, GST, etc., that are payable or shall become payable to any government or statutorily authority from time to time pertaining to rent and other charges payable under this agreement.
13. The LESSOR shall pay the property taxes pertaining to the leased premises.
14. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the leased premises provided the LESSEE observes all the covenants without defaults as specified above.
15. 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.
16. The LESSEE shall pay monthly maintenance charges amounting to Rs. 1.50/- (Rupees one and fifty paise only) per month to the OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

(x) *S. S. Desai*
Smt. Geeta Desai

For SUMMIT HOUSING LLP
[Signature]
Partner

DESCRIPTION OF THE LEASED PREMISES

All that portion consisting of the Godown space situated on the Basement floor of the building known as Soham mansion, bearing No. 5-4-187/3 and 4, Soham Mansion, II Floor, situated at M.G.Road, Secunderabad – 500 003, admeasuring about 579 sft bounded by

North By : Parking & Neighbor's building
South By : Ashoka Motors
East By : Ashoka Motors showroom
West By : Parking area

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

WITNESSES:

- 1.
- 2.

For SUMMIT HOUSING CLP

LESSEE

Partner

Smt. Geeta Desai

LESSOR

(SMT. GEETA DESAI)