



ఆంధ్ర ప్రదేశ్ ఆంధ్రప్రదేశ్ ANDHRA PRADESH
 A. No. 3109 Date 10/4/05
 Sold to Dr. Tejal Modi
 Shri. Soham Modi
 for Whom Self

My Road,
 Sec

05AA 822030
 LEELA C. CHIVALOI
 STAMP VENDOR
 L No. 1097
 6-4-1997
 SECUNDERABAD
 600 007

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Hyderabad, on this the 25th day of April, 2005, by and between: -

DR. TEJAL MODI, W/o. Shri Soham Modi, aged about 34 years, residing at Plot No. 280, Road No.25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the "LESSOR" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

MR. RAMESH MENON, S/o. Mr. C.R.V. Menon, aged about 39 years, resident of C-46, Ashta Lakshmi Apartments, Arundale Beach Road, Besant Nagar, Chennai – 600 090, herein after referred to as the "LESSEE", (which term shall mean and include whenever the context may so require its successors-in-interest);

Ramesh Menon

Tejal Modi

WHEREAS the LESSOR is the absolute owner of the 2 bedroom flat (Flat No. 205) situated on the second floor, of the building known as Sapphire Apartments bearing no. 1-10-72/5/C/205, situated at Chikoti Gardens, Begumpet, Hyderabad – 500 016 having a super-built area of about 1435 sft. The LESSEE has requested the LESSOR to grant on lease the residence space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

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 2 bedroom flat (Flat No. 205) situated on the second floor, of the building known as Sapphire Apartments bearing no. 1-10-72/5/C/205, situated at Chikoti Gardens, Begumpet, Hyderabad – 500 016, having a super-built area of about 1435 sft. more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of **Rs. 15,000/- (Rupees Fifteen Thousand Only)** per month exclusive of 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.
3. The lease shall be for a period of three years commencing from 1st day of May 2005. 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.
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 LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the month to the LESSOR.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out all minor repairs and regular maintenance at its own cost.
5. The LESSEE shall utilize the demised portion for his residence but shall not use the said portion for office or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
8. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
9. The LESSEE shall pay the building maintenance charges amounting to Rs.1,200/- to the LESSOR (or to the Sapphire Apartments Owners Association, as the LESSOR may direct) every month towards the maintenance, security and water charges, etc., subject to increase from time to time.

Ramesh Kumar

(X) S. S. S. S.

THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSOR shall pay the property taxes pertaining to the leased premises.
2. 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.
3. 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.

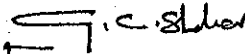
DESCRIPTION OF THE DEMISED PORTION.


All that a portion flat number 205 admeasuring about 1435 sft on the Second Floor, along with one car parking, in building known as Sapphire, situated at Chikoti Gardens, Begumpet, Hyderabad - 500 016, bounded on the:-

NORTH BY	:	Flat No. 201
SOUTH BY	:	Open to sky
EAST BY	:	Common Passage & Lifts
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.

