

329 తెలంగాణ తెలంగాణ TELANGANA
Sl.No. 329 Date 18-03-2019 Rs. 100/-
Sold to..... G. MURALI MOHAN
S/o.D/o.W/o. G. MALLESH.....
To Whom..... MODI HOUSING.....PVT.LTD.

Smt. *Geeetha Devi* 418738
Licensed Stamp Vendor
S.V.Lic. No. 16-05 08.2019
D.No. 225, Nehru Nagar, West Marredpally,
Secunderabad, T.S. Cell: 9062912340

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 18th day of March, 2019 by and between:

Sri T. Lakshmi, w/o. Late Mr. T. Annaiah, aged about 60 years, resident of House. Shed no. 4 Phase - I, IDA, Cherlapally, Hyderabad, hereinafter referred to as the LESSOR.

AND

M/s. Modi Housing Pvt. Ltd., having its registered office at 5-4-187/3&4, II floor, Soham Mansion, M.G.Road, Secunderabad-500 003, represented by its duly authorized signatory Mr. Soham Modi, S/o Late Mr. Sathish Modi, aged about 49. hereinafter referred to as the LESSEE.

[Handwritten Signature]

[Handwritten Signature]

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

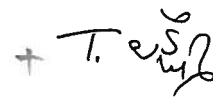
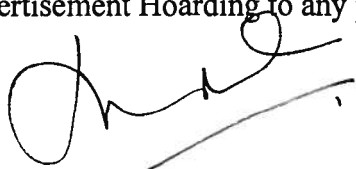
A. WHEREAS the Lessor is the absolute owner of the building bearing no. H. No. 1-10-1/70/1, Situated at Nagarjuna Nagar Colony, Chakripuram, Kushaiguda, Hyderabad. The Lessee has requested the Lessor to grant on lease the western wall of the said building for the purpose of erecting a hoarding admeasuring about 21'6" in height and 30''1" in width and the Lessor agreed to give on lease on the terms and conditions specified as hereunder:

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

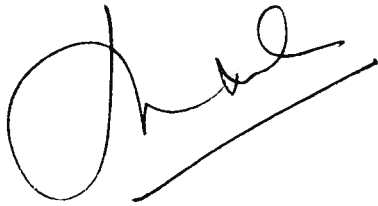
1. The Lessee shall pay a rent of Rs. 75,000/- (Seventy five Thousand Only) per year exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. The details of the rent payable are as under:


Sl. No.	Rent payable to	Amount	From period	To period
1	Lakshmi	Rs. 75,000/-	01.04.2019	31.03.2020
2	Lakshmi	Rs. 81,000/-	01.04.2020	31.03.2021
3	Lakshmi	Rs. 88,000/-	01.04.2021	31.03.2022
4	Lakshmi	Rs. 96,000/-	01.04.2022	31.03.2023
5	Lakshmi	Rs. 1,05,000/-	01.04.2023	31.03.2024

2. The lease shall be for a period of 5 years commencing from 1st day of April, 2019. 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.
3. 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 Lessee.
4. The Lessee shall pay and bear the electricity consumption charges apart from the rent.
5. The Lessee shall utilize the leased premises only for the purposes of erecting a hoarding. The Lessee shall be free to sub-lease the hoarding to any third party. However, the Lessee shall not be entitled to sub-lease the leased premises to any third party.
6. The Lessor shall permit the Lessee to erect a hoarding on the leased premises. The Lessee shall be entitled to take up civil and fabrication works as it deems fit for erection of the hoarding. The Lessor shall not object to the works being taken up by the Lessee. The Lessee shall be specifically entitled to make minor structural changes to the leased premises for erection of the hoarding.
7. The Lessee is responsible and shall indemnify for any loss/damage caused by advertisement Hoarding to any person or property.



8. The Lessee shall be solely responsible for obtaining permit for erection of the hoarding from the relevant authorities. However, the Lessor shall cooperate with the Lessee for obtaining such a permission. The Lessor shall provide the necessary documents and sign all applications / forms / NOC, etc., that may be required for the said purpose.
9. The Lessee shall be entitled to obtain electric power connection for lighting the said hoardings and the Lessor shall cooperate with the Lessee for obtaining the electric power connection. The Lessor shall provide the necessary documents and sign all applications / forms / NOC, etc., that may be required for the said purpose.
10. The Lessee shall permit the Lessor or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
11. The Lessee shall be liable to pay all taxes, levies, charges like GST, etc., that are payable or shall become payable to any government or statutorily authority from time to time, only pertaining to rent and other charges payable under this agreement.
12. The Lessor shall pay the property taxes pertaining to the leased premises.
13. 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.
14. All the disputes or differences between the parties herein arising out of or in connection with this understanding shall be decided through arbitration. The venue of the arbitration proceedings shall be in Hyderabad and the provisions of Arbitration and Conciliation Act, 1996, shall be applicable to such proceedings. Law courts in Hyderabad shall alone have exclusive jurisdiction over all matters arising out of, or in connection with this agreement to the exclusion of all other law courts.
15. The Lessor agrees to allow the Lessee to access the leased premises for removing/mounting flex on the hoarding or for repairs and maintenance of the hoarding at any reasonable hour of the day. On expiry or termination of this lease the Lessee shall be entitled to remove all fixtures erected by it from the Scheduled Property. The Lessee shall restore back the premises to the previous condition subject to natural wear and tear at the time of delivery of possession.



