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Sl.No. 6913 Dt: 05-10-2013

Sold to: Mr. Srinivas

S/o. D/o. W/o. Late Ungai

For Whom: M/S. Modi Builders Methodist Complex

CH. SHRAVANI

Licensed Stamp Vendor

Licence No. 15-31-029/2013

House On P.No. 21, W.S. Colony,

Abdullapurmet (V), Hayathnagar (M),

R.R. Dist - 501 512,

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 01st day of November 2013 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 43 years and Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj, aged about 56 years, hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

DEVELOPMENT CREDIT BANK LIMITED, a Banking Company incorporated under the companies Act, 1956 and having its Registered Office at 601 & 602, Peninsula Business park, 6th Floor, Tower A, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013 Regional Head - South, Retail Branch Banking, Sri. Debashis Biswas son of Late Sri Nanigopal Biswas, aged 42 years, resident of 4th floor, Siddhartha Plaza, SD Road, Secunderabad and Regional Head - South, Agri & Inclusive Banking, Sri. Vidyabhushan Prasad son of Srinivas Sharma, aged 39 years, resident of 5th floor, Siddhartha Plaza, SD Road, Secunderabad hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

WHEREAS the LESSOR is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement, Registered as Document No. 686/90 on 25/3/88 with the Registrar of Hyderabad, from Methodist Church in India (Owners) the Owners of the land on which the building is constructed.

WHEREAS under the said agreement, the LESSOR has the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.

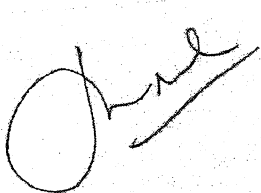
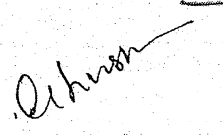
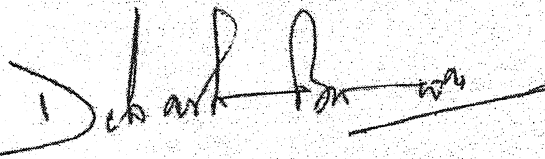
WHEREAS the LESSEE has requested the LESSOR to grant on lease the Generator space admeasuring about 100 sq ft. on the lower ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder.

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 Generator space admeasuring about 100 sq ft. on the lower ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay Rs. 3,500/- (Rupees three thousand five hundred only) per month as rent per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below:
2. The LESSEE shall pay an amount of Rs.21, 000/- (Rupees twenty one thousand only) as refundable 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.
3. The lease shall be for a period of 05 Years commencing from 1st November 2013. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of three months.

4. The LESSOR 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 equally by the LESSEE and LESSOR.

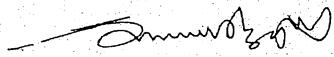
  

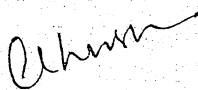
THE LESSEE HEREBY COVENANTS AS UNDER:-

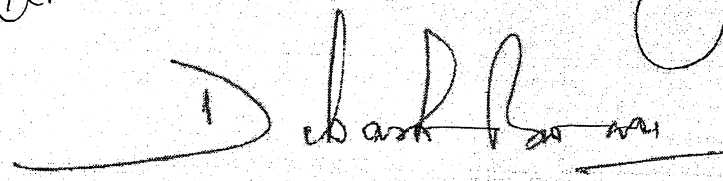
1. The LESSEE shall pay the rent regularly per each month on or before the 10th day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

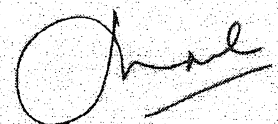
THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSOR 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.
2. 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.
3. The LESSOR shall pay the property taxes pertaining to the leased premises.









SCHEDULE OF PROPERTY

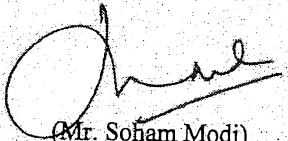
All that piece of portion of the lower ground floor admeasuring about 100 sq ft. In the building known as Methodist Complex, bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad and which is marked in red in the plan annexed to this lease deed, and bounded on:

NORTH	:	Electrical Room & Ramp (Facing Chirag Ali Lane Road)
SOUTH	:	Chirag Ali Lane Road
EAST	:	Passage
WEST	:	Brindavan Complex

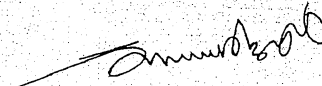
IN WITNESS whereof this lease deed is signed and executed by the parties in presence of the following witnesses on the date first above mentioned, at Hyderabad.

WITNESSES.

1.


(Mr. Soham Modi)
LESSOR

2.


(Mr. Suresh Bajaj)
LESSOR

LESSEE

