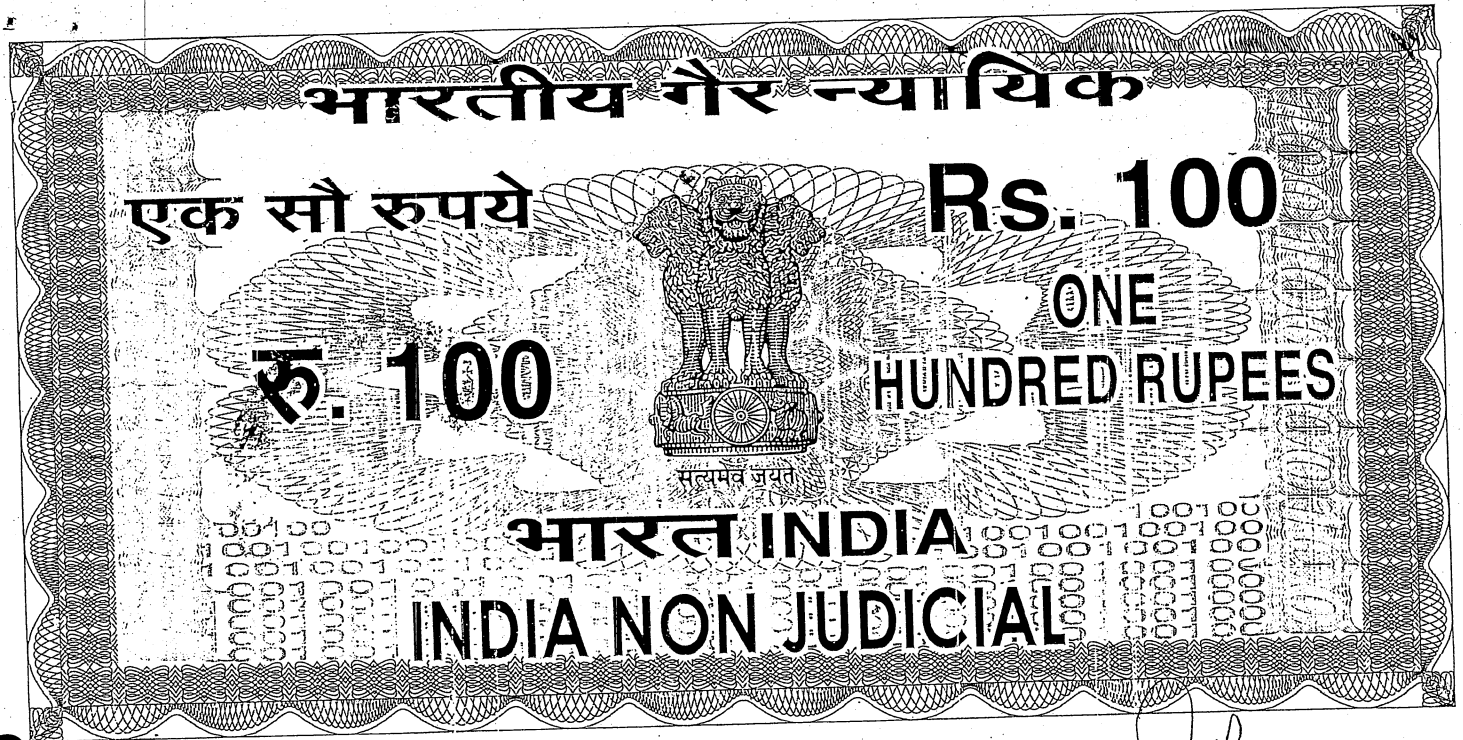




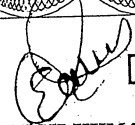
తెలంగాణ తెలంగాణ TELANGANA

S.No. 13276 Date: 07-10-2015

Sold to: RAMESH

S/o. NARASING RAO

For Whom: MODI BUILDERS METHODIST COMPLEX

 D 503945

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015.
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

