

తెలంగాణ తేలంగానా TELANGANA

208912.02.2018 100/

Pr. No: 4. Anjajah s/o. Lingaiah s/o
Modi Properties Pvt. Ltd s/o

12.02.2018
N 626467
DUSA SRINIVAS RAO
LICENSED STAMP VENDER
LIC No: 16-05-23/1998
RL No: 16-05-025/2017
H.No: 12-11-696, Warenguda, Secunderabad.
Cell No: 9247420863

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 13th day of February, 2018 by and between:

1. Mr. Syed Mehdi, son of Mr. Syed Mohammed, aged about 59 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
2. Mrs. Razia Bano, wife of Mr. Syed Mehdi, aged about 49 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020

represented by their Specific Power of Attorney Holder M/s. Modi Properties Pvt. Ltd, having its registered office at 5-4-187/3 & 4, II floor, M. G. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the "LESSORS" and severally as LESSOR No. 1 & LESSOR No. 2 respectively.

The terms LESSORS and LESSE shall mean and include whenever the context may so require its successors-in-interest, assigns, legal representatives, executors etc.

AND

M/s. Divya Reddy, having its registered office at H.No.8-2-684/1/15, Road No.12, Banjara Hills, Hyderabad-500 034, represented by its Managing Director Ms. Salla Divya Reddy, D/o. Mr. S. Rami Reddy, aged about 33 years, R/o. H.No.8-2-684/1/15, Road No.12, Banjara Hills, Hyderabad - 500 034, herein after referred to as the LESSEE.

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

A. WHEREAS the Lessors is the absolute owner of the office space situated on the Lower Basement floor, of the building known as R. M. Mansion, bearing No.8-2-684/1/18, situated at Road No.12, Banjara Hills, Hyderabad-500 034, having a super-built area of about 4,500 sft, hereinafter referred to as the Leased Premises. The Lessee has requested the Lessors to grant on lease the office space and the Lessors 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. 27,500/- (Rupees Twenty Seven Thousand and Five Hundred 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:

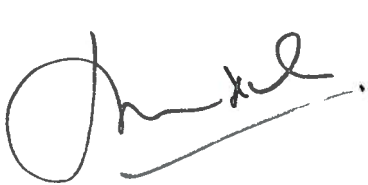
Sl. No.	Rent payable to	Amount	From period	To period
1.	Mr. Syed Mehdi	Rs. 13,750/-	01.02.2018	31.01.2021
2.	Mrs. Razia Bano	Rs. 13,750/-	01.02.2018	31.01.2021
3.	Mr. Syed Mehdi	Rs. 15,813/-	01.02.2021	31.01.2023
4.	Mrs. Razia Bano	Rs. 15,813/-	01.02.2021	31.01.2023

2. The Lessee shall pay an amount of Rs. 3,30,000/- (Rupees Three Lakhs Thirty Thousand Only) by way of bearing cheque no. 00010 dated 22.01.2018 drawn on HDFC Bank as security deposit, which shall be refunded by the Lessors 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 Lessors. The Lessee shall not be entitled to adjust arrears of rent and other charges with the Security Deposit at the time of vacating the premises or at any other time.

3. The lease shall be for a period of 5 years commencing from 1st day of April, 2018. This agreement of lease between the said Lessors and the said Lessee can be terminated by the Lessee with an advance notice of 3 months. However, the initial period of one year shall be the lock-in period, i.e., the Lessors shall not be entitled to terminate this lease on or before 31st March, 2019.



4. The Lessors 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 Lessors and Lessee equally.
5. The Lessee shall pay the rent regularly each month on or before the 7th day of the 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 keep the leased premises in a neat and habitable condition.
8. The Lessee shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
9. 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.
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 enhance the rent by 15% at the end of 3 years on the then existing rent.
12. The leased premises is being handed over to the Lessee on an as is where is basis. The Lessor shall not be held responsible for any additions and alterations or repairs and maintenance in the said premises. Payment of rent shall not be withheld or delayed on this count.
13. The Lessee shall permit the Lessors or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
14. 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.
15. The Lessors shall pay the property taxes pertaining to the leased premises.
16. The Lessors 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.



17. 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.

DESCRIPTION OF THE LEASED PREMISES

All that portion consisting of the office space situated on the Lower Basement floor of the building known as R. M. Mansion, bearing No. 8-2-684/1/18, situated at Road No.12, Banjara Hills, Hyderabad-500 034, admeasuring about 4,500 sft bounded by

North By : 20' Road
South By : 40' Road
East By : 40' Road & Plot No. 17
West By : 40' Road & Plot No. 20

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

WITNESSES:

- 1.
- 2.

for LESSOR No. 1.



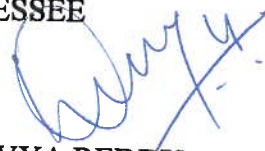
(Modi Properties Pvt. Limited)
rep. by its Managing Director Mr. Soham Modi)

for LESSOR No. 2.



(Modi Properties Pvt. Limited)
rep. by its Managing Director Mr. Soham Modi)

LESSEE



M/s. DIVYA REDDY