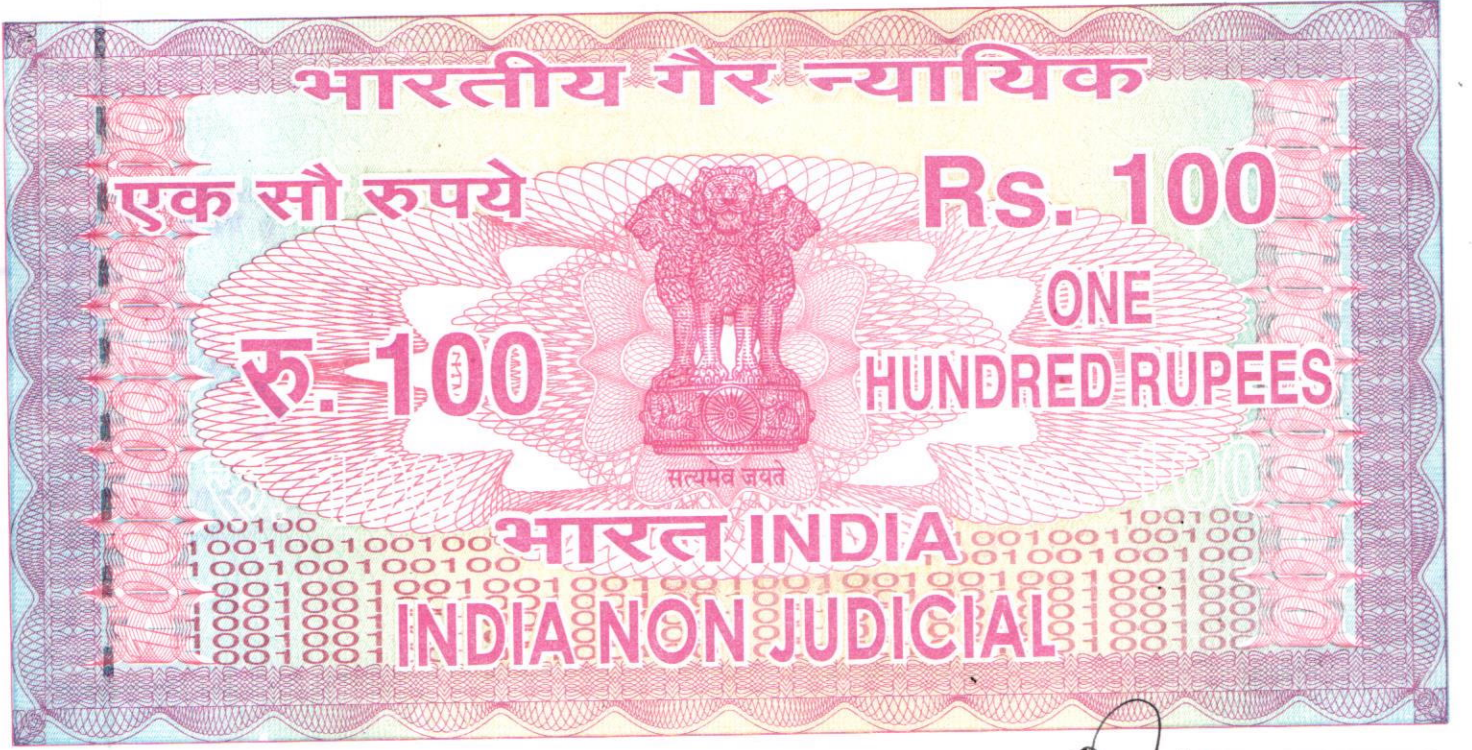




తెలంగాణ తెలంగాణ TELANGANA

S.No. 586 Date: 02-02-2021

Sold to: CH. RAMESH

S/o. Late NARASING

For Whom: M.C. MODI EDUCATIONAL TRUST



AF 402810
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. Mobile: 9849355156

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 02nd day of February, 2021 by and between:

M/s. M.C. Modi Educational Trust, having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Mr. Soham Modi, herein after referred to as the Lessor.

AND

M/s. Luharuka & Associates, having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its partner Mr. Ramesh Jain, S/o. Mr. Jabbar Chand Jain, herein after 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.







010500 7A (10/22/20)

REASON: 10/22/20

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- A. WHEREAS the Lessor is the absolute owner of the Office space situated on the second floor, of the building known as Soham Mansion bearing No. 5-4-187/3&4, situated at II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, having a super-built area of about 241 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. 5,209/- (Rupees Five Thousand Two Hundred Nine Only) per month exclusive of water & 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. 31,254/- (Rupees thirty one thousand two hundred and fifty four only) as security deposit, Lessee has already paid Rs. 27,000/- towards security deposit and balance of Rs. 4,254/- shall be payable, 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 6 years commencing from 1st day of October, 2020. 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 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 30th September'22.
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.
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 pay maintenance charges amounting to Rs. 362/- (Rupees Three hundred and sixty-two only) per month to the Lessor/Owners Association, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, common lighting, water charges, etc., subject to increase from time to time.



8. The Lessee shall keep the leased premises 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 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.
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 Lessor or anyone authorised by it to inspect the leased premises at all reasonable hours of the day.
14. The Lessee shall be liable to pay all taxes, levies, charges like VAT, service tax, and GST, etc., that are payable or shall become payable to any government or statutorily authority from time to time pertaining to rent and other charges payable under this agreement.
15. The Lessor shall pay the property taxes pertaining to the leased premises.
16. 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.
17. 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 LEASED PREMISES

All that portion consisting of the office space situated on the II floor of the building known as Soham Mansion bearing No. 5-4-187/3&4, situated at II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, admeasuring about 241 sft bounded by

North By : Premises belonging to neighbor
South By : Staircase & lobby
East By : M.G. Road
West By : Modi Properties Pvt. Ltd.,

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


LESSEE

WITNESSES:

1.  G Jaikumar
- 2.

LESSOR