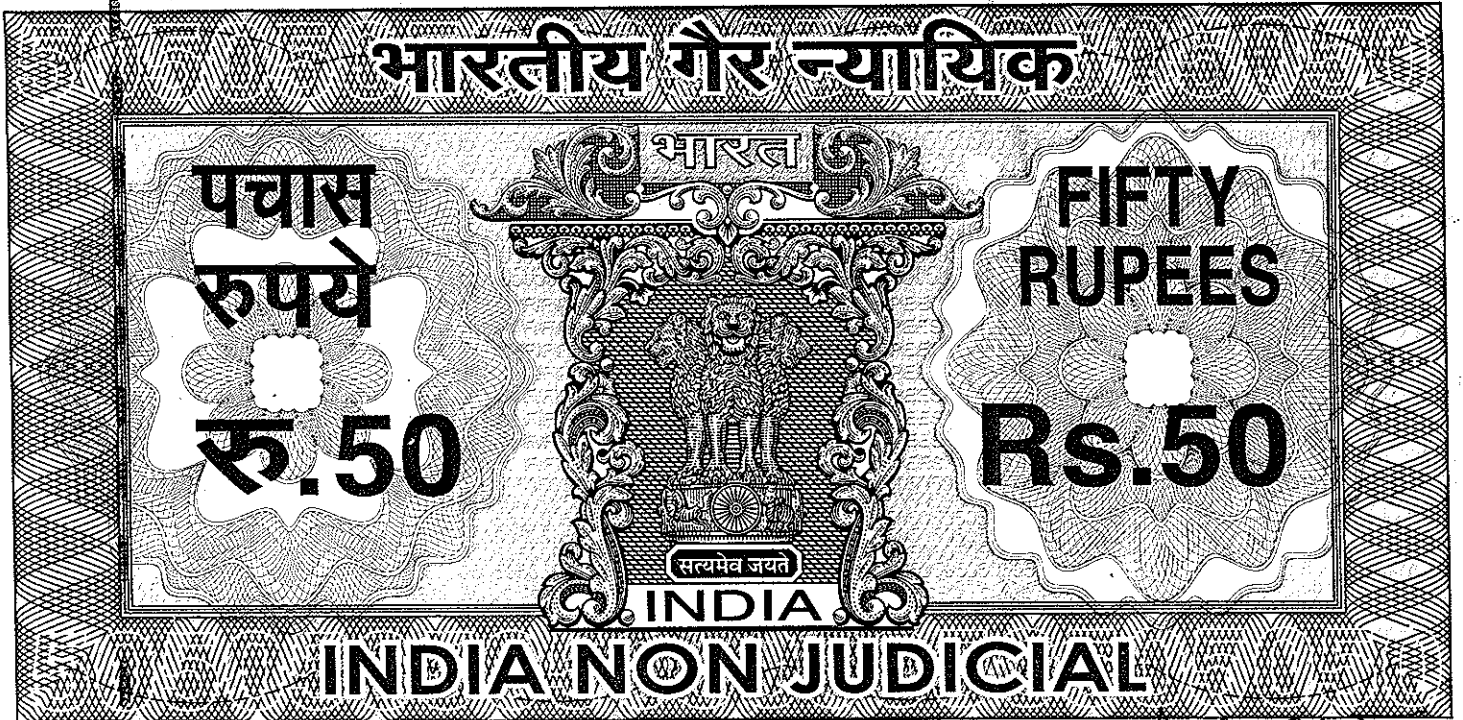
Witnesses:-

1. 
[S. CHANDRA SHEKAR]

2. 
(Solomon P.)


LESSOR


LESSEE



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

NGD
Pradeel Kumar
Mehta and Modi Homes and 0 floors

Leela G Chimalgi
B 3685171

LEELA G CHIMALGI
STAMP VENDOR
No. 12/2004

5-4-76/A, Cedar Rangunt
SECUNDERABAD-500 003

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Hyderabad, on this the 1st day of December, 2007, by and between: -

DR. TEJAL MODI, wife of Shri Soham Modi, aged about 37 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the "**LESSOR**" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Mehta & Modi Homes, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Partner Mr. Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 58 years, herein after referred to as the "**LESSEE**", (which term shall mean and include whenever the context may so require its successors-in-interest);

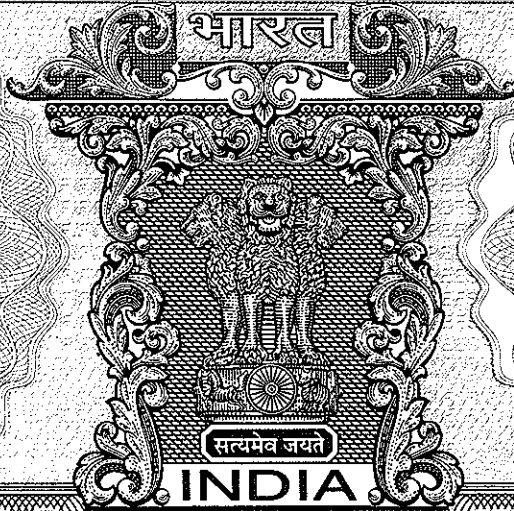
Contd..2

Suresh U. Mehta *Surendra Lal Mehta*

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

శ్రీ. నం. 11/11/10...
శ్రీ. పేరు...
శ్రీ. చిరునామా...
శ్రీ. వృత్తి...

