



తెలంగాణ తేలంగానా TELANGANA

MADDERLA RAJA MOULI R 888453

LICENSED STAMP VENDOR

Lic No 16-32 021 of 2014/

Renewal Lic No. 16-32-024/2017

2-2-70, Flat No. 305 Pralay Avenue-II
Amberpet, Hyderabad. Cell: 7731 958 988

S.No. 2953 Date: 22-03-2019 Rs. 100/-

Pay to Ramesh.

S/o. D/o. s/o. Late. Narsing Rao.

to whom M/s. M.C. Modi Educational Trust.

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 22nd day of March 2019 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, IInd Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Soham Modi, aged about 49 years, herein after referred to as the LESSOR, having his office at 5-4-187/3&4, IInd Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, herein after referred to as the LESSOR.

AND

Shri. AJAY MEHTA, S/o. Shri. C. C. Mehta, aged about 62 years, Occupation: Chartered Account, residing at Flat No. 103, Chandradhir Apartments, Plot No. 8, Avanthi Co-op Society, Balamrai, Secunderabad – 500 003, herein after referred to as the LESSEE.

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 Office space situated on the first floor, of the building known as Soham Mansion bearing No. 5-4-187/3 and 4, 1st floor situated at M.G. Road, Secunderabad, having a super-built area of about 1,200 sft, hereinafter referred to as the Leased Premises. 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:

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSEE shall pay a rent of Rs. 18,378/- (Rupees eighteen thousand three hundred and seventy eight 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:

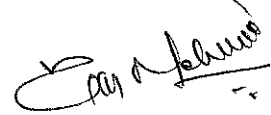
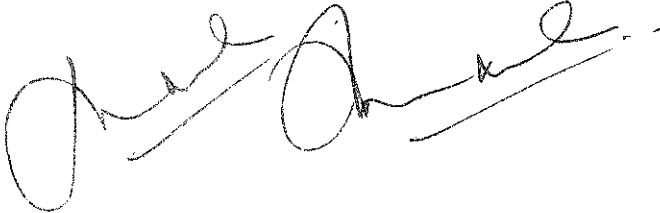
Sl. No.	Rent payable to	Amount	From period	To period
1.	M.C. Modi Educational Trust	18,378/-	01.03.2019	28.02.2020
2.	M.C. Modi Educational Trust	19,297/-	01.03.2020	28.02.2021
3.	M.C. Modi Educational Trust	20,262/-	01.03.2021	28.02.2022
4.	M.C. Modi Educational Trust	21,275/-	01.03.2022	28.02.2023
5.	M.C. Modi Educational Trust	22,339/-	01.03.2023	28.02.2024

2. The LESSEE shall pay an amount of Rs. 1,10,268/- (Rupees one lakh ten thousand two hundred and sixty eight 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 arrears of rent and other charges with the Security Deposit at the time of vacating the premises or at any other time.

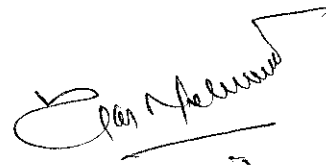
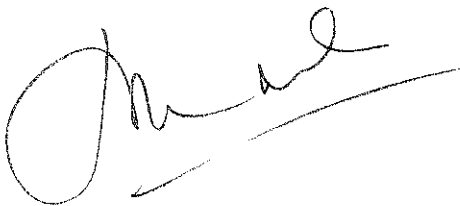
3. The lease shall be for a period of 05 years commencing from 01st day of March, 2019. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of 03 months. However, the initial period of 02 years shall be the lock-in period, i.e., the LESSOR shall not be entitled to terminate this lease on or before 28.02.2021.

4. 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.

5. The LESSEE shall pay the rent regularly each month on or before the 7th day of the month to the LESSOR.



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 5% at the end of each year on the then existing rent.
12. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
13. 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 statutory authority from time to time pertaining to rent and other charges payable under this agreement.
14. The LESSOR shall pay the property taxes pertaining to the leased premises.
15. 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.
16. 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

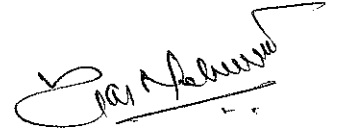
All that portion consisting of the office space situated on the 1st floor, of the building known as Soham Mansion, bearing no. 5-4-187/3 & 4, situated at M.G.Road, Secunderabad – 500 003, admeasuring about 1,200 sft bounded by

North By : Premises belonging to Nirmalaben kantilal Desai Charitable Trust
South By : M.C. Modi Educational Trust
East By : Stair Case
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 JAI KUMAR 
- 2.



LESSEE



LESSOR