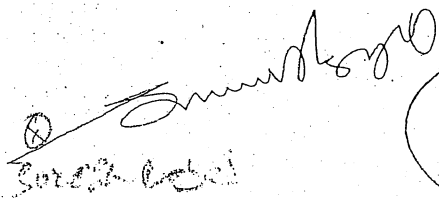
LEASE AGREEMENT

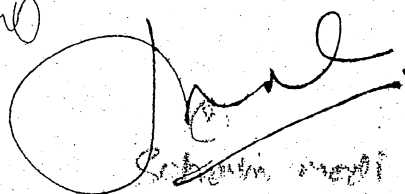
This Lease Agreement executed at Secunderabad on this the 26th day of March, 2016 by and between:

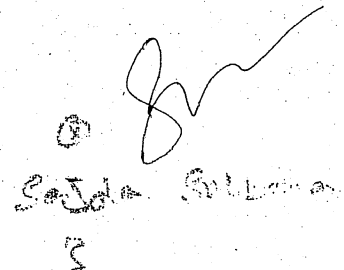
M/S. MODI BUILDERS METHODIST COMPLEX, a partnership firm, having its office at 5-4-187/3 & 4, M G Road, Secunderabad – 500 003 and represented by its Partners Shri Soham Modi, S/o. Shri Satish Modi, aged about 47 years and Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj, aged about 60 years, herein after referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest, assigns, heirs, legal representatives, etc.).

AND

MRS. SAJDA SULTANA D/o. Mr. Abdul Razzak, aged about 29 years, Office address: M/s. Protos, # 311, 312, Methodist Complex, Abids, Hyderabad – 500001, herein after referred to as the LESSEE (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).


Suresh Bajaj


Soham Modi

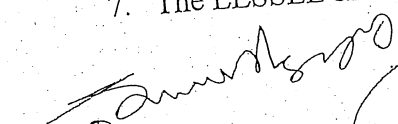

Sajda Sultana

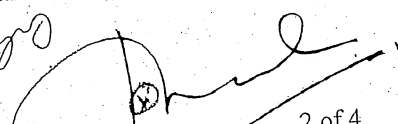
A. WHEREAS the LESSOR is the absolute owner of the office space, bearing no. 309, 310B, situated on the third floor, of the building known as Methodist Complex, bearing No. 5-9-189/190, situated at Chirag Ali Lane, having a super-built area of about 2,470 sft. The LESSEE has requested the LESSOR to grant on lease the office space bearing no. 309, 310B and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

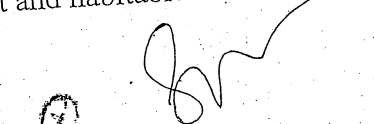
B. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the office space bearing no. 309, 310B situated on the third floor, of the building known as Methodist Complex, bearing No. 5-9-189/190, situated at Chirag Ali Lane, having a super-built area of about 2,470 sft. more particularly described at the foot of this document, on the following terms and conditions.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

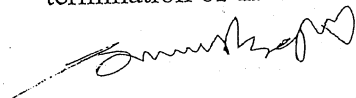
1. The LESSEE shall pay a rent of Rs. 12,000/- (Rupees twelve thousand only) per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder. The details of the rent payable are as under:
2. The LESSEE shall pay an amount of Rs. 75,000/- (Rupees seventy five thousand 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 three years commencing from 01st day of April, 2016. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
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 LESSEE in full.
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 keep the leased premises in a neat and habitable condition.


Sushila Devi

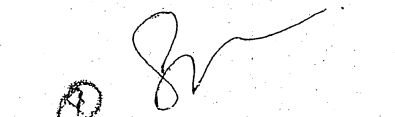

Sohani Modi


Sajda Sultana

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 15% at the end of three years 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 VAT, service tax, 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.
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.


①
Sreenivas


①
Soham Modi


①
Sajda Sultana

DESCRIPTION OF THE LEASED PREMISES

All that portion consisting of the office space bearing no. 309, 310B, situated on the third floor of the building known as Methodist Complex, bearing No. 5-9-189/190, situated at Chirag ali lane, Abids, Hyderabad, admeasuring about 2,470 sft bounded by

North By : Open to sky
South By : Common Passage
East By : Office No. 308
West By : Open to sky (facing Brindavan Complex)

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

WITNESSES:

1. Martand Moores
2. [Signature]

① [Signature]
(Sateen Sulkarna)
LESSEE

LESSOR

① [Signature]
② [Signature]
③ [Signature]
Soham Modi