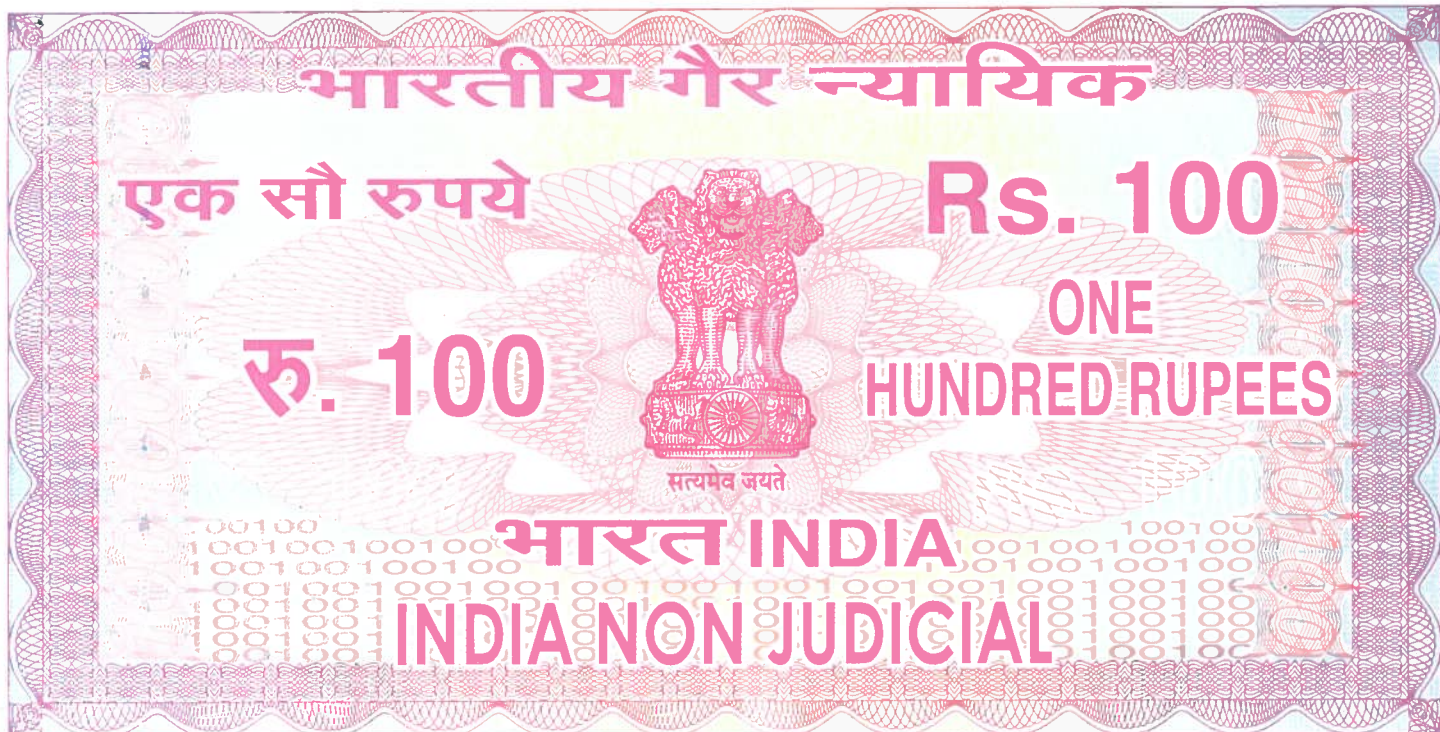


12 AUG 2017



తెలంగాణ తెలంగాణ TELANGANA

M 152205

S.NO 1010 DATE : 02.08.2017 RS.100/-

SOLD TO SYED ANWAR HUSSAIN S/O SYED AFSAR HUSSAIN

R/O HYDERABAD WHOM: SELF

J. SHRUTHI
 LICENCED STAMP VENDOR
 Lic. No. 15 27-0, 5/2014
 RL No. 15 07 000/2017
 Aothaper, Hyd-35, Uppal (M);
 Medchal Malkajgiri District

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 2nd day of August, 2017 by and between:

M/S: MODI BUILDERS METHODIST COMPLEX, a partnership firm, having its office at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003 and represented by its partners Shri Soham Modi, S/o. Late Shri Satish Modi, aged about 45 years and Shri Suresh Bajaj, S/o. Late Shri Paramanand Bajaj, aged about 59 years, herein after referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/S. Angels Fashion Pearls & Jewels, represented by its Proprietor Shri. Syed Anwar Hussain, S/o. Shri Syed Afsar Hussain, aged about 39 years, R/o. H. No.8-13-140/29, Kings Colony, Shastripuram, Rajendranagar, NPA post, SVPNPA, Telanagana-500 052, herein after referred to as the LESSEE.

