

తెలంగాణ తెలంగాణ TELANGANA

S.No. 13282 Date:07-10-2015

Sold to: RAMESH

S/o. NARASING RAO

For Whom: MODI BUILDERS METHODIST COMPLEX

 D 503951

K.SATISH KUMAR  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,  
R.No.16-05-029/2015  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

### LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 1<sup>st</sup> day of August, 2018 by and between:

M/s. MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its office at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its partner Mr. Soham Modi, son of Late Sri Satish Modi, aged about 48 years, Occupation: Business and Sri Suresh Bajaj, son of Late Paramanand Bajaj, aged about 60 years, Occupation: Business, herein after referred to as the LESSOR.

AND

M/s. Premium Lifestyle & Fashion India Pvt. Ltd., having its registered office at H. No.5-9-1115/A, Kanchanjunga Complex, Gunfoundry, Hyderabad - 500 001, represented by its Managing Director Mr. Sutinder Singh, Son of Mr. Huzoor Singh, aged about 59 years, R/o. H. No. 5-9-22/2, Flat No.182/201, Adarsh Nagar, Hyderabad - 500 003, herein after referred to as the LESSEE.

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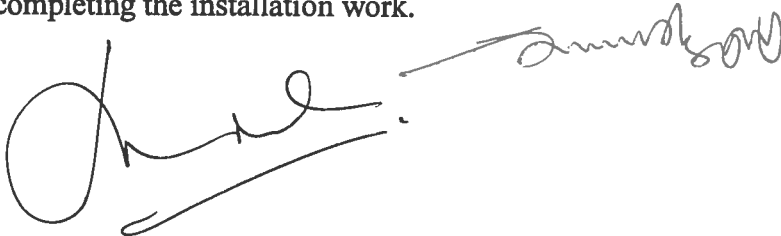


The term LESSOR and LESSEE shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.

A. WHEREAS the LESSOR is the absolutely entitled to give on lease the office /showroom space situated on the floor, of the building known as METHODIST COMPLEX bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad-500 001, having a super-built area of about 4,260 sft, along with parking space admeasuring 433 sft on the first floor, hereinafter referred to as the Leased Premises. The LESSEE has requested the LESSOR to grant on lease the office/showroom 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.1,01,500/- (Rupees One Lakh One Thousand Five Hundred Only) (Rs. 95,000/- for the office/showroom space + Rs. 6,500/- for parking space) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The LESSEE has paid an amount of Rs. 5,70,000/- (Rupees Five Lakhs Seventy Thousand Only) by way of cheque no. 738349, dated 01/08/2018, drawn on Oriental bank of Commerce, SD Road, 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 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 9 years commencing from 1<sup>st</sup> day of August, 2018. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of 3 months. However, the initial period of 2 years shall be the lock-in period, i.e., the LESSEE shall not be entitled to terminate this lease on or before 31-07-2020. The vacant possession of the Leased Premises has been handed over to the LESSEE on this day the 1st August, 2018.
4. At the request of the LESSEE the LESSOR has granted waiver in payment of rent for the first 2 months i.e., 1<sup>st</sup> August, 2018 to 30<sup>th</sup> September, 2018 to enable the LESSEE to take up the work of installing of furniture and fixtures in the Leased Premises. However, the LESSEE shall be liable to pay rent to the LESSOR from 1<sup>st</sup> October, 2018 and shall not be contingent on the LESSEE completing the installation work.



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5. 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.
6. The LESSEE shall pay the rent regularly 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 LESSOR has handed over the Leased Premises to the LESSEE on an 'as is where is basis', and the LESSEE shall not raise any objections on this count hereafter. The LESSOR had agreed to provide 3,500 sft of vitrified tiles of 2' x 2' to the LESSEE at its cost within 7 days (standard make and colour) at the LESSOR'S cost.
9. The LESSEE shall keep the leased premises in a neat and habitable condition.
10. The LESSEE shall carry out all minor repairs and regular maintenance by way of color wash etc, at its own cost.
11. 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.
12. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
13. The LESSEE shall enhance the rent by 15% at the end of 3 years on the then existing rent.
14. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
15. 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.
16. The LESSOR shall pay the property taxes pertaining to the leased premises.



17. The LESSEE shall pay monthly maintenance charges to 'M/s. Methodist Complex Tenants Association' at the rate of Rs. 2.00/- per sft every month, subject to increase from time to time.
18. 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.
19. 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.

**DESCRIPTION OF THE LEASED PREMISES**

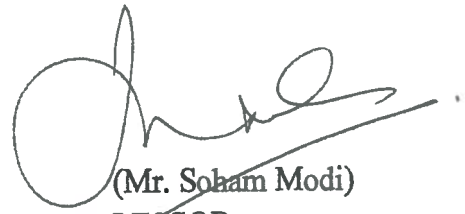
All that portion consisting of the office/showroom space admeasuring 4,260 sft of super built-up area along with 433 sft of parking space, situated on the first floor of the building known as METHODIST COMPLEX, bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad - 500 001, marked in red (office/showroom space)/ blue (parking space) in the plan annexed here to and bounded by:

North By : Lenin Estate  
South By : Lobby & lifts  
East By : Abids Road  
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.

  
(Mr. Soham Modi)  
LESSOR

2.

  
(Mr. Suresh Bajaj)  
LESSOR

  
LESSEE



224'-9"

131'-7"



FLOOR HEIGHT 9'-6"

PORTICO

*[Handwritten signature]*

*[Handwritten signature]*

WAY TO PARKING

WAY TO PARKING

WAY TO PARKING

WAY TO PARKING

WAY TO PARKING

Description	Owners & Developers	Date	Promoted by
FIRST FLOOR PLAN	MODI BUILDERS	27-04-2018	Modi Properties & Investments Pvt. Ltd
	Project Name & Phase METHODIST COMPLEX		phone: 04066335551
			Scale: N.T.S
			Prepared By: Sohan Modi
			Approved By: N.T.S

