

Phone No:
Sold To/Issued To
Mir Ahmed Ali
For Whom/ID Proof:
AL-Hind Perfume&Boti



भारत INDIA
INDIA NON JUDICIAL
SATISH KUMAR
NOTARY PUBLIC
TELANGANA
380022



MAR-12-2024 16:22:39

₹ 0000200/-
ZERO ZERO ZERO ZERO TWO ZERO ZERO

Agreement
38153321710260559780-00248434
3815332 47/2012

LEASE AGREEMENT

This Lease Agreement executed on this the 12th day of March, 2024 by and between:

M/s. Modi Enterprises (owned by Modi Builders Methodist Complex, a partnership firm) having its office at 5-4-187/3 & 4, Second Floor, Soham Mansion, M.G. Road, Secunderabad-500 003, represented by its duly authorized partners/ representatives Mr. Suresh Bajaj S/o Late Sri Parmanand Bajaj aged about 68 years, and Mr. Soham Modi S/o Satish Modi, aged about 53 years.

(Hereinafter referred to as Lessor, which expression and its alternative forms wherever appearing, shall unless repugnant to the meaning or context thereof, mean and include their respective successors, legal representatives, persons, claiming through, under or in trust for them, administrators, etc.)

IN FAVOUR OF

1. M/s. AL-Hind Perfume & Botique having its office at Methodsit Complex, Represented by its Partner Shri Mir Ahmed Ali, S/o Late Mir Hyder Ali, aged about 46 years, R/o 17-4-24, Pathar ka Makan, Debeerpura, Charminar, Hyderabad, Telanagana State - 500023.
2. Shri Syed Zaheeriddin Quadri, S/o Late Syed Haneefuddin, aged about 46 years, Occ. Business, R/o 17-4-236/9/A, Yakatpura, Charminar, Hyderabad, Telangana State -500023.

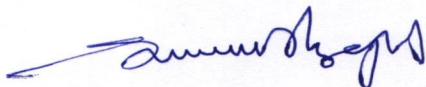
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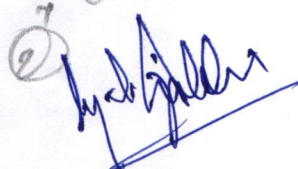
The term Lessor and Lessee shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.

1. Whereas the Lessors are the long term lease holders 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.
2. The Lessors became entitled to give on lease the Scheduled Property by way of registered lease deeds, details of which are given in Annexure A.
3. The Lessee has requested the Lessors to grant on lease the Scheduled Property for business use and the Lessor has agreed to give on lease on the terms and conditions specified hereunder.
4. The Lessee shall pay rent, details of which are given in Annexure A to the Lessors on or before the 7th of the month, in advance.
5. The Lessee shall pay security deposit, details of which are given in Annexure A, which shall be refunded by the Lessors 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 Lessors. 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.
6. The lease shall be for a period, details of which are given in Annexure A. This agreement of lease between the said Lessors and the said Lessee can be terminated by the Lessee with an advance notice, details of which are given in Annexure A. However, the Lessee shall not be entitled to terminate the lease in the middle of the English calendar month. Further, the Lessee shall not be entitled to terminate the lease for a lock-in period, details of which are given in Annexure - A.
7. The lease period or duration of lease given in Annexure - A shall commence from the Lease Commencement Date given in Annexure -A. The Lessor agrees to provide a Rent Free Period to the Lessee in order for the Lessor to complete the works in the Scheduled Property, which the Lessor and Lessee have mutually agreed to and that the rent shall commence from the Rent Commencement Date given in Annexure -A.
8. The Lessor and the Lessee hereby agree to register this lease deed within a period of 60 days from the date of this 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.



① Lessee



x
SB
② Lessee-2




9. The Lessor shall provide a separately metered electric power supply. The Lessee shall pay and bear the electricity consumption charges apart from the rent. The Lessee shall also pay the additional consumption charges that may be levied from time to time by the electricity department. However, the Lessor agrees to refund such additional consumption charges paid by the Lessee upon expiry or termination of this lease.
10. The Lessee shall pay monthly maintenance charges to the Lessor (or to any other body or Association in-charge of maintenance of the building in which the Scheduled Property is situated) towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time. The details of monthly maintenance charges are given in Annexure -A.
11. The Lessee shall handover the Scheduled Property to the Lessor along with all fixtures and furniture provided by the Lessor in proper working condition, subject to normal wear and tear. The Lessor shall be entitled to deduct the cost of any damage to Scheduled Property from the security deposit.
12. The Lessee shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
13. The Lessee shall utilize the Scheduled Property for its business purposes only but shall not use the said portion for residential or any illegal/immoral activity.
14. The Lessee shall not sub-let any portion of the Scheduled Property or transfer the rights under the lease in favour of any third party. However, the Lessee shall be entitled to operate the businesses of its associate companies from the Scheduled Property, with prior written permission from the Lessor. The Lessor shall not unreasonably withhold such a permission.
15. The Lessee shall enhance the rent periodically as per details given in Annexure -A.
16. The Lessee shall permit the Lessor or anyone authorised by it to inspect the Scheduled Property at all reasonable hours of the day.
17. The Lessee shall be additionally liable to pay all taxes, levies, charges like GST on the rent paid to the Lessor, that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
18. The Lessee shall be entitled to deduct TDS on the rent payable to the Lessor at applicable rates. However, the Lessee shall provide proof of payment of the TDS deducted within 90 days of such a deduction, failing which the Lessor shall be entitled to recover the same as arrears of rent.

Lessee - 1
Pabhi

Lessee - 2
M. K. Singh

SB

SM

19. The Lessor shall pay the property taxes pertaining to the Scheduled Property.

20. 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.

21. The Lessor agrees to allow the Lessee to remove the furniture, fixtures, electrical fittings, false ceiling, air conditioning and any other such items that the Lessee may installed at its cost at the time of vacating the Scheduled Property on the expiry of the lease or on termination of the lease.

22. The Lessee shall abide by the rules and bye-laws of the Owners Association or any other body in-charge of maintenance of the commercial complex in which the Scheduled Property is situated.

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

LESSOR no. 1:

LESSOR no. 2:

LESSEE: ①

Witness no. 1:

Name:

Address:

Witness no. 2:

Name:

Address:

ANNEXURE A

Sl. No.		
1.	Description and details of Scheduled Property:	
2.	Description of Scheduled Property:	Lower Ground Floor
3.	Office/Shop/other no.	Below the Ramp
4.	Municipal No.	5-9-189/190
5.	Building name and address	Methodist Complex, Abids, Hyderabad.
6.	Area of Schedule Property	500 sft of built up area and 520 sft open space
7.	Car parking details	Common car parking on ground and first floor.
8.	Boundaries	East: Passage West: Brindavan Complex North: Ramp South: Chiragali Lane Road
9.	Document date and no.:	686/1990 & 3027 /2021
10.	Registered at SRO:	Hyderabad
11.	Commercial terms	
12.	Monthly rent payable by Lessee to Lessor:	Rs. 43,643/- + GST
13.	Security deposit payable by Lessee to Lessor	Rs.2,27,700/-.
14.	Monthly maintenance charges	Rs. 2,000/- per month
15.	Rental enhancement	15% at the end of 3 years on the existing rent
16.	Lease period:	3 years.
17.	Notice period for termination of lease	Lessor and Lessee can terminate this lease with an advance notice of three months in writing. However, subject to the lock-in period mentioned herein.
18.	Lease commencement date:	1 st August, 2023.
19.	Rent free period:	NA
20.	Rent commencement date:	1 st August, 2023.
21.	Lock-in period	2 years.
22.	Details of Lessors	
23.	Name & address:	M/s. Modi Enterprises (owned by Modi Builders Methodist Complex, a partnership firm)
24.	Mobile & email:	8885583001 & admin@modiproperties.com
25.	PAN no.	AABFM2938C
26.	GST no.	36AABFM2938C2ZK
27.	Details of Lessee	
28.	Name & address:	AL-Hind Perume & Botique Shri Mir Ahmed Ali & Shir Syed Zaheeruddin Quadri R/o. 17-4-24, Pathar ka Makan, Dabeerpura, Charminar, Hyderabad - 500023
29.	Mobile & email:	9885247077 & 9848094161
30.	PAN no.	ABZFA6511E
31.	GST no.	36ABZFA6511E1ZA

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SB

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SMA

① Lessor.
[Signature]

② *[Signature]*
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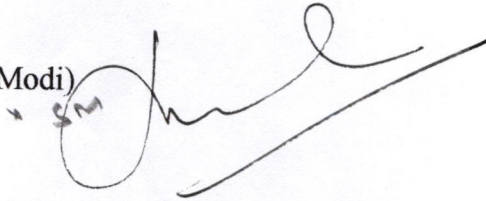
DESCRIPTION OF THE LEASED PREMISES

All that portion admeasuring about 500 sft of built up area and 520 sft open space, on the ground floor, in the building known as Methodist Complex, bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad and which is marked in red in the plan annexed to this lease deed, and bounded on:

North By	:	Ramp
South By	:	Chirag Ali Lane Road
East By	:	Passage
West By	:	Brindavan Complex

IN WITNESS whereof this lease deed is signed and executed by the parties in presence of the following witnesses on the date first above mentioned, at Hyderabad.

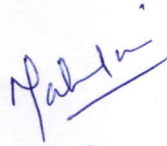
(Mr. Soham Modi)
Lessor



(Mr. Suresh Bajaj) * SB
Lessor



(Shri Mir Ahmed Ali)
Lessee



(Shri Syed Zaheeriddin Quadri)
Lessee



WITNESSES.

1.

2.

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సైద్ జాహీరుద్దీన్ కులద్రీ
SYED ZAHEERUDDIN QUADRI

పుట్టిన సంవత్సరం/Year of Birth : 1977
పురుషుడు / Male

3890 5381 6846

ఆధార్ - సామాన్య వి హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ సైద్ హనేఫుద్దీన్
కులద్రీ, 17-4-236/9/అ. యాకుత్పూర్.
చార్మినార్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్.
500023

Address: S/O Late Syed
Haneefuddin Quadri, 17-4-
236/9/A, YAKUTPURA,
Charminar, Hyderabad, Andhra
Pradesh, 500023

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1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సం. హక్కు మె. 1947.
హైదరాబాద్-560001

X Lence

Syed-Zaheer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGQPS1820E

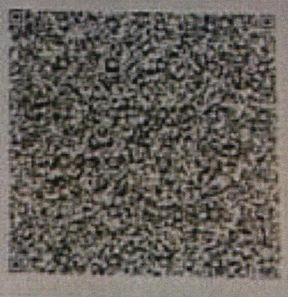
नाम / Name
SYED ZAHEERUDDIN QUADRI

पिता का नाम / Father's Name
HANEFUDDIN QUADRI SYED

जन्म की तारीख / Date of Birth
05/02/1977

हस्ताक्षर / Signature

89435



✓ Lensee

Syed Zaheeruddin Quadri

 भारत सरकार
GOVERNMENT OF INDIA

Download Date: 13/02/2023



మీర్ అహ్మద్ అలీ
Mir Ahmed Ali
పూజ్యతేదీ/DOB: 15/08/1978
పురుషుడు/ MALE
Mobile No: 9848094161

Issue Date: 03/07/2013

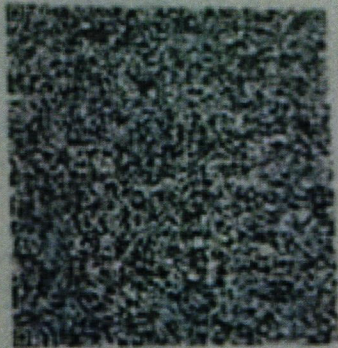
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నా ఆధార్ - నా గుర్తింపు

 AADHAAR
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
మీర్ హైదర్ అలీ, హా.నో. 22-4-200, చమెలీ క
మాండ్వా, అలీజా కోట, చార్మినార్, హైదరాబాద్,
తెలంగాణ - 500002

Address :
MIR HYDER ALI, H.NO.22-4-200, CHAMELI
KA MANDWA, ALIJA KOTLA, Charminar,
Hyderabad,
Telangana - 500002





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 help@uidai.gov.in

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 P.O. Box No. 1947
Bangalore-560 001

* Leave !
Mubhi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MIR AHMED ALI

MIR HYDER ALI

15/08/1978
Permanent Account Number

ALIPM6589K

Mahmud
Signature

20072016

x Lessa
Mahmud

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABZFA6511E

नाम / Name
AL-HIND PERFUMES & BOTIQUE



निगमन / गठन की तारीख
Date of Incorporation/Formation
15/09/2022

24092022

Lessee : ①
Mahar

Lessee : ②
Hyd. Galin