

తెలంగాణ తెలంగాణ TELANGANA
S.No. 358 Date: 15-04-2015

Sold to: M. Sanjeev Kumar

S/o. W/o. D/o.: M. Balraj

For Whom: M/s. Modi properties and Investments Pvt Ltd

908280
T. LALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342


LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Secunderabad on this 20th day of April' 2015 by and between:

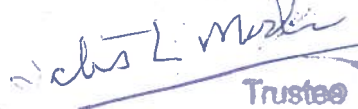
M C Modi Educational Trust having its office at 5-4-187/3&4, IInd floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Trustee Shri. Satish Modi, S/o. Late Shri. Manilal C. Modi hereinafter referred to as the LESSOR (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust).

AND

M/s. Modi Properties and Investments Pvt. Ltd., having its registered office at 5-4-187/3&4, IInd floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by Mr. Soham Modi, aged 45 years, R/o. of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad hereinafter referred to as the LESSEE (which term and expression wherever the context so admits shall mean and include his respective heirs, legal representatives, successors, administrators, executors and assigns).


(Soham Modi)

For M. C. Modi Educational Trust


Trustee
Shri Satish Modi


WHEREAS the LESSOR is the absolute owner of the 1016 sft space situated on the IInd floor, of the building known as Soham Mansion bearing No. 5-4-187/3&4, situated at M.G. Road, Secunderabad - 500003. 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:

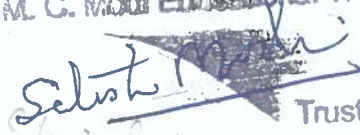
Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the 1016 sft space situated on the IInd floor, of the building known as Soham Mansion bearing No. 5-4-187/3&4, situated at M.G. Road, Secunderabad - 500003. more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 6,850/- (Rupees six thousand eight hundred and fifty 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. 82,200/- (Rupees eighty two thousand and two hundred 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.
3. The lease shall be for a period of five years commencing from 1st day of Jun, 2015. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of three months.
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 LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
2. 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.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.



(Sohan Modi)

For M. G. Modi Educational Trust

Trustee

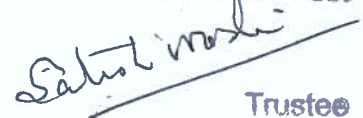
4. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
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. However, the first such enhancement shall be with effect from 01st April, 2016.
8. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
9. 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

THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSOR shall pay the property taxes pertaining to the leased premises.
2. 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.
3. 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.


(Sonam Modi)

For M. C. Modi Educational Trust


Trustee

Shri. Satish Modi

DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the 1016 sft space situated on the IInd floor of the building known as of the building known as Soham Mansion bearing No. 5-4-187/3&4, situated at M.G. Road, Secunderabad – 500003 and bounded by:

North By : Premises occupied M/s. Luharuka & Associates
South By : Premises belonging to Lessor
East By : Premises occupied M/s. Pelican Services
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. *G. Sai Kumar*
- 2.

[Signature]
LESSEE

LESSOR

for M. C. Modi Educational Trust

[Signature]
Trustee