[Handwritten signatures of Shri Soham Modi, Shri Suresh Bajaj, and Shri. Syed Anwar Hussain]

WHEREAS the LESSOR is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said bulding situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad-500 001), having got its rights of tenancy under an Agreement, Registered as Document no. 686/90 on 25/3/88 with the registrar of Hyderabad, from Methodist Church in India (Owners), the owners of the land on which the building is consructed.

WHEREAS under the said agreement, the LESSOR has the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.

WHEREAS the LESSEE has requested to LESSOR to grant on lease the shop space admeasuring about 500 sq ft. and 520sft open space on the ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad-500 001, and the LESSOR agreed to give on the terms and conditions specified as hereunder:

Know all men by these presents that in persauance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR both hereby grant and the LESSEE both hereby taken on lease the shop space admeasuring about 500 sq ft. and 520sft open space on the ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad-500 001, more perticularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 33,000/- (Rupees Thirty Three Thousand Only) per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below.
2. The LESSEE shall pay an amount of Rs. 1,98,000/- (Rupees One Lakh and Ninety Eight Thousand Only) as refundable 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 LESSEE shall pay maintenance charges amounting to Rs.2000/- (Rupees Two Thousand only) to the LESSOR, or to any other party that the owner may direct, towards the maintenance of common area security, water charges, etc., subject to increase from time to time.
4. The lease shall be for a period of 03 years commencing from 2nd day of August, 2017. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of one month. The lease shall be extend for a further period of 03 years on the same terms and conditions subject to the enhancement given herein, and the LESSEE shall intimate the LESSOR in writing their intention to renew the Lease atleast one month prior to expiry of this Lease. The LESSEE shall enhance the rent by 15% at the end of 3rd year on the then exist.



S. Anwar

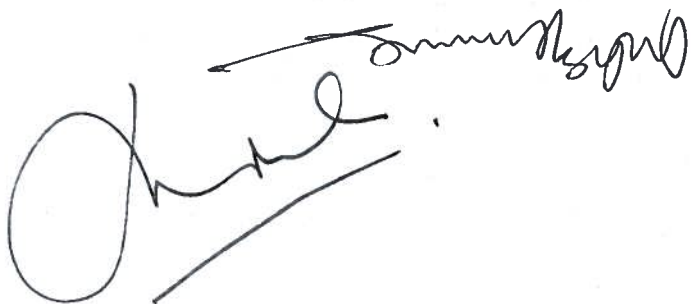
5. The LESSOR and the LESSEE hereby undertake to execute a regular Lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
6. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSOR and LESSEE.

THE LESSEE HEREBY CONVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly each month on or before the 5th day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the 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.
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 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.
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 permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY CONVENANTS AS UNDER:-

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

A large, stylized handwritten signature in black ink, appearing to be 'S. Kumar', with a horizontal line underneath it.A handwritten signature in blue ink, appearing to be 'S. Kumar', with a horizontal line underneath it.

SCHEDULE OF PROPERTY

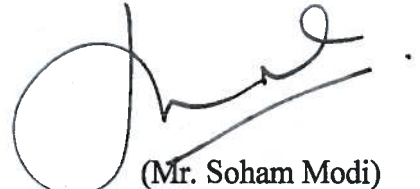
All that piece of portion of the ground floor admeasuring about 500 sq ft. and 520sft open space on the ground floor. In the building known as Methodist Complex, bearing no. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad-500 001 and which is marked in red in the plan annexed to this lease deed, and bounded on:

North By : Ramp
South By : Chirag Ali Lane Road
East By : Passage
West By : Brindavan Complex

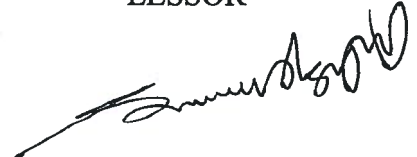
In witness whereof this lease deed is signed and executed by the parties in presence of the following witnesses on the date first above mentioned, at Hyderabad.

WITNESSES:

1.


(Mr. Soham Modi)
LESSOR

2.


(Mr. Suresh Bajaj)
LESSOR


LESSEE