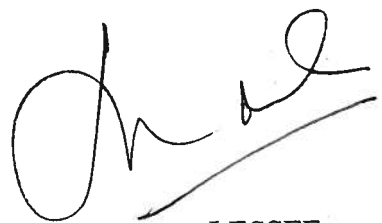
+ T. 

DESCRIPTION OF THE LEASED PREMISES

All that portion of wall area admeasuring 682 sft (31' x 22') in the building bearing house no. 1-10-1/70/1. Situated at Nagarjuna Nagar Colony, Chakripuram, Kushaiguda, Hyderabad, marked in red in the plan enclosed and bounded by

North By : 150' wide road (Leads to Nagaram)
South By : Open land belongs to Lessor
East By : Belongs to Lessor
West By : 100' wide road (leads to Cherlapally)



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



LESSEE

+ T. 
LESSOR

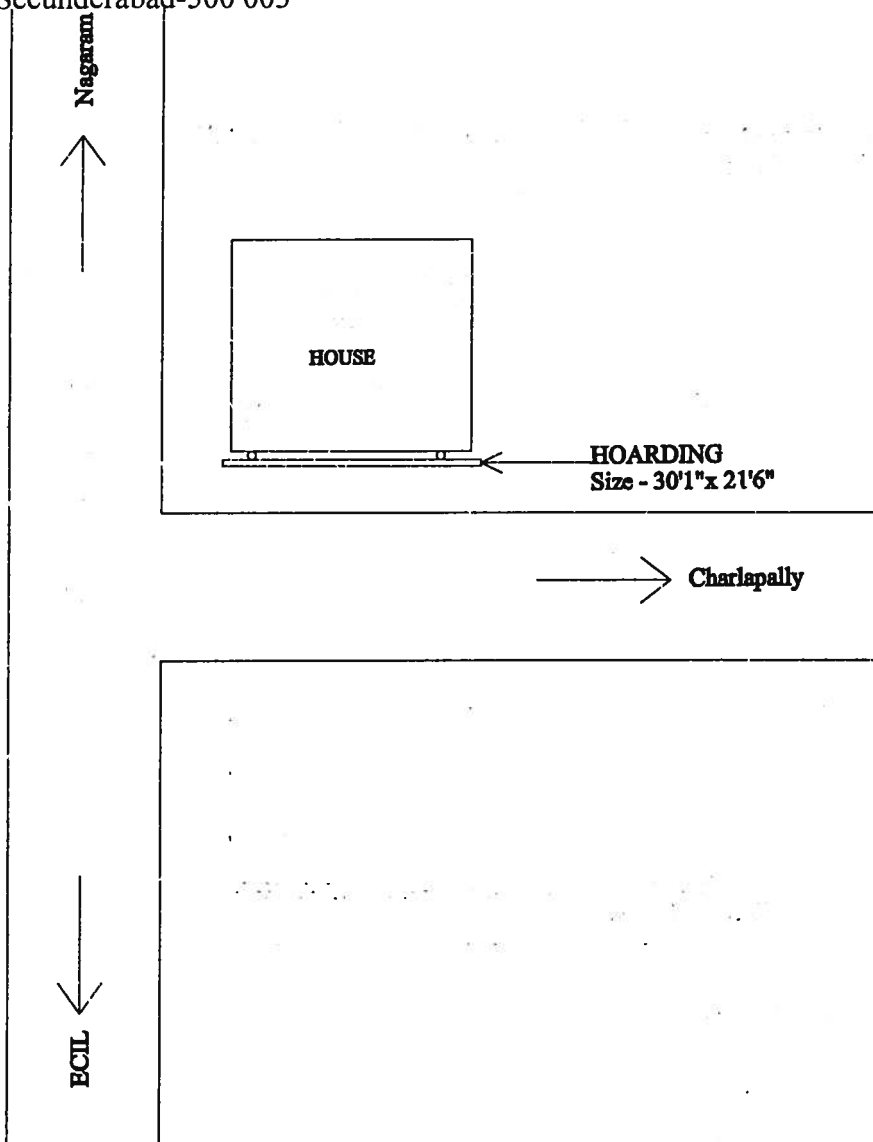
WITNESSES:

1. 
2. 

PLAN FOR LEASE AGREEMENT SHOWING THE WALL AREA BEARING SITUATED AT HOUSE NO. 1-10-1/70/1, NAGARJUNA NAGAR COLONY, CHAKRIPURAM, KUSHAIGUDA, HYDERABAD - 500062

LESSOR: T. Laksmi, w/o. Late Mr. T. Annaiah, aged about 55 years, resident of House. Shed no. 4 Phase - I, IDA, Cherlapally, Hyderabad

LESSEE: M/s. Modi Housing Pvt. Ltd. 5-4-187/3&4, II floor, Soham Mansion, M.G.Road, Secunderabad-500 003



WITNESSES: 1. *[Signature]*
2. *[Signature]*

[Signature]
LESSOR

LESSEE
[Signature]