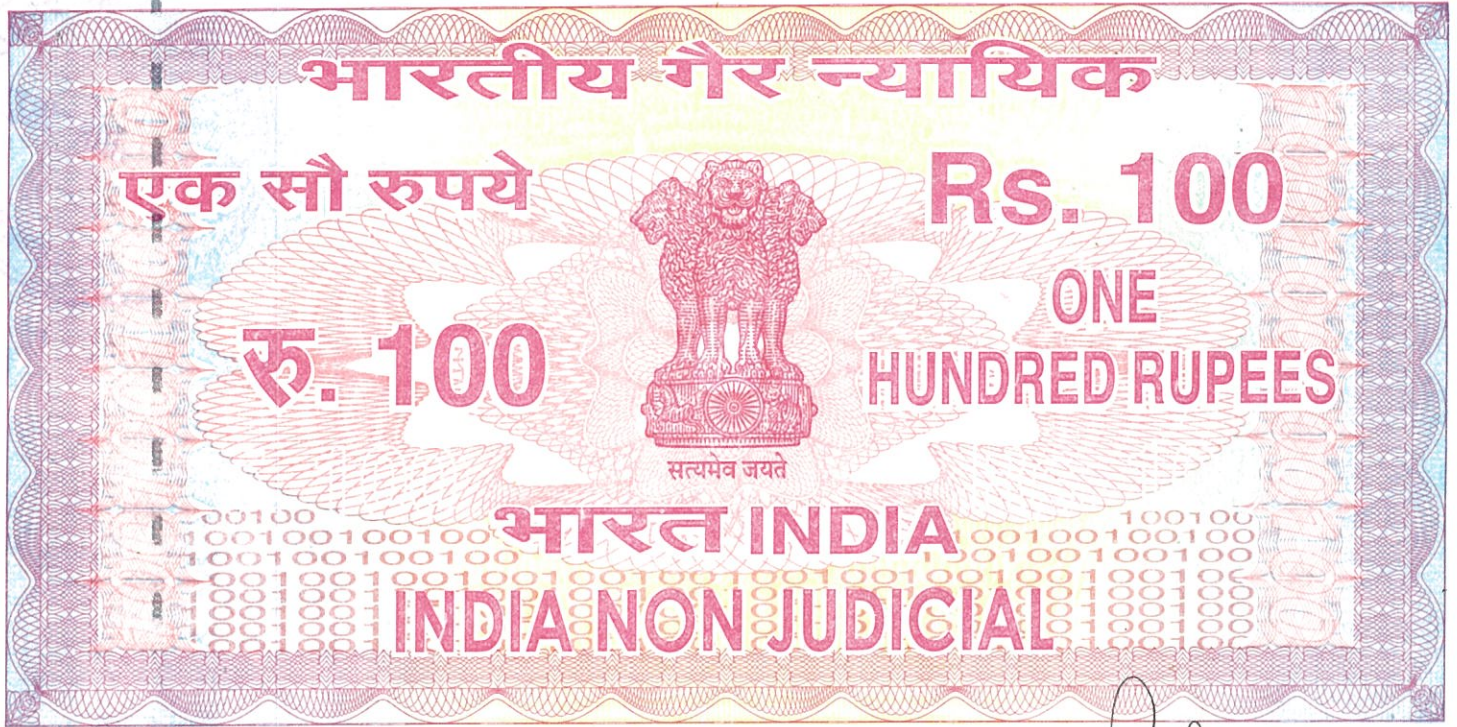




తెలంగాణ తెలంగాణ TELANGANA

S.No. 4456 Date:13-07-2022

Sold to:G.MURALI MOHAN

S/o.MALLESH

For Whom: MODI CONSULTANCY SERVICES

AP 147374

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad.

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 27th day of Mar, 2023 by and between:

Mr. Vangeti Harsha Vadhan Reddy, S/o. Sathi Reddy aged about 35 years, Occupation: Business, resident of H. No. 1-10-1/214/39, Chakripuram, ECIL, Malkajigiri District, hereinafter referred to as the Lessor.

AND

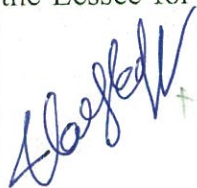
M/s. Modi Consultancy Services, having its registered office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad-500 003, represented by its duly authorized signatory Mr. Soham Modi, S/o Late Mr. Sathish Modi, aged about 51. hereinafter referred to as the Lessee.

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 property, description of which is given in Annexure A (hereinafter referred to as the Scheduled Property) and more fully described in the schedule and the plan attached herein.
- B. The Lessee became owner of the Scheduled Property by way of registered deed details of which are given in Annexure A.
- C. The Lessee has requested the Lessor to grant on lease the Scheduled Property for erection of hoarding and the Lessor has agreed to give on lease on the terms and conditions specified hereunder. The details of the hoarding(s) to be erected are given in Annexure A.

Now This Lease Agreement Witnesseth as Follows:

1. The Lessee shall pay rent, details of which are given in Annexure A (inclusive of GST and subject to deduction of TDS) per month to the Lessor on or before the 10th of the subsequent month.
2. The details of lease period, rent free period and commencement of rent are given in Annexure A. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice of 1 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 Scheduled Property 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 Scheduled Property to any third party.
6. The Lessor shall permit the Lessee to erect a hoarding on the Scheduled Property. 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 Scheduled Property 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 Scheduled Property 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 which are not directly attributable to the hoarding erected by the Lessee.
13. The Lessor agrees not to cause any hindrance to the Lessee in the enjoyment of the Scheduled Property 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 Scheduled Property 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.

