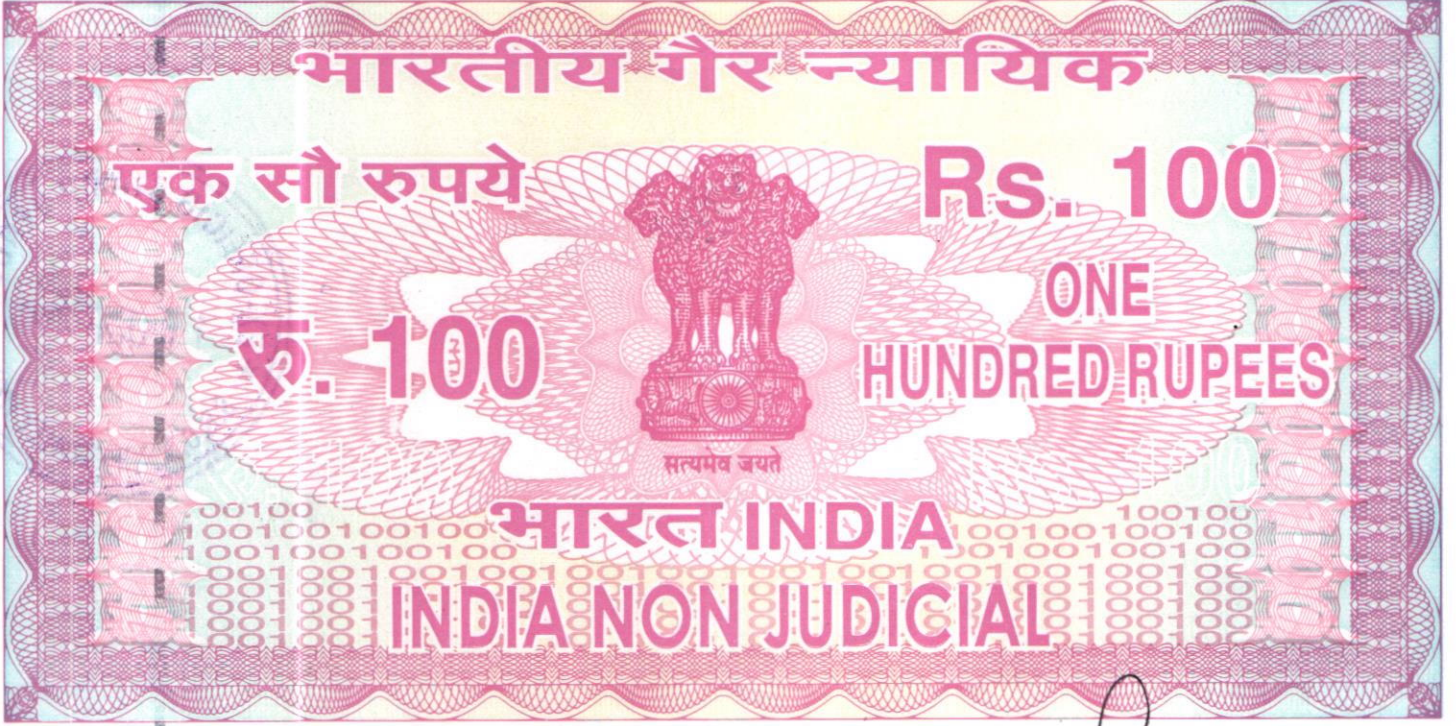




తెలంగాణ తెలంగాణ TELANGANA

[Signature]

AV 025406

Sl.No. 7101 Dt: 31-10-2022

Sold to: RAMESH

S/o : Late NARSING RAO

For Whom: M C Modi Educational Trust

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 01st day of April, 2023 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 52 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

M/s. KGM & Co, having its office at 1, 5-4-187/3 & 4. Soham Mansion, M.G.Road, Secunderabd – 500003., represented by its Partner Mr. Pranay Mehta aged about __ 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.

[Signature]
For KGM & Co.

Partner

[Signature]
For M/s. MC MODI EDUCATION TRUST
Trustee

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 1,650 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:

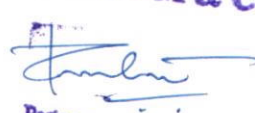
1. The LESSEE shall pay a rent of Rs. 36,175/- (Rupees thirty six thousand one hundred and seventy five only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. The details of the rent payable are as under:

Sl. No.	Rent payable to	Amount	From period	To period
1.	M.C. Modi Educational Trust	Rs.36,175/-	01.04.2023	30.09.2023
2.	M.C. Modi Educational Trust	Rs.37,984/-	01.10.2023	30.09.2024
3.	M.C. Modi Educational Trust	Rs.39,883/-	01.10.2024	30.09.2025
4.	M.C. Modi Educational Trust	Rs.41,877/-	01.10.2025	30.09.2026
5.	M.C. Modi Educational Trust	Rs.43,971/-	01.10.2026	30.09.2027

2. The LESSEE shall pay an amount of Rs. 2,17,050/- (Rupees two lakh seventeen thousand and fifty 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 April, 2023. 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 31.03.2025.
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.

For M/s. MC MODI EDUCATION TRUST

Trustee

For KGM & Co.

Partner

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 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.

For M/s. MC MODI EDUCATION TRUST


Trustee

For KGM & Co.


Partner

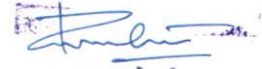
DESCRIPTION OF THE LEASED PREMISES

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 1,650 sft bounded by

North By : Premises occupied by M/s. Modi Properties 1000sft office & staircase
South By : Neighbour's building
East By : Neighbour's office
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.

For KGM & Co.

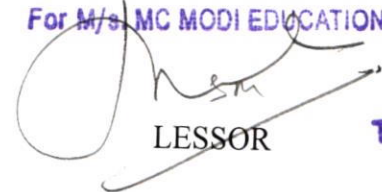

Partee

LESSEE

WITNESSES:

1. 
2. 

For M/s MC MODI EDUCATION TRUST


LESSOR

Trustee