L. G. Chimalgi
B 368516
LEELA G CHIMALGI
STAMP VENDOR
No. 112/2004
5-4-76/A, Central Ranganj
SECUNDERABAD-500 002

The LESSOR is the owner of a fully furnished Bungalow bearing no. 9 with land measuring about 233 sq. yds. together with a built-up area of 1450 sft., at Silver Oak Bungalows Phase-I, forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Cherlapally, Ghatkesar Mandal, Ranga Reddy District, herein after referred to as the Said Bungalow. The LESSEE has requested the LESSOR to grant on lease the Said Bungalow and the LESSOR has agreed to give on lease the Said Bungalow on the terms and conditions specified hereunder:

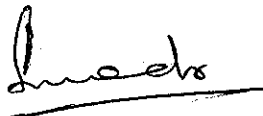
- 1) The LESSEE shall pay a rent of Rs. 10,000/- (Rupees Ten Thousand Only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
- 2) The lease shall be for a period of 3 years, commencing from 1st December, 2007. This agreement of lease between the LESSOR and the LESSEE can be terminated by the LESSOR or the LESSEE with an advance notice of three months.
- 3) The LESSOR and the LESSEE hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of the Lease Agreement.

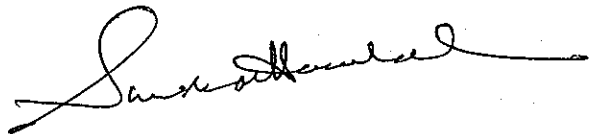
[Signature] *[Signature]*

- 4) The expenses of Stamp Duty and Registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the **LESSEE** in full.
- 5) The lease shall be extended for a further period only on mutually agreed terms.

THE LESSEE HERE BY COVENANTS AS UNDER: -

- 6) The **LESSEE** shall pay the rent regularly for each month in advance on or before the 5th day of the month to the **LESSOR**.
- 7) The **LESSEE** shall pay and bear the electricity consumption charges apart from the rent.
- 8) The **LESSEE** shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
- 9) The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
- 10) The **LESSEE** shall permit the **LESSOR** or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 11) The **LESSEE** rent shall enhance the rent by 6% compounded at the end of every year.
- 12) That the **LESSEE** shall keep and maintain the Said Bungalow in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the Bungalow, occupiers at a high level. To this end, the **LESSEE** shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the bungalow for illegal and immoral purpose: (c) use the Bungalow in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other bungalow etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose: (g) carryout any modifications or alterations to the said premises: (h) store any inflammable or explosive goods in the said premises.
- 13) The **LESSEE** shall abide by the rules and byelaws of Silver Oak Bungalows Owners Association, which is the administrator / supervisor of common services of the complex.
- 14) The **LESSEE** shall pay the building maintenance charges amounting to Rs. 1,200/- to the **LESSOR** (or to the Silver Oak Bungalows Owners Association, as the **LESSOR** may direct) every month towards the maintenance, security and water charges, etc., subject to increase from time to time.





THE LESSORS HEREBY COVENANTS AS UNDER:-

- 15) The LESSOR agreed not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without deviation as specified above.
- 16) The LESSOR agreed to pay the property tax and other taxes pertaining to the leased floor.
- 17) The LESSOR agreed 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 and restore the said premises to its original status.

DESCRIPTION OF THE SAID FLAT

All that portion of a fully furnished Bungalow bearing no. 9 with land admeasuring about 233 sq. yds. together with a built-up area of 1450 sft., at Silver Oak Bungalows Phase-I, forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on the:-

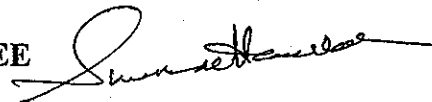
North By	40' wide road
South By	Compound wall & neighbors land
East By	Plot No. 08
West By	40' wide road

IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES: -

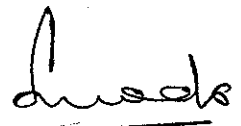
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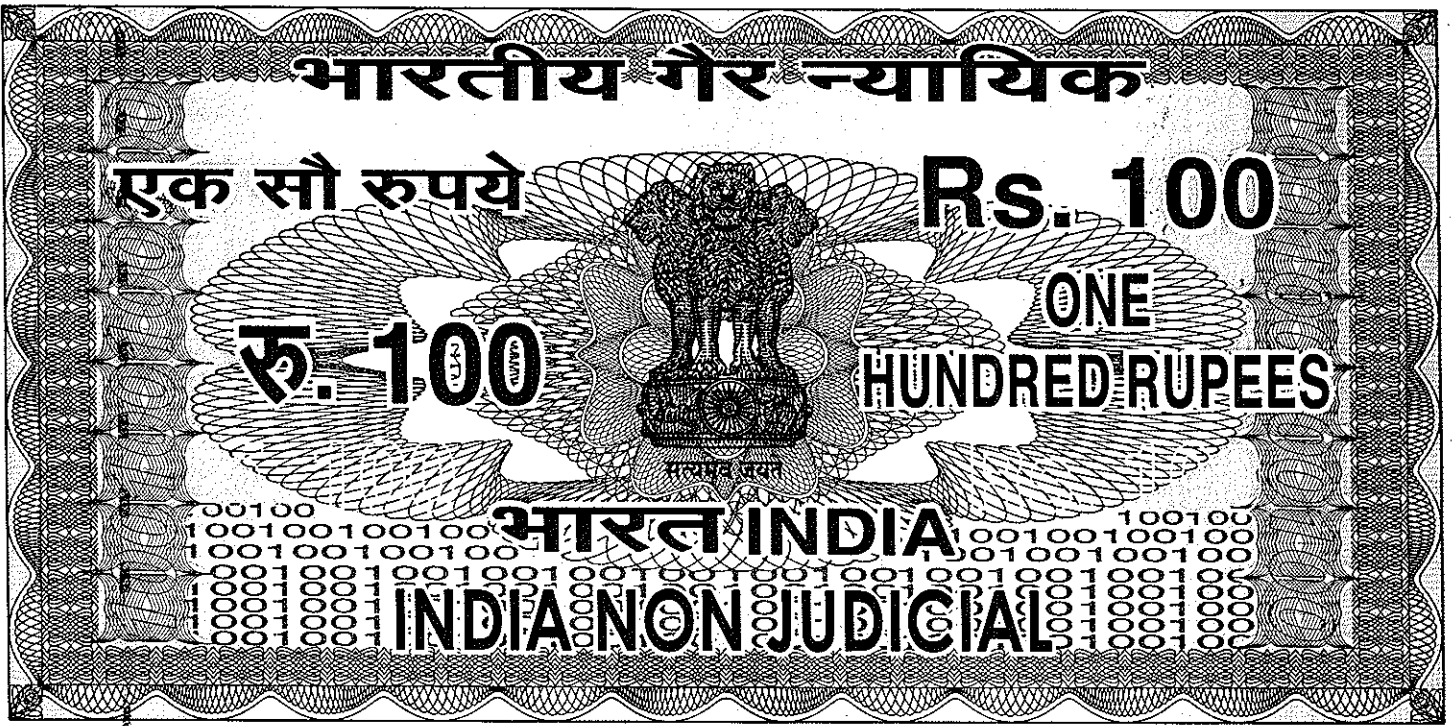
LESSEE



2.