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

Lessor:

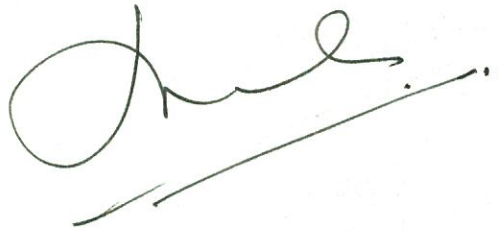
Lessee:

Witness no1:

Witness no.2:

Annexure A

Sl. No.		
1.	Description and details of Scheduled Property.	
1a.	Property type:	Commercial complex
1b.	Area:	Constructed area of 1,200 sft on Ground floor. Constructed area of 1,200 sft on First floor. Constructed area of 600 sft on second floor. Land area – 116 sq yds.
1c.	Description of construction:	Residential building consisting of ground floor + 1 floor & Penthouse
1d.	Premises no.:	Plot no 19/East part
1e.	Address/location:	Bhongiri, Bhongiri Mandal, Yadadri District
1f.	Area of Scheduled Property	260 sft of hoarding space admeasuring 20 x 13 ft on the eastern wall of the building on the second floor along with 208 sft of hoarding space admeasuring 16 x 11 ft on the western wall of the building on the second floor.
2.	Details of ownership.	
2a.	Type of deed:	Gift deed
2b.	Document date and no.:	176/2018 dtd 05-01-2018
2c.	Registered at SRO:	Bhongiri
3.	Details of the hoarding.	
3a.	No. of hoardings:	2 nos. - on the Walls of East & West side of the building
3b.	Length and height of the hoardings:	20 feet length 13 feet height & 16 feet length 11 feet height
4.	Per month rent payable by Lessee to Lessor:	Rs. 8,000/- per month
5.	Enhancement of rent increase	5% every year.
6.	Lease period:	3 years from 01-04-2023 to 31-03-2026.
7.	Rent free period:	27-03-2023 to 31-03-2023
8.	Rent commencement date:	01-04-2023
10	Advance	2 months of rent I.e Rs. 16,000/-

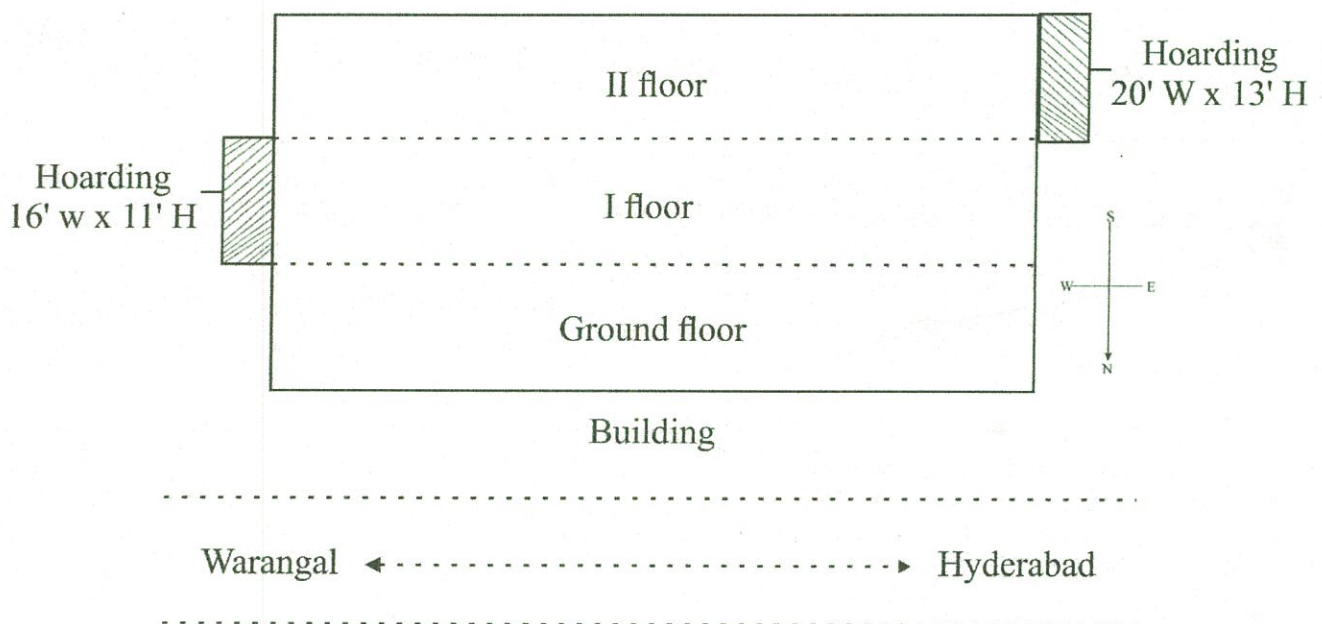



Schedule and plan of the leased property

All that portion of terrace area admeasuring Sy. No 847 Plot no. 19/east part 600 sft East wall and 600 sft North wall bearing, situated at Bhongiri, Bhongiri Mandal, Yadadri District and bounded by:

North By : Warangal Highway
South By : Plot no. 18
East By : 30' wide Road
West By : Plot no. 19 / west part

Plan of the leased premises:



Lessor:

Lessee: