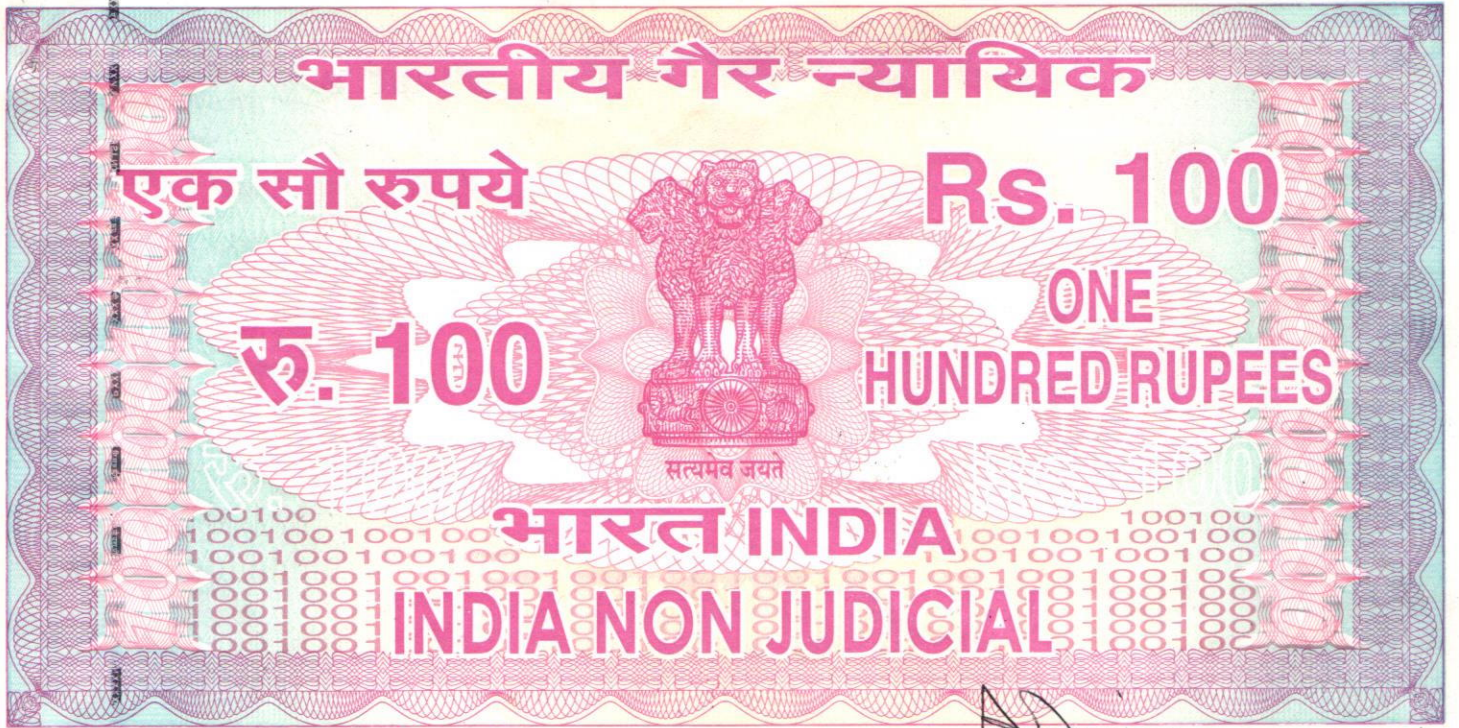




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. DINESH

BC 541775

LICENSED STAMP VENDOR

L.No.15-07-041/2007

RL.No.15-07-015/2013

H.No.7-65/3, Shankar Nagar,

Peerjadiguda (V), Ghatkesar (M),

R.R. Dist. PIN-500 039.

Cell.No:9052571732

S.No. 10079 Date 24/06/2013 Rs. 100/-

Sold To Syed mehdi

S/o.D/o.W/o Syed mohammed

For Whom Syed

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 26th day of June 2013 by and between:

1. MR. SYED MEHDI, S/o. Mr. Syed Mohammed, aged about 55 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
2. MRS. RAZIA BAO, W/o. Mr. Syed Mehdi, aged about 45 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,

represented by their Specific Power of Attorney Holder M/s. Modi Properties & Investments Pvt. Limited, having its registered office at 5-4-187/3 & 4, IInd floor, M.G. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the "LESSORS" and severally as LESSOR No. 1 & LESSOR No.2 respectively

AND

M/s. REWOOD, represented by its Managing Director Mr. Victor Gunday aged about 26 years, R/o. Flat S-02, Ahmed Residency, Road No 05, TMC, Mahindra Hills, East Marredpally, Secunderabad - 500026, herein after referred to as the LESSEE.

FOR REWOOD
Victor Gunday
12/sep/2013

The terms LESSORS and LESSEE shall mean and include whenever the context so requires shall mean and include all their legal heirs, successors in interest, legal representatives, administrators, assignees, nominees, etc.

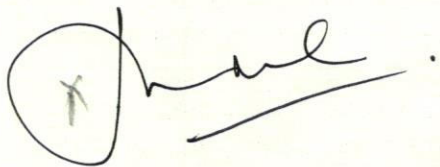
- A. WHEREAS the LESSORS is the absolute owners of the duplex bungalow known as Kamran Villa consisting of 4 bedrooms, drawing, dining, kitchen and servants quarter, situated at Plot No.140, forming a part of Survey No.74/3, Ravi Co-operative Housing Society, Marredpally, Secunderabad, having a super-built area of about 2,250 sft. The LESSEE has requested the LESSORS to grant on lease the office space and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:
- B. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSORS doth hereby grant and the LESSEE doth hereby taken on lease the duplex bungalow known as Furqan Villa, consisting of 4 bedrooms, drawing, dining, kitchen and servants quarter, situated at Plot No.140, forming a part of Survey No.74/3, admeasuring about 2,250 sft of built-up area on 233 sq.yds of land, at Ravi Co-operative Housing Society, Marredpally, Secunderabad, more particularly described at the foot of this document, on the following terms and conditions.

NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS

1. The LESSEE shall pay a rent per month as per the details given herein exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.

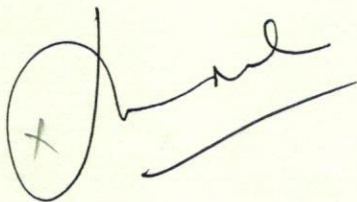
Rent payable for the period	LESSOR No. 1	LESSOR No. 2	Modi Properties & Investment Pvt. Ltd.
From 1.7.13 to 30.6.2014	8,211	8,211	1,428/-
From 1.7.14 to 30.6.2015	8,621	8,621	1,500/-
From 1.7.15 to 30.6.2016	9,053	9,053	1,574/-

2. The LESSEE herein has paid a sum of Rs. 51,000/- (Rupees Fifty One Thousand Only) as security deposit, 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.
3. The lease shall be for a period of 3 year(s) commencing from 01st day of Jul' 2013. This agreement of lease between the said LESSORS 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 LESSORS 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.
6. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSORS.



For REVQOO
12/Sept/2013
Partners

7. 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.
8. The LESSEE shall keep the demised portion in a neat and habitable condition.
9. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
10. The LESSEE shall utilize the demised portion for residential purposes only but shall not use the said portion for commercial or any illegal activity.
11. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
12. The LESSEE shall enhance the rent by 5% at the end of every year on the then existing rent.
13. The LESSEE shall permit the LESSORS or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
14. The LESSEE shall be liable to pay all taxes, levies, charges like VAT, service tax, etc., that are payable or shall become payable to any government or statutorily authority from time to time as applicable.
15. The LESSORS shall pay the property taxes pertaining to the leased premises.
16. The LESSORS 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.
17. The LESSORS 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 REVOOD
Victor Sunday
Partners
12/sep/2013

DESCRIPTION OF THE DEMISED PORTION

All that the duplex bungalow known as ~~Kamran~~ Villa, consisting of 4 bedrooms, drawing, dining, kitchen and servants quarter, situated at Plot No.140, forming a part of Survey No.74/3, admeasuring about 2,250 sft of built-up area on 233 sq.yds. Of land, at Ravi Co-operative Housing Society, Marredpally, Secunderabad bounded by:

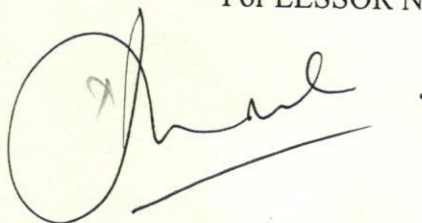
North By : Plot No. 143
South By : Road
East By : Plot No. 139
West By : Plot No .141

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

WITNESSES:

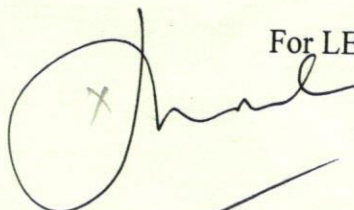
1. G. JAI KUMAR 
2. K. Hemendra 

For LESSOR No. 1.



(Modi Properties & Investments (P) Limited
rep. by its Managing Director Mr. Soham Modi)

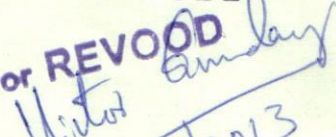
For LESSOR No. 2.



(Modi Properties & Investments (P) Limited
rep. by its Managing Director Mr. Soham Modi)

LESSEE

For REVOOD


12/Sept/2013