

తెలంగాణ తెలంగాణ TELANGANA  
Sl.No: 8773 Date: 10/04/2017 RS: 100/-  
Sold to: Shiva Shankar  
I/o, D/o, W/o: D. Raju  
To Whom: M/s. Silver Oak Villas LLP

*A. Shekar*  
ARVA SHEKAR 234463  
STAMP VENDOR  
Licence No 16-09-040 of 2015  
K.L No 16-09-030/2015  
A.No.292/A, Chintal Bazar  
Bollarum, Secunderabad Cantt. 1C  
Cell.No:8341669521

### LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Secunderabad on this the 10<sup>th</sup> day of April, 2017 by and between:

Shri. Soham Modi S/o. Late Shri. Satish Modi aged about 47 years, Occupation: Business, resident of Plot no.280, Road no.25, Jubilee Hills, Hyderabad – 500 033, and having his office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, herein after referred to as the LESSOR.

AND

M/s. Silver Oak Villas LLP, a Limited Liability Partnership firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Partner Shri Soham Modi, Son of Late Shri. Satish Modi, aged about 47 years herein after referred to as the LESSEE.

(The terms LESSOR and LESSEE which term shall mean and include all their heirs, successors, legal representatives, administrators, assigns, etc).

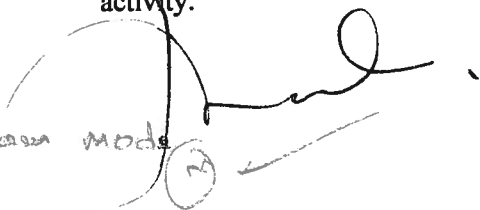
*Soham Modi*  
Soham Modi

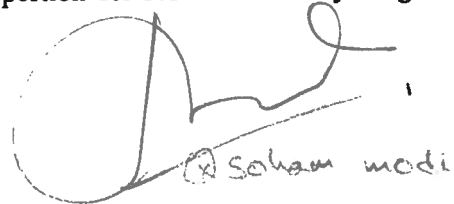
*Soham Modi*  
Soham Modi

- A. WHEREAS the LESSOR is the absolute owner of the office space situated on the Third Floor, of the building known as Soham Mansion, bearing no. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003, having a super-built area of about 2,343 Sq. ft. 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:
- B. 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 office space situated on the Third Floor, of the building known as Soham Mansion, bearing no. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003, having a super-built area of about 2,343 Sq. ft. more particularly described at the foot of this document, on the following terms and conditions.

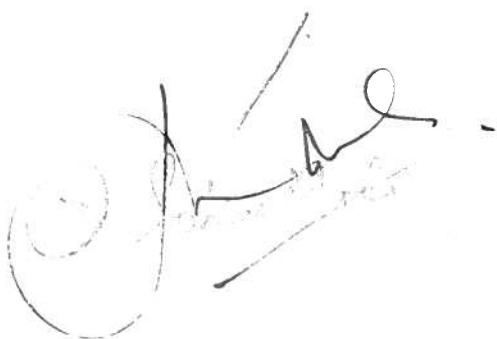
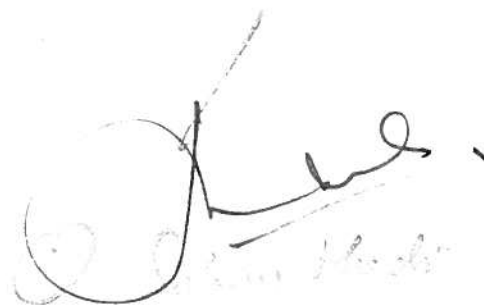
**NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:**

1. The LESSEE shall pay a rent of Rs. 15,000 /- (Rupees Fifteen Thousand 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.45,000/- (Rupees Forty Five Thousand 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. The LESSEE shall not be entitled to adjust the arrears of rent or other charges against the security deposit at the time of vacating the premises or at any other time.
3. The lease shall be for a period of 3 (three) years commencing from 1<sup>st</sup> day of April, 2017. This agreement of lease between the said LESSOR and the said LESSEE can be terminated with an advance notice of three months. However, the LESSEE shall not be entitled to terminate the lease in the middle of the English calendar month.
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 parties equally.
6. The LESSEE shall pay the rent regularly per each month on or before the 10<sup>th</sup> day of the succeeding month to the LESSOR.
7. 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.
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 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.

Soham Modi  


  
Soham Modi

11. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
12. The LESSEE shall be entitled to add/modify its internal fit lay-out, infrastructure and all other non-structural interior works as per its business needs within the demised premises subject to statutory approvals, if any. Further the LESSOR shall be entitled to leave behind all fixed immovable assets such as false ceiling, lighting, cabling, partitions, and other fixed improvements added by the LESSEE without any cost to the LESSOR.
13. The LESSEE shall enhance the rent by 15% at the end of every three years on the then existing rent.
14. The LESSEE shall permit the LESSOR or anyone authorized by it to inspect the demised portion at all reasonable hours of the day.
15. 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.
16. The LESSOR shall pay the property taxes pertaining to the leased premises.
17. 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.
18. 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.

A handwritten signature in black ink, appearing to be 'J. K. ...', with a horizontal line underneath it.A handwritten signature in black ink, appearing to be 'J. K. ...', with a horizontal line underneath it.

**DESCRIPTION OF THE DEMISED PORTION.**

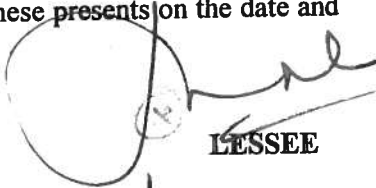
All that portion consisting of the office space admeasuring about 2,343 Sq. ft situated on the Third Floor of the building known as Soham Mansion, bearing no. 5-4-187/3 & 4/7/B, situated at M. G. Road, Secunderabad – 500 003, bounded by:

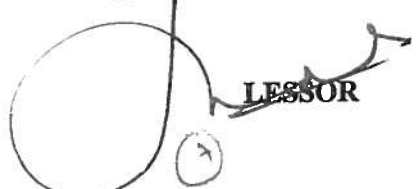
**North By** : Open to Sky and Neighbor's Building  
**South By** : Premises belonging to Mr. Sourabh Modi  
**East By** : M. G. Road  
**West By** : Open to Sky

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

**WITNESSES:**

1. *G Jaikumar*
- 2.

  
LESSEE

  
LESSOR