LESSOR.





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 450256

S.No. 1145/2 Date 12/18/2010 Rupees 1000
Sold to: Tejal Modi
W/o. D/o. Shri Soham Modi, Rd #24
Hyderabad

S. ANJAMMA
S.V.L. No. 9/94/R/5/2009
3-5-944, Kubera Towers,
Narayanaguda, Hyderabad-29.
Call: 9896378280

LEASE AGREEMENT

This LEASE AGREEMENT is made and executed at Hyderabad, on this the 16th day of August, 2010, by and between: -

DR. TEJAL MODI, W/o. Shri Soham Modi, aged about 37 years, residing at Plot No. 280, Road No.25, Jubilee Hills, Hyderabad - 500 034, hereinafter referred to as the "LESSOR".

AND

MR. K. SATISH REDDY, S/o. Dr. K. Bhagya Reddy, aged about 29 years, Occupation: Business, address: Flat o. 506, Garuda Manor Apartments, Somajiguda, Hyderabad, herein after referred to as the "LESSEE".

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

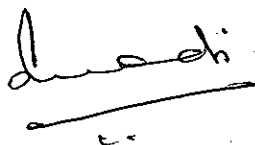
Tejal Modi

K. Satish Reddy

WHEREAS the LESSOR is the absolute owner of the 2 bedroom flat (Flat No. 205) situated on the second floor, of the building known as Sapphire Apartments bearing no. 1-10-72/5/C/205, situated at Chikoti Gardens, Begumpet, Hyderabad – 500 016 having a super-built area of about 1435 sft. The LESSEE has requested the LESSOR to grant on lease the residence space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

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 2 bedroom flat (Flat No. 205) situated on the second floor, of the building known as Sapphire Apartments bearing no. 1-10-72/5/C/205, situated at Chikoti Gardens, Begumpet, Hyderabad – 500 016, having a super-built area of about 1435 sft. more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of **Rs. 16,000/- (Rupees Sixteen Thousand Only)** per month exclusive of 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. 48,000/- (Rupees Forty Eight Thousand Only)** as security deposit, through HDFC Bank bearing cheque no. 194517 dated 13.8.2010 to the LESSOR 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 12 months commencing from 15th day of August 2010. 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. 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 LESSEE shall pay the rent regularly per each month on or before the 7th day of the month to the LESSOR.
6. The LESSEE shall pay and bear the 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 demised portion in a neat and habitable condition.
8. The LESSEE shall carry out all minor repairs and regular maintenance at its own cost.
9. The LESSEE shall utilize the demised portion for his residence but shall not use the said portion for office 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 6% at the end of every year on the then existing rent.
12. The LESSEE shall permit the LESSOR or anyone authorized by it to inspect the demised portion at all reasonable hours of the day.
13. The LESSEE shall pay the building maintenance charges amounting to Rs.1,000/- to the LESSOR (or to the Sapphire Apartments Owners Association, as the LESSOR may direct) every month towards the maintenance, security and water charges, etc., subject to increase from time to time.
14. The LESSEE shall pay the building maintenance charges amounting to Rs.1,300/- to the LESSOR (or to the Sapphire Apartments Owners Association, as the LESSOR may direct) every month towards the maintenance, security and water charges, etc., subject to increase from time to time

DESCRIPTION OF THE DEMISED PORTION.

All that a portion flat number 205 admeasuring about 1435 sft on the Second Floor, along with one car parking, in building known as Sapphire, situated at Chikoti Gardens, Begumpet, Hyderabad - 500 016, bounded on the:-

NORTH BY	:	Flat No. 201
SOUTH BY	:	Open to sky
EAST BY	:	Common Passage & Lifts
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. *A.S. Reddy*
RR
- 2.

LESSOR

[Signature]
LESSEE

